



Melrose House Mill Hayes Road

Knypersley, ST8 7PR

Price £535,000



Carters are proud to welcome to the market this unique double-fronted Victorian family home constructed around 1896. With its stunning interior and attention to detail throughout, it offers a 'turn key' home, ready to enjoy right from day one. This wonderful home is set on a generous plot with spacious living over three floors and would be an ideal purchase for those ever growing families.

On entering the property you are welcomed into the entrance hall, which boasts original solid wood doors and featured panelled walls. The property offers two inviting reception rooms, both featuring multi-fuel burners, and attractive bay fronted windows which creates a warm and welcoming atmosphere for family gatherings and entertaining guests. The heart of the home is a modern fitted breakfast kitchen, ideal for casual dining and for those who love to cook with a free standing Range oven, you will be able cater for the whole family. The property is also complemented by a convenient utility room, a ground floor modern shower room, a storage/workshop, and a cellar. Heading up the stairs to the first floor you will find four good size bedrooms, two of which boast bay windows allowing the natural light to filter through. The fifth bedroom is on the second floor, ensuring ample room for family members or guests, while the well-appointed family bathroom ensures comfort and convenience for all. The property is further enhanced by attractive gardens that provide a serene outdoor space for relaxation and play. With ample off-road parking for up to six vehicles and two garages, this home caters to the needs of a busy family lifestyle.

Situated in a none estate position, this residence is close to reputable schools, the town centre, and Knypersley reservoir, making it an ideal choice for families seeking both convenience and community. This delightful home combines space, comfort, and practicality, making it a must-see for those looking to settle in Staffordshire Moorlands.

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Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed entrance door and window to the rear elevation. Coving to the ceiling. Stairs to the first floor. Radiator. Tiled flooring. Door to the cellar.

Living Room

17'5 x 12'10 (5.31m x 3.91m)
UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation. Multi fuel burner with a slate hearth, brick surround and solid oak mantle. Coving to the ceiling. Two radiators. Solid wood flooring.

Dining Room

17'5 x 12'11 (5.31m x 3.94m)
UPVC double glazed bay window to the front elevation. Multi fuel burner with tiled hearth and surround. Coving to the ceiling. Two radiators. Wooden flooring.

Kitchen

16'2 x 12'4 (4.93m x 3.76m)
Two UPVC double glazed windows to the side and rear elevation. A selection of modern fitted high gloss wall, drawer and base units. Quartz work surfaces incorporating inset a ceramic sink with drainer and mixer tap. Five ring induction hob. Freestanding range oven. Built in microwave/grill. Built in coffee machine. Integrated dishwasher. Recessed ceiling down lighters. Double radiator. Tiled flooring. Door to pantry.

Pantry

5'10 x 3'8 (1.78m x 1.12m)

Utility Room

8'6 x 7'10 (2.59m x 2.39m)
UPVC double glazed windows to the rear elevation. Fitted high gloss base units. Quartz work surfaces incorporating inset a ceramic sink with mixer tap. Space and plumbing for a washing machine, dryer and fridge/freezer. Recessed ceiling down lighters. Tiled flooring. Quarry tiled flooring.

Shower Room

11'10 x 5'0 (3.61m x 1.52m)
UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a walk in shower with a rainfall shower head. Vanity wash hand basin with two sinks. Recessed W/C. Recessed ceiling down lighters. Partially tiled walls. Heated wall mounted mirror. Two shaving sockets. Featured radiator. Tiled flooring.

Rear Porch

UPVC double glazed entrance door to the side elevation. UPVC door to the storage room. Two velux windows. Radiator. Tiled flooring.

Storage Room/Workshop

8'7 x 6'1 (2.62m x 1.85m)
Wooden stable door to the side elevation. Paved flooring. Log store.

Cellar

17'0 x 12'0 approximately (5.18m x 3.66m approximately)
UPVC window to the front elevation. Tiled flooring. Power. Lighting.

First Floor Landing

UPVC double glazed window to the front elevation. Radiator. Stairs to the second floor.

Bedroom One

17'5 x 13'0 (5.31m x 3.96m)
UPVC double glazed bay window to the front elevation. Radiator.

Bedroom Two

17'5 x 12'11 (5.31m x 3.94m)
UPVC double glazed bay window to the front elevation. Coving to the ceiling. Two radiator.

Bedroom Three

16'3 x 12'2 (4.95m x 3.71m)
UPVC double glazed window to the rear elevation with wooden fitted shutters. Radiator.

Bedroom Four

9'7 x 9'0 (2.92m x 2.74m)
UPVC double glazed window to the rear elevation.

Bathroom

UPVC double glazed window

to the rear elevation.

Fitted suite comprising of a free standing bath. Shower enclosure with a rainfall shower head. Vanity wash hand basin. Mid level W/C. Recessed ceiling down lighters. Partially tiled walls. Featured radiator. Wall mounted cabinet with a tooth brush charger point. Vinyl flooring.

