



BUTLERS HILL
HOUSE



WELCOME HOME

Standing in the vibrant market town of Cheadle, Butlers Hill House is an elegant period property that benefits from an enviable location. With Painsley Catholic School, the top non-fee-paying school in Staffordshire rated outstanding by Ofsted, and a wealth of local amenities on the doorstep, this five-bedroom home is perfect for families.

You can also make the most of the rural setting and enjoy the nature trails and walks of the nearby Peak District. The property is also ideal for those needing to commute to major cities, such as Manchester, London and Birmingham, with Stoke on Trent station being just a short drive away.

Approach the property from the private lane, where you'll find a large double detached garage providing ample off-road parking. Formerly two storeys, this could be reinstated in the future, subject to planning permission.



STUNNING PERIOD FEATURES



Step inside the spacious and light reception hall which leads onto a ground floor study, WC and kitchen. Spanning over 300sqm, this is a huge period property that has been lovingly restored to bring its original features back to their former glory. The exterior has been recently repointed and composite sash style windows fitted throughout.



Enter the country-style kitchen where an Aga takes centre stage and imagine enjoying homecooked feasts with the family. Return through the reception hall to the inner hall, complete with original Minton tiles, finely carved architraves and a staircase winding up to the first floor.

Enter the dining room, which is reminiscent of a period drama with its high ceiling, chandelier and ornate wallpaper, and makes a wonderful space for lavish entertaining. Continue through to the sitting room, equally as impressive with its double-aspect sash windows and imposing fireplace and woodburning stove.



ENCHANTING GARDENS



Retrace your steps to the inner hall and access the rear lounge via the utility room. From the utility room you can also access the gardens, a beautiful outdoor space made up of a terraced patio, quaint walled courtyard and a fruit orchard with pond.



The little nooks and crannies provide tranquil spots for enjoying your morning coffee, hosting a traditional afternoon tea or even a summer garden party.

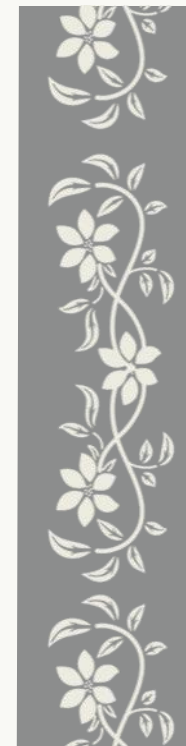
Three sizeable cellars meet the needs of the greatest wine enthusiast or can provide ample storage for hunting gear.





VICTORIAN CHARM

From the inner hall, make your way upstairs, pausing to admire the countryside views from the feature window. Throughout the five stunning bedrooms, Victorian features such as tall arches, dado and picture rails and original cast iron fireplaces, add to the period charm. The master bedroom is the most beautiful of all with an impressive ensuite featuring a roll top bath, walk-in shower and fireplace.



