

47 Carlisle Street, Stoke-On-Trent, ST3 4EP

Offers in excess of £400,000

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"Good design doesn't date." – Harry Seidler

Step into a slice of history with this magnificent Victorian home! From the stunning period features to the show stopper open plan kitchen, dining, and living space, this property demonstrates a perfect blend of modern living within a historical home. Good design doesn't date, and this home is a testament to that.

#VictorianHome #ModernLiving #TimelessDesign*

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agents Comments



Introducing a Stunning Victorian Property: A Perfect Fusion of History and Modernity.

We are thrilled to present this exceptional Victorian property, believed to have been constructed in the 1860s. This remarkable home offers an abundance of living space, making it ideal for growing families or those in search of a property featuring captivating period elements. With a thoughtfully designed extension, this house is a stunning example of the seamless integration of historical and modern architectural styles.

Upon stepping into the property, you will be greeted by a truly impressive entrance hall that spans over 8 meters. The hall showcases exquisite parquet flooring, 12-inch skirting boards, and intricate cornice detailing, setting the stage for the grandeur of the home. Towards the front of the property, you will find two generously proportioned reception rooms. These elegant spaces boast exposed wooden flooring, sash windows adorned with custom-made shutters, and the added charm of log burners, creating a cosy ambiance for family gatherings during the colder months.

At the rear of the property lies the heart of the house – a truly spectacular open-plan kitchen, dining, and living area. This expansive space is perfect for bringing generations together, whether it be for cooking, dining, or simply enjoying quality time as a family. The kitchen area features stunning

granite worktops, a spacious peninsula with a breakfast bar, and a double Belfast sink. The living area seamlessly connects with the outdoor patio through large bi-fold doors, creating a seamless flow between indoor and outdoor living. The patio itself is adorned with exquisite Staffordshire blue paving stones, which were discovered in the cellar, adding a touch of history to the outdoor space. Additionally, the property offers a well-equipped utility room, a cloakroom, and a modern-style downstairs shower room, catering to the practical needs of a growing family.

Moving to the first floor, you will discover four beautifully appointed bedrooms, each benefiting from large sash windows with bespoke wooden shutters. The main bedroom is a true sanctuary, featuring two built-in wardrobes for ample storage, exposed wooden flooring, and an impressive cast iron fireplace, adding a touch of elegance to the room. Bedrooms two and three are equally spacious double bedrooms, offering comfort and privacy. The fourth bedroom, located at the front of the property, is ideal as a child's bedroom or a home office/study. Completing the first-floor accommodation is a family bathroom, thoughtfully designed with his and hers pedestal washbasins and a skylight, flooding the space with natural light.

One of the standout features of this property is the large cellar, expertly converted and modified by the current owners. Split into three rooms, the cellar offers versatile spaces for various purposes. The first room has been transformed into a spacious social room, boasting tiled flooring, inset spotlights, and exposed brick walls, making it an ideal space for hosting gatherings or for teenagers to enjoy with friends. The second room is currently utilised as a home gym, providing a convenient space for fitness enthusiasts. Lastly, the third room offers ample storage space, catering to the practical needs of a busy household.

In summary, this magnificent Victorian property seamlessly blends historical grandeur with modern comfort. From the impressive entrance hall to the

open-plan kitchen, dining, and living area, every detail has been carefully considered to create a harmonious living space. With its four bedrooms, versatile cellar space, and prime location, this property presents a truly remarkable opportunity to own a piece of history while indulging in the comforts of contemporary living.

Location

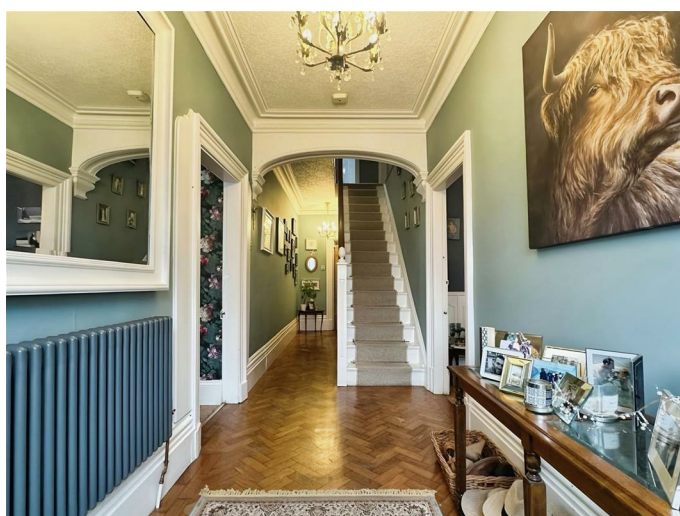
Longton is one of the six towns to form the county borough of Stoke-On-Trent. Known for its long history as a base for the pottery industry, there are still many manufacturers running today.

