



68 FARMSIDE LANE, BIDDULPH MOOR, STOKE-ON-TRENT, ST8 7LY

OFFERS OVER £575,000



STEPHENSON BROWNE



Built in the early 2000s, this charming four-bedroom detached home is set within a generously sized plot, constructed from beautiful natural sandstone, and in the peaceful and sought-after location of Biddulph Moor. Boasting immaculate landscaped gardens, mature hedging for privacy, and panoramic countryside views, the property offers the perfect blend of comfort and style!

Designed with versatility and lifestyle in mind, the property has been thoughtfully enhanced over the years with the recent addition of new external doors and windows, creating the perfect home for growing families and multi-generational households, to those seeking a tranquil rural retreat with the convenience of nearby amenities.

You are firstly welcomed into the spacious entrance hallway offering seamless access to the following principal rooms. The bright, dual-aspect lounge is flooded with natural light and features a log-burning stove, providing the perfect spot for relaxing on cosy winter evenings. The contemporary kitchen, both stylish and functional is complete with a sleek range of integrated appliances, ample storage, and direct access to the side garden, ideal for alfresco dining or morning coffee. Also to the ground floor is the fourth bedroom, currently used as a dining room but with the flexibility to have as a variety of uses. The family bathroom is also conveniently located on this floor along with the integral double garage, equipped with power, lighting, and plumbing for laundry appliances.

There is also a separate detached garage on the plot, making the integral garage an excellent option for a conversion, whether that be a self-contained annex, additional reception space, or a fifth bedroom, subject to the relevant planning.





Upstairs, there are three generously sized double bedrooms, each offering peaceful views of the surrounding countryside. The primary and second bedrooms both enjoy modern en-suite shower rooms, while the landing provides two large built-in storage cupboards with access to the loft space offering additional storage.

One of the standout features of this property is its exceptional outdoor space. The rear garden is a beautifully maintained haven, bordered by mature hedges to ensure privacy. A serene water feature and pond add a touch of tranquility, making this an ideal space for relaxation or hosting guests in the summer months.

To the side of the property, a private, south-east facing garden provides an additional seating area, perfect for soaking up the sun. This side garden also gives direct access to the detached garage, providing even more flexibility for storage.

An electronic gated entrance at the front of the property opens onto a spacious driveway with ample off-road parking and direct access into the integral garage, providing both security and convenience.

Situated in the heart of Biddulph Moor, the property offers a true balance of rural serenity and easy access to daily amenities. Nearby you'll find a convenience store, pharmacy, eateries, and scenic walking routes throughout the surrounding Staffordshire countryside.

Families will benefit from being less than a 10-minute drive to well-regarded primary and secondary schools, while Biddulph Town Centre offers a full range of shops, services, and a large Sainsbury's supermarket. Excellent road links also make for easy travel to nearby towns and cities including Congleton, Leek, and Stoke-on-Trent.

A rare opportunity to acquire a beautifully maintained detached residence situated in the heart of the rural countryside. Don't miss the opportunity to view this fantastic property and all it has to offer!

**Entrance Hallway**  
16'0" x 6'10"

Composite front entrance door with UPVC double glazed windows to either side, laminate wood effect flooring, ceiling light fitting with ceiling rose, two central heating radiators with radiator covers, ample power points, under stair storage, providing access to all ground floor accommodation and stair access to first floor accommodation.





**Lounge**

18'7" x 11'10"  
UPVC double glazed dual aspect windows, two ceiling light fittings with ceiling rose, two central heating radiators, log burning stove on slate tile hearth, carpet flooring, ample power points.

**Kitchen**

11'8" x 9'11"  
Stylish fitted kitchen comprising high gloss wall and base units with work surface over, tiled splash back, inset stainless steel sink with double drainer and mixer tap, two integrated eye level AEG ovens and AEG microwaves, integrated fridge freezer, wine cooler, dishwasher, AEG touch control five ring hob with AEG touch control extractor over, laminate wood effect flooring, ceiling spotlights, ample power points, UPVC double glazed window to the side elevation, external side access door out into the garden.

**Bedroom Four/Dining Room**

9'9" x 8'3"  
UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, carpet flooring, fitted storage cupboard, ample power points.

**Bathroom**

7'10" x 5'11"  
Three piece suite comprising low level bath with pillar taps, low level WC, hand wash basin with pillar taps, shavers port, tile flooring, ceiling light fitting, extractor fan, half tiled walls throughout, UPVC double glazed window to the rear elevation.

**Integral Garage**

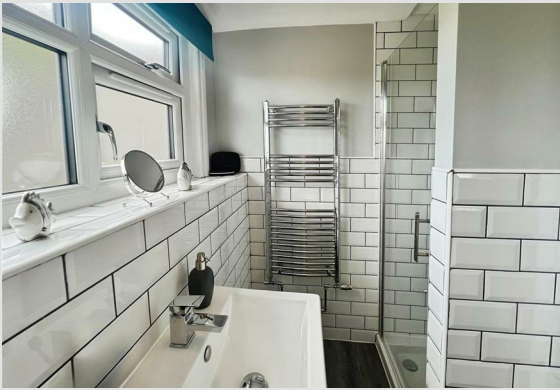
16'1" x 15'3"  
Power and light, roller garage door, fitted cupboards for storage, space and plumbing for a washer and dryer, ceiling light fitting.