OVER
300SQM
OF PURE
ALLURE





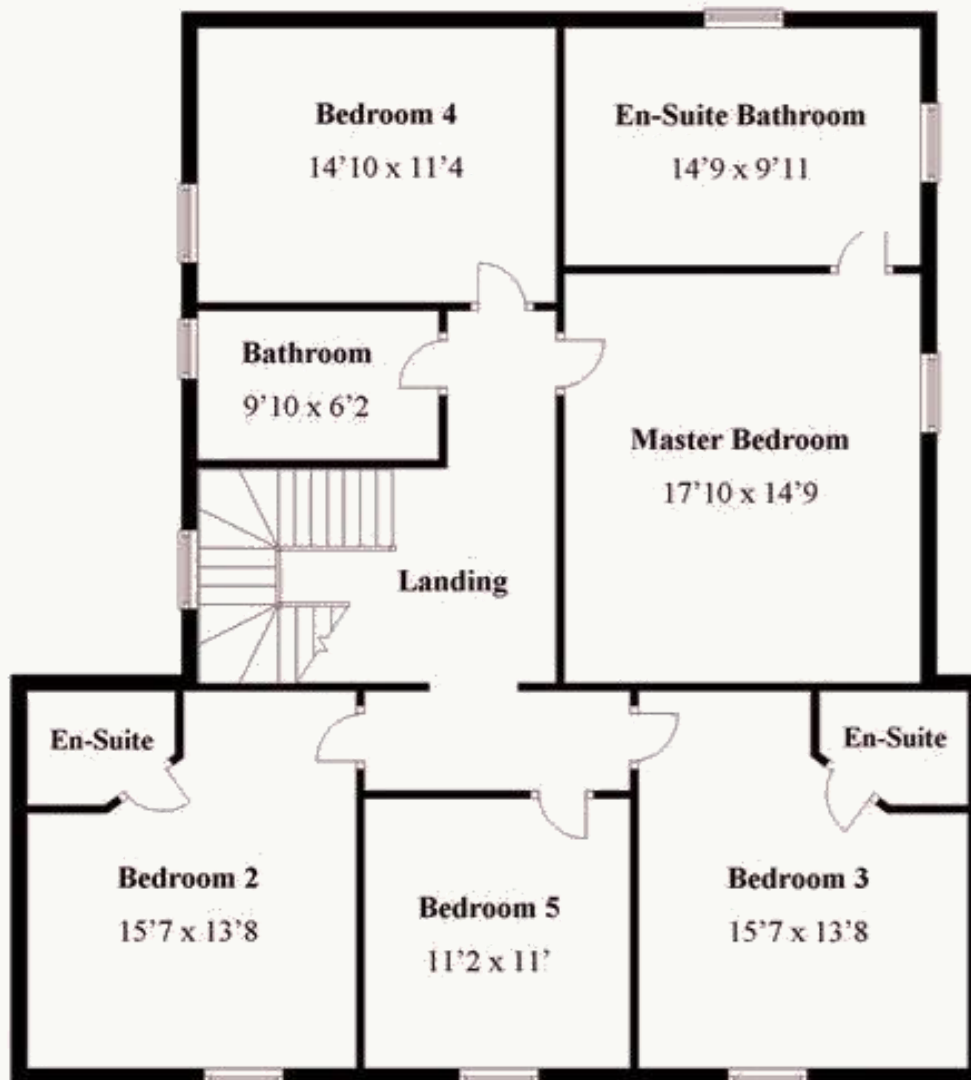
- A** Butlers Hill House
- B** Garden
- C** Garage Block
- D** Parking
- E** Additional Garden Area



Ground Floor

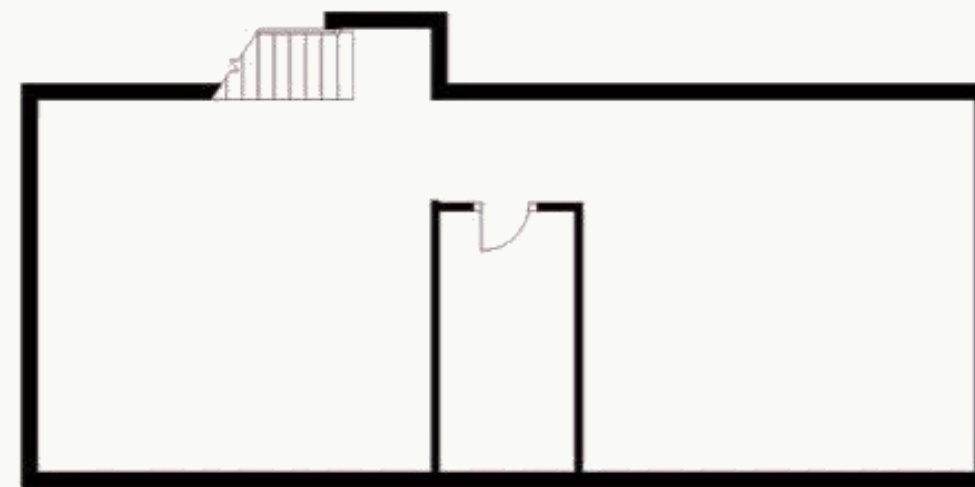


First Floor



BUTLERS HILL
HOUSE

Cellar





BUTLERS HILL
HOUSE



Contact Adam for more information

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Addison Mead

— EXCLUSIVE —