



School House Godley Lane, Stoke-On-Trent, Staffordshire ST10 2PF

Price: Offers Over £475,000

- Renovated Victorian School House
- Charm and character throughout
- Sash windows & Parquet flooring
- Two reception rooms / Four double
- Master bedroom with unique en-suite
- Bathroom with Insignia steam twin shower cubicle
- Driveway, two garages, gardens to

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Daniel & Hulme are delighted to offer to the market School House, a renovated Victorian property now transformed into a delightful 4 bedroom, 2 bathroom detached home. Nestling in the heart of the semi-rural village of Dilhorne this home offers the perfect blend of tranquility and convenience, Access to local amenities such as the village hall, the charming village pubs as well as being conveniently placed for the road network, and only a 15 minute drive to the market towns of Leek or Cheadle.

Boasting gardens to the front, side and rear, offering ample outdoor space, there is also the addition of a double detached garage for parking and storage options. The interior has a warm and inviting atmosphere with two spacious reception rooms, whilst the heart of the home is the large family kitchen / diner. With many features such as granite work surfaces, an oil fired four oven AGA, this kitchen is not only functional but a perfect hub for the family.

On the upper floor are the four double sized bedrooms, each offering comfort, and the master bedroom stands out with it's unique en-suite adding a touch of individuality and character with what is led to be believed having the only remaining Doulton Lambeth works cast iron & stoneware close coupled toilet dating from c.1870. The family bathroom boasts a roll-top bath and an Insignia rectangular steam twin shower cabin. A touch of modern luxury amongst the character and charm of this home.

School House is filled with character and charm, and with its spacious interior, stunning features located in an idyllic village setting it presents a truly exceptional opportunity for buyers seeking a distinctive and comfortable lifestyle.

Offered to the market with no upward chain, and viewings taking place now - this is an opportunity not to be missed.



Hallway:

A wonderful welcome in to the property having Carrara slab marble tiled flooring with the stairs off to the first floor, with a useful storage cupboard under. Radiator. Sash window to the side aspect. Stained glass wooden door to the front elevation.



Sitting Room / Snug: 11'9" x 11'8"

A feature stone fire surround with French Art Deco stove on a marble hearth, having fitted cupboards with shelving units over. Coved ceiling and decorative ceiling rose. Oak Parquet flooring. Radiator. Sash windows to the front and side elevations.



Lounge / Dining Room: 23'2" x 13'7"

A wonderful light and airy room with a feature fireplace having an open fire within a decorative tiled and wooden surround. Coved ceiling with decorative ceiling roses. Honduran mahogany parquet flooring. Two radiators. Sash windows to the rear, and French doors out to the rear garden.



Family Kitchen: 24'7" x 11'0"

A large family kitchen with a full range of hand painted oak wall and base units with granite countertops, and tiled splashbacks. One and half bowl Caple cream ceramic inset sink with mixer tap. A oil fired four oven Aga, as well as a calor gas Leisure range with extractor hood over. Solid Carrara slab marble floor. Two sash windows to the side elevation. whilst the dining area has two leaded stained glass feature windows. Door out to the side aspect leading to the garden.



First Floor Landing :

A wooden staircase leads to the first floor, with the landing having sash style windows to the side elevation. The landing area has feature lighting and a loft access hatch.



Master Bedroom : 12'6" x 11'11"

A dual aspect room making a wonderful and light airy space with built in wardrobes, with over head storage having lights and leaded light frontage creating a calm serene feature. Radiator with box-seat over. Built in cupboard. Burmese teak parquet flooring. Fan centre light fitting.



En-Suite; 8'6" x 6'3"

The most unique and wonderful en-suite with a Doulton Lambeth works cast iron and stoneware close coupled toilet, believed to be the only one left and date back to c.1870, sitting on a genuine Victorian Encaustic tiled. An integral Victorian cast iron sink and vanity unit with an original tiled backsplash with adjustable mirror. A double shower enclosure with rainwater shower and having a tiled wall displaying Leonardo Da Vinci - 'The Vitruvian Man'. Wooden and copper piping.



Bedroom Two: 13'5" x 8'11"

Laminate floor covering. Radiator. Fitted wardrobes. Sash window to the side elevation.



Bedroom Three: 11'2" x 7'11"

Two built in cupboards with shelving units. Sash window to the side elevation. Two ceiling fan lights. Radiator. Oak mahogany parquet flooring.



Bathroom: 8'9" x 9'0"

A spacious bathroom with a roll top bath and centre taps with shower attachment. Period feature