



Gunside, Park Road, Leek, Staffordshire, ST13 8JS

Price: £585,000

- Grade II Listed property
- West Wing of the former Queen Anne Style Mansion
- Three Reception Rooms
- Five Bedrooms
- Two Bathrooms
- Double Garage & Outside Stores
- Lawned Gardens & Drive off Park Road
- On the fringes of the Peak District

Welcome to the epitome of refined living at the West Wing of this stunning Queen Anne style mansion, nestled on the picturesque edge of Brough Park and just a leisurely 10-minute stroll to the vibrant market town of Leek. Boasting timeless elegance and historical charm, this distinguished property offers:

- Five spacious bedrooms, providing ample accommodation for the whole family.
- Two well appointed bathrooms and three inviting reception rooms, perfect for entertaining guests or relaxing.
- Listed building status, showcasing the rich heritage and architectural significance of the residence.
- Expansive lawned gardens, offering tranquillity and serenity amidst nature's beauty.
- Double garage and outside stores, providing convenient storage solutions for your vehicles and belongings.

Indulge in the grandeur of yesteryears while enjoying modern conveniences and the idyllic surroundings of Brough Park. Experience the charm of Leek's bustling market town, with its array of shops, restaurants, and cultural attractions, all within easy reach. Don't miss this rare opportunity to own a piece of history and create unforgettable memories in this distinguished residence.

Contact us today to arrange a viewing or for further information on this wonderful opportunity.

Description

Entrance Porch :

Double doors open into the side porch area. Quarry tiled flooring with exposed brick walls. Window to the side elevation and an obscure glazed door to the rear giving access to the outside store and garages.

Hallway:

A welcoming hallway with wood parquet flooring. Shelving unit. Wooden door to the entrance hall with obscure glazing.

Lounge: 21' 0" x 12' 9" (6.39m x 3.88m)

A wonderful dual aspect room letting natural daylight flow through the large sash windows. A feature fireplace and oak wood parquet flooring. Coved ceiling. Traditional column radiators.

Cloakroom:

A white low level W,C and wash hand basin. Circular feature window to the side aspect.

Kitchen: 16' 5" x 9' 9" (5.01m x 2.96m)

A range of wall and base units with plumbing for a dishwasher and washing machine. Splashback tiling. Wooden worksurfaces. A large pantry off. Glazed door to the rear garden.

Dining Room: 17' 4" x 11' 11" (5.29m x 3.64m)

A feature fireplace with open fire, having built in side cupboards and shelving. Oak parquet wood flooring. Column radiator. Coved ceiling. Obscure glazed door to the Garden Room. Sash window to the rear aspect and window to the side elevation.

Garden Room: 16' 8" x 11' 0" (5.09m x 3.364m)

From an inner hall steps lead down to the Garden Room. Having windows to the rear aspect offering views over the rear garden. Tiled flooring. Door out to the side to the garden.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

First Floor Landing:

Stairs off to the first floor with a cloakroom on the inner landing area, having a window to the rear elevation. The upper landing leads to the bedrooms and one of the family bathrooms. There is useful storage on the landing area with sliding access doors. Exposed wooden floors.

Cloakroom:

Low level toilet. Exposed wooden flooring. Window to the rear elevation. Window to the upper landing area.

Bedroom One: 17' 5" x 12' 2" (5.32m x 3.71m)

A dual aspect room with original sash windows to the rear and side elevations. Column radiator. Coved ceiling and picture rail. Feature over door glazing.

Bedroom Two: 17' 0" x 9' 9" (5.19m x 2.97m)

A built-in cupboard. Coved ceiling and picture rail. Exposed brick fireplace. Wooden flooring. Window to the side elevation,

Bedroom Three: 12' 3" x 9' 11" (3.73m x 3.02m)

Coved ceiling and picture rail. Built-in wardrobe, Exposed wooden flooring. Column radiator. Sash window to the front elevation.

Bathroom:

A panelled bath with mixer taps and shower attachment, and a shower over with rail and curtain and tiled surround. Pedestal wash hand basin. Column and separate chrome towel radiator. Exposed wooden flooring. Sash window to the front aspect.

Second Floor Landing:

A galleried landing with a useful store room off and access into the two second floor bedrooms.

Bedroom Four: 16' 3" x 13' 5" (4.96m x 4.09m)

A spacious room with windows to the front and side elevations. An exposed brick decorative fire surround with tiled hearth. Exposed wooden flooring. Eaves cupboard storage. Loft access hatch.

Bedroom Five: 13' 7" x 8' 3" (4.15m x 2.51m)

Feature exposed brick fire surround with wood over mantle. Exposed wooden flooring. Window to the rear elevation. Under eaves storage.

Second Floor Bathroom:

A full suite comprising of roll top bath, pedestal wash hand basin and high-level W.C. Exposed wooden flooring. Window to the rear elevation.

Externally:

Gunside is approached through a carriage driveway off Park Road, providing ample parking and leads to the double garages. With stocked gardens to the front and side having hedged boundaries creating privacy and adding to the attractive park setting. The rear garden is mainly laid to lawn with stocked hedged borders, and pathway from the front driveway to the back. There is a patio area that can be accessed from the Garden Room and the kitchen.