Second Floor Landing

Bedroom Five

14'4 x 8'3 (4.37m x 2.51m)
Three velux windows. Inbuilt cupboard storage in the eaves

Dressing Area

9'11 x 8'3 (3.02m x 2.51m)

Exterior

The exterior is extensive and pretty, with a tarmac driveway providing off road parking and a spacious lawned garden. There is a featured stone seating area which would be ideal for a hot tub a gravel patio area and a small courtyard. The property also benefits from a car charger. Outside tap and power sockets.

Garage One/Games Room

17'11 x 10'0 (5.46m x 3.05m)
Insulated Electric roller door. Two UPVC single glazed window to the side elevation. Power and lighting. Currently being used as a games room.

Garage Two

17'0 x 8'5 (5.18m x 2.57m)
Insulated electric roller door. UPVC entrance door to the rear elevation. Power and Lighting,

Additional Information

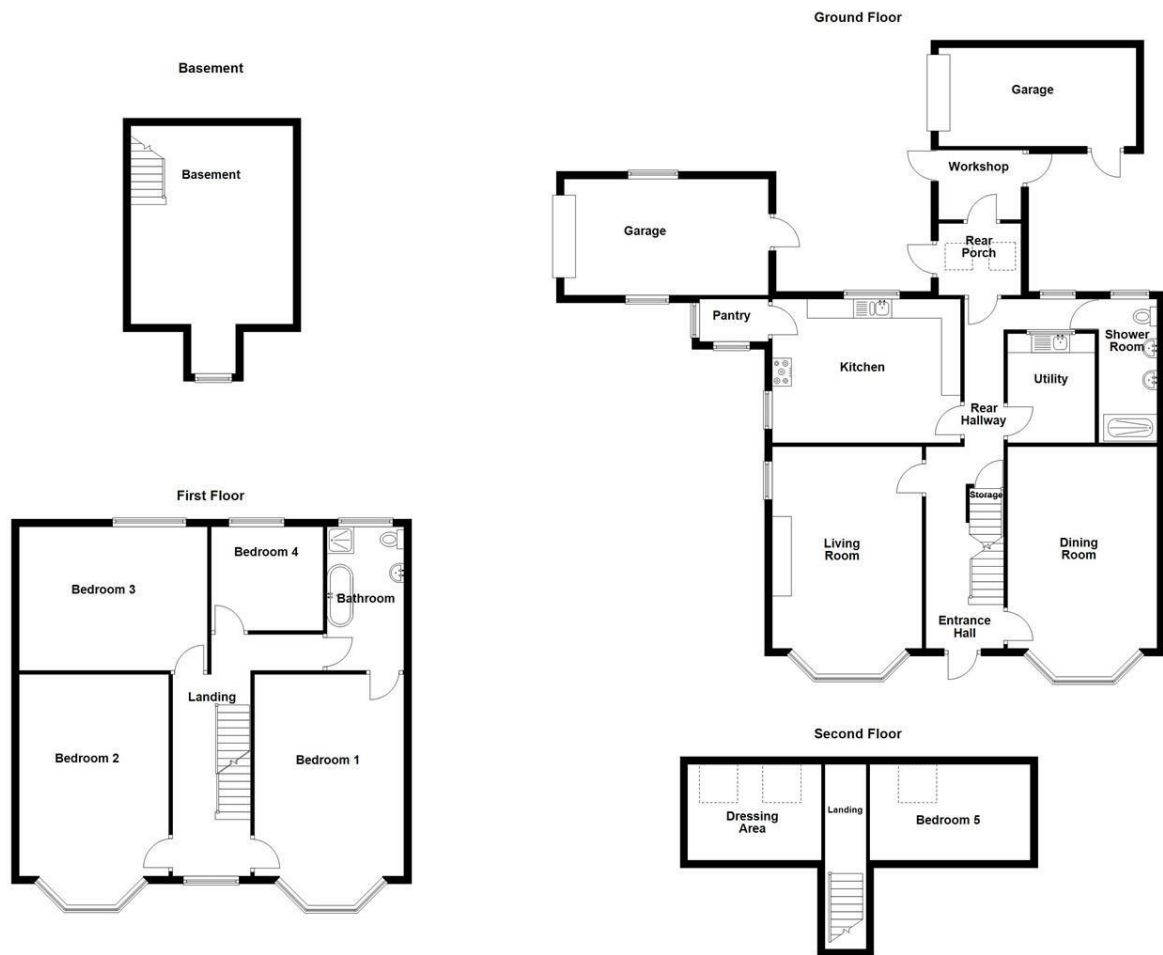
Freehold. Council tax band E.

PROPERTY SIZE :
APPROX: 2023 square feet / 188 square metres.

Disclaimer

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Tel: 01782 470391



Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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