



## Victoria House Stanley Moss Road Stockton Brook, Stoke-On-Trent, ST9 9LR

Every blank canvas has the potential to become a masterpiece, it has endless possibilities to be what ever you want it to be. To create your own monument, perfection or bring to life your wildest dreams! Well I give you, your very own blank canvas in the form of Victoria House. A period detached residence sitting in an extremely sizeable plot with the stunning back drop of the Staffordshire Countryside. Nestled away down its own private driveway, Victoria House previously sat next to the once Victoria Mill. Dating back to the 1750's the property has been extended over time but still showcases some beautiful original features. The accommodation itself is made up of two large reception rooms, kitchen, large utility, ample storage rooms, four fantastic sized bedrooms and a family bathroom. Sitting in a considerably large plot of approximately 1.18 acres, the property has an immediate lawned garden leading down to the babbling brook, an overgrown orchard and paddock to the front of the boundary. A long private driveway leads to a double garage and ample off road parking. Located in the desirable area of Stockton Brook, with outstanding views of the local countryside, a short distance to local amenities, schooling and commuter links to the market town of Leek and Hanley town centre. Its the ideal property to let your imagination run wild as the possibilities are endless. Use the key as the paintbrush and bring out the artist in you, as Victoria House is ready to be created!

**£525,000**

# Victoria House Stanley Moss Road

## Stockton Brook, Stoke-On-Trent, ST9 9LR



- LARGE PERIOD PROPERTY
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- STUNNING VIEWS, VIEWING IS A MUST
- SITTING IN A HUGE PLOT, SUBJECT TO PLANNING TO EXTEND THE PROPERTY , PERMISSIONS REQUIRED
- KITCHEN & UTILITY ROOM
- PRIVATE DRIVEWAY & DOUBLE GARAGE
- ORCHARD & Paddock
- FOUR GOOD SIZED BEDROOMS
- SITTING IN APPROXIMATELY 1.18 ACRES

### GROUND FLOOR

#### Entrance Porch

5'1" x 5'0" (1.55 x 1.53)  
The property has a double glazed access door to the front aspect, coupled with double glazed windows to the front and side. Tiled flooring.

#### Entrance Hall

14'10" x 5'8" (4.54 x 1.73)  
A wooden entrance door leads from the porch. Under stairs storage cupboard. Stairs leading to the first floor. Radiator.

#### Lounge

17'5" x 12'3" (5.32 x 3.74)  
A single glazed bay window overlooks the front aspect. Open fire place and radiator.

#### Dining Room

18'4" x 11'10" (5.60 x 3.62)  
Three single glazed windows overlook the rear aspect. Open fire place and two radiators.

#### Kitchen

12'2" x 9'4" (3.72 x 2.86)  
A single glazed window overlooks the side and rear aspect coupled with a door

leading to the utility/veranda. Work surface areas and integrated stainless steel sink unit and side drainer. Space for freestanding gas cooker. Central heating boiler and partly tiled walls. Large walk in pantry.

#### Utility Room/Veranda

28'4" x 6'9" (8.64 x 2.06)  
Double glazed windows overlooks the rear aspect, coupled with a double glazed access door to the side. Space and plumbing for washing machine and tumble dryer.

#### Storage Room One

5'7" x 3'7" (1.72 x 1.11)  
A double glazed window overlooks the side aspect. Door leading to second storage area.

#### Storage Room Two

5'10" x 5'5" (1.79 x 1.67)  
Large walk in pantry style storage room with a single glazed window to the side.

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

12'10" x 12'2" (3.93 x 3.71)  
A single glazed window overlooks the front aspect and a double glazed window overlooks the side aspect. Open fire place. Loft access hatch and radiator.

#### Bedroom Two

11'11" x 11'10" (3.65 x 3.63)  
A single glazed window overlooks the rear aspect. Loft access hatch. Radiator.

#### Bedroom Three

14'1" x 9'7" (4.31 x 2.93)  
A single glazed bay window overlooks the front aspect. Open fire place and radiator.

#### Bedroom Four

11'8" x 8'5" (3.57 x 2.58)  
A single glazed window overlooks the front aspect. Storage cupboard and radiator.

#### Bathroom

8'8" x 5'8" (2.65 x 1.75)  
A single glazed window overlooks the rear aspect. Fitted with a high level W.C, wash hand basin and bath. Fully tiled walls, storage

cupboard and loft access hatch.

### EXTERIOR

Sitting on an extremely sizeable plot, with a long private driveway leading to ample off road parking and a double detached garage. The property sits surrounded by mature shrubbery, trees and hedge borders. The immediate garden is lawned with a stone built outbuilding with access to an outside toilet, then there is an overgrown orchard leading down to the front paddock. The plot measures approximately 1.18 acres in total.

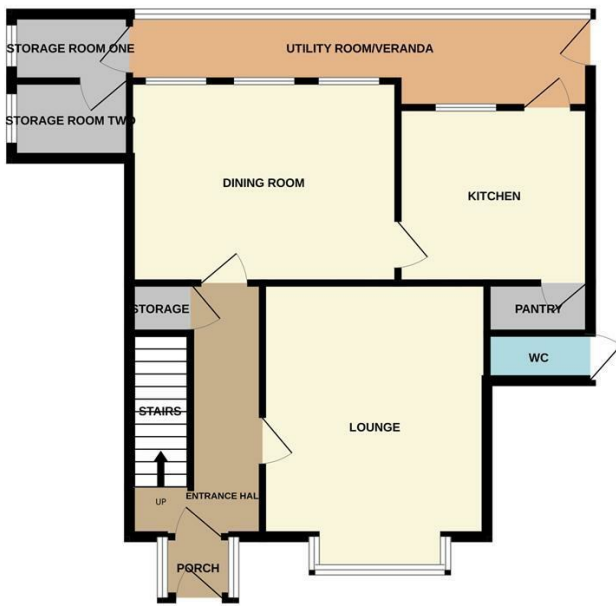
#### Double Garage

Up and over doors.

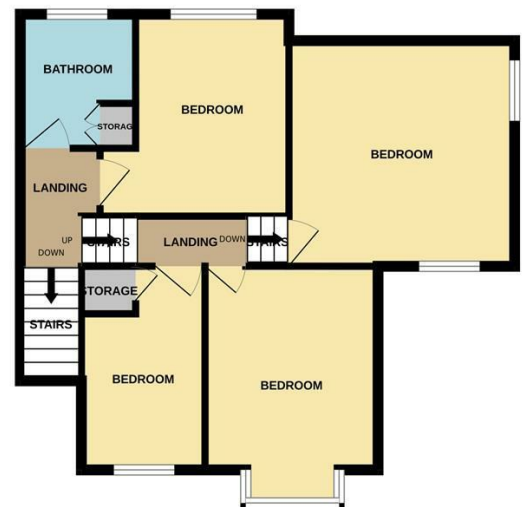


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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