**Landing**

Providing access to all first floor accommodation, UPVC double glazed window on stair landing, two ceiling light fitting, carpet flooring, heating thermostat, access to loft space (partially boarded with drop down ladders), power points, direct access to both storage cupboards.

**Bedroom One**

12'8" x 11'11"  
UPVC double glazed window to the side elevation, ceiling fan light fitting, central heating radiator, carpet flooring, ample power points, direct access into the en suite.





**En Suite to Bed One**

7'1" x 6'6"

Three piece modern suite comprising low level WC, vanity unit hand wash basin with mixer tap, walk in mixer shower with tiled splash back, rainfall style shower head and removable shower head, half tiled walls throughout, laminate flooring, ceiling spotlights, heated towel rail, extractor fan, shavers port.

**Bedroom Two**

11'8" x 9'9"

UPVC double glazed window to the side elevation, ceiling fan light fitting, central heating radiator, carpet flooring, ample power points, access to the en suite.

**En Suite to Bed Two**

6'1" x 5'4"

Three piece modern suite comprising vanity unit with low level WC and inset hand wash basin with mixer tap, walk in mixer shower with tiled splash back, attached shower head and removable shower head, half tiled walls throughout, ceiling light fitting, chrome heated towel rail, UPVC double glazed window to the front elevation, laminate wood effect flooring.

**Bedroom Three**

12'5" x 12'4"

UPVC double glazed window to the front elevation, ceiling fan light fitting, central heating radiator, carpet flooring, ample power points.

**Externally**

The rear garden is a beautifully maintained haven, bordered by mature hedges to ensure privacy. A serene water feature and pond add a touch of tranquility, making this an ideal space for relaxation or hosting guests in the summer months.

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**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

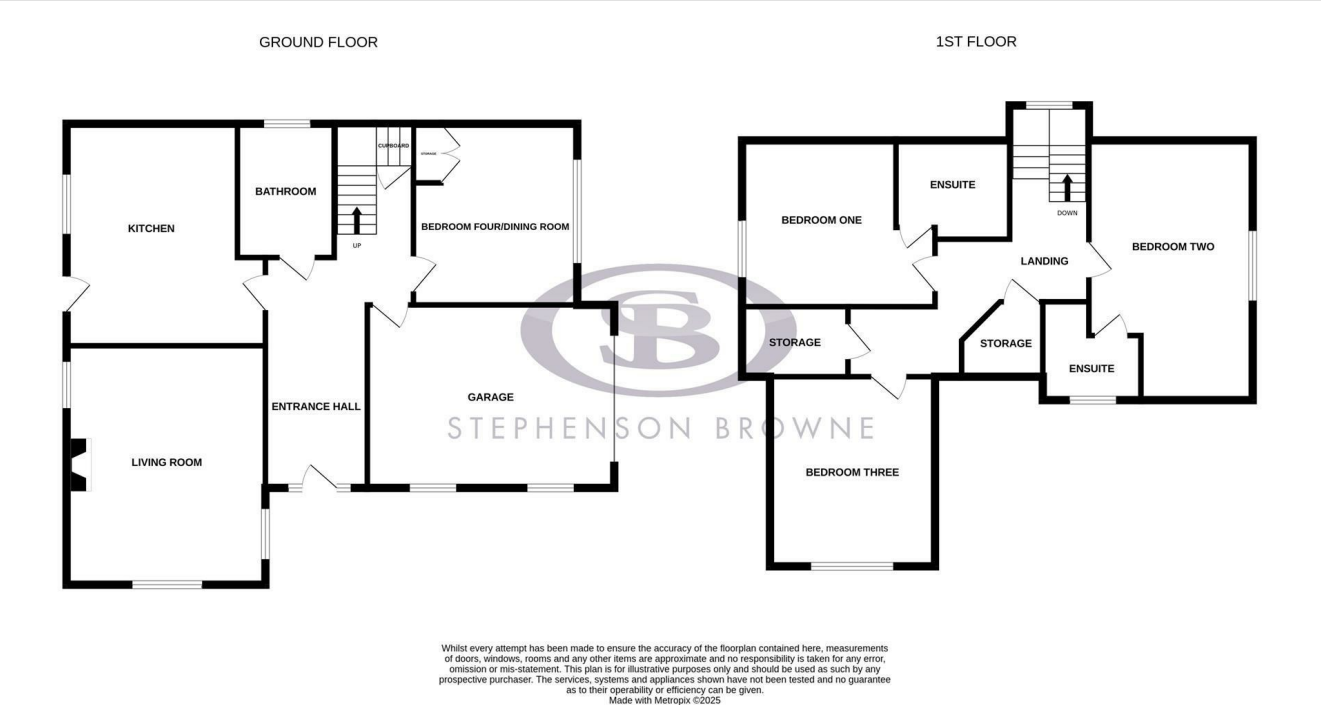








Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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