The property is well situated to provide easy access to transport links with the A50 just a 4 minute drive away. Longton is also served by a railway station on the Crewe - Derby line. There are many shops, restaurants and super markets and a popular shopping precinct.

Longton Park is a two minute walk from the front door with a children's play area.

Entrance Hall

6'3" x 28'2" (1.92 x 8.61)



Wooden door to the front aspect, parquet flooring, 12 inch skirting, wall mounted radiator, two pendant lights, cornice, stairs off to the first floor accommodation, access to cellar

Lounge

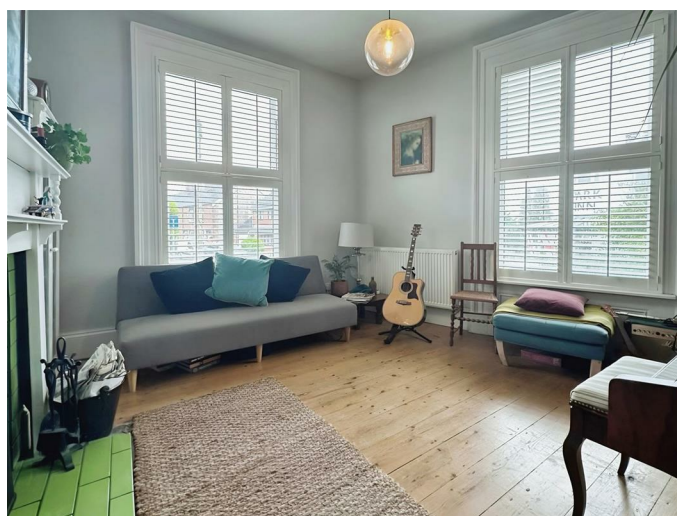
15'6" x 12'11" (4.73 x 3.94)



Wooden flooring, panelling to dado rail, French doors to the side aspect, double glazed sash window to the front aspect, log burner, cornice, ceiling rose, pendant light

Music Room

12'2" x 14'1" max (3.71 x 4.31 max)



Wooden flooring, skirting, log burner, two double glazed sash windows to the side and rear aspect, wall mounted radiator, Ceiling rose, pendant light

Downstairs Shower Room

6'6" x 4'8" (2.00 x 1.43)



Tiled flooring, low-level WC, partially tiled walls, wash handbasin with storage under, built in shelving, shower cubicle with shower, ladder style towel rail, ceiling light.

Kitchen

12'1" x 12'11" (3.69 x 3.96)



Wood effect herringbone style flooring, a range of Ball and base units with granite work surfaces over, integrated fridge, freezer and dishwasher, belfast sink with mixer tap above, wall mounted combination boiler, breakfast bar area with granite worksurface with storage underneath, two pendant lights above, wall mounted radiator, two uPVC double glazed windows to the side aspect.

Dining / Living Area

13'10" x 20'2" (4.22 x 6.16)



Continued wood effect herringbone style flooring, two lantern skylights, two wall mounted radiators, bifold doors to the front aspect onto garden, inset spotlights

Cloakroom

3'9" x 5'10" (1.16 x 1.80)

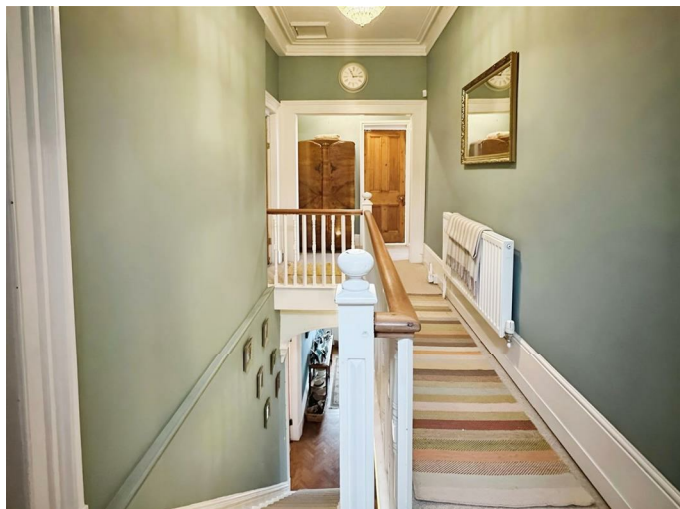
Quarry tile flooring, ceiling light

Utility

8'6" x 6'0" (2.60 x 1.85)

Quarry tile flooring, wall and base units with granite work surfaces over, wall mounted radiator, sink and drainer unit with mixer tap above, lantern skylight, ceiling light.

First Floor Landing



Fitted carpet, 12 inch skirting, cornice, loft access, two pendant lights

Bedroom One

15'7" x 11'7" (4.75 x 3.55)



wooden flooring, skirting, feature cast-iron fireplace, double glazed sash window to the front aspect, two built-in wardrobes, picture railing, coving, ceiling rose, pendant light.

Bedroom Two

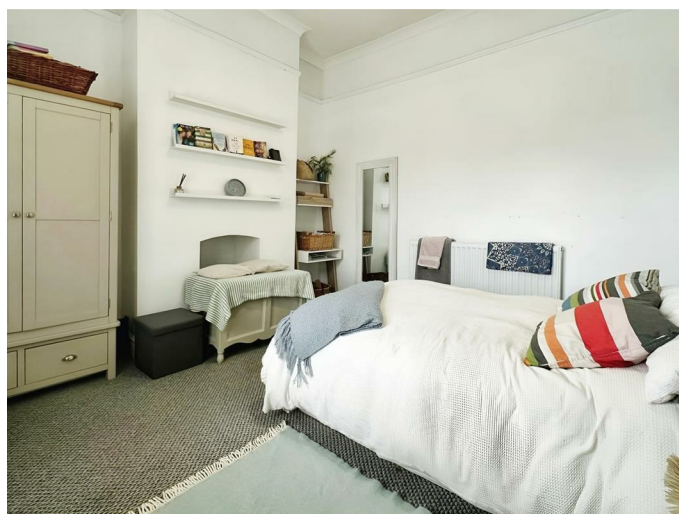
11'10" x 13'11" max (3.61 x 4.26 max)



Fitted carpet, skirting, radiator, feature fireplace, two double glazed sash windows to the front and side aspect, coving, ceiling light.

Bedroom Three

12'5" x 12'9" (3.80 x 3.90)



Fitted carpet, skirting, wall mounted radiator, double glazed sash window to the rear aspect, picture railing, cornice, ceiling rose, pendant light.

Bedroom Four

8'6" x 6'8" (2.60 x 2.04)



Wooden flooring, wall mounted radiator, skirting, double glazed sash window to the front aspect, coving, ceiling light

Bathroom

6'6" x 8'9" (1.99 x 2.68)



Laminate flooring, low-level WC, wall mounted radiator, his and hers pedestal wash handbasins, bath with shower above, obscured double glazed sash window to the side aspect, ceiling light, skylight.

Cellar Room One

13'9" x 18'9" (4.21 x 5.72)



Tiled flooring, exposed brick walls, uPVC double glazed window to the front aspect, inset spotlights.

Cellar Room Two

11'7" x 12'0" (3.54 x 3.66)



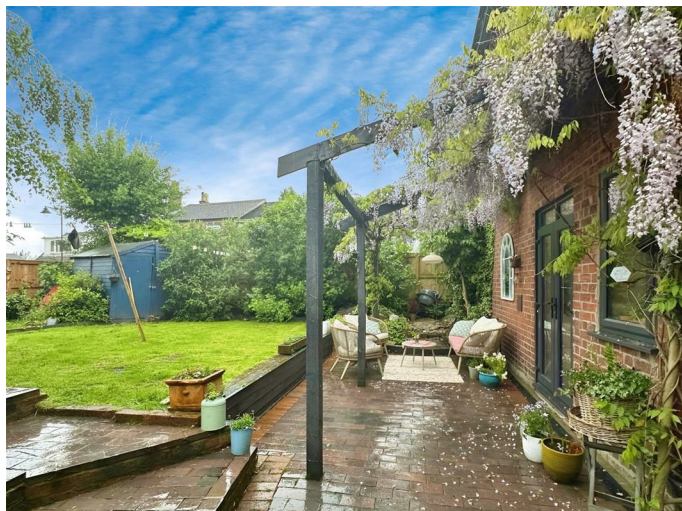
Continued tiled flooring, partially exposed brick walls, uPVC double glazed window to the side aspect, inset spotlights.

Cellar Room Three

12'7" x 13'7" (3.84 x 4.16)

Concrete flooring, exposed brick walls, ceiling light.

Outside



To the rear of the property is a patio area laid with Staffordshire blue paving's with a wooden pergola structure over and Wisteria currently in full bloom. Beyond the patio is a lawned garden bordered by mature shrubs. A side gate leads to off street parking at the rear of the property. The garden can be accessed through bifold doors from the kitchen living area and French doors into the lounge

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

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You Need A Solicitor!

A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

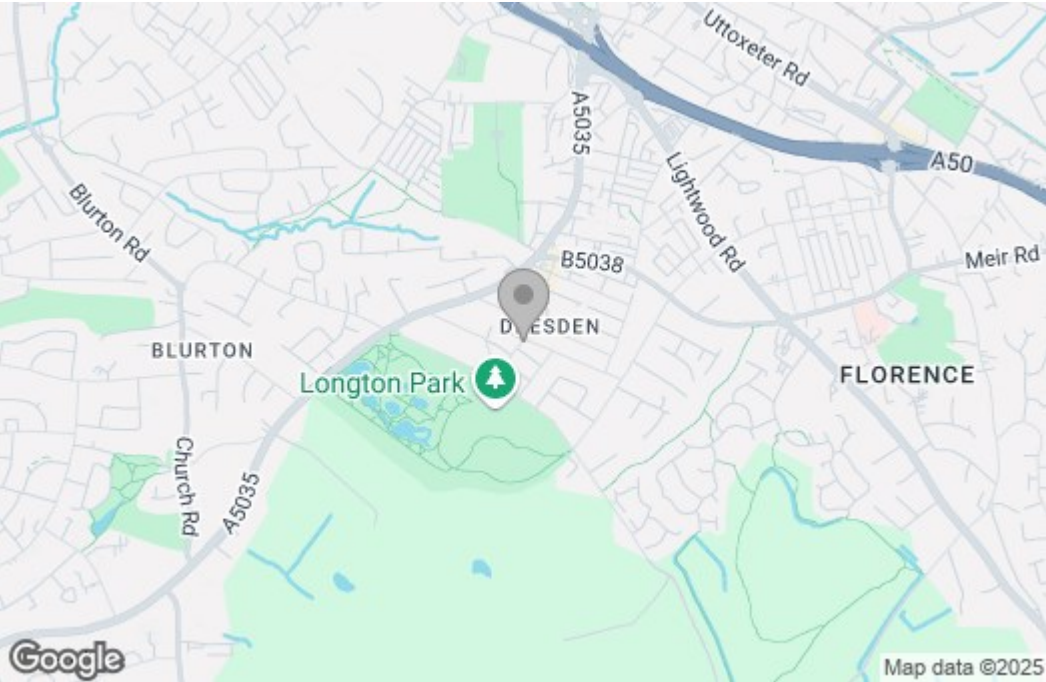
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

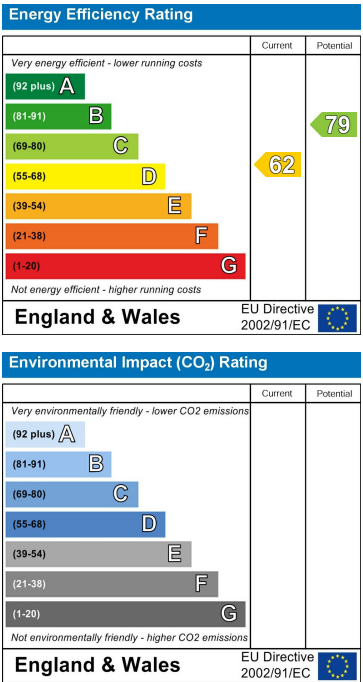
Floor Plan



Area Map



Energy Efficiency Graph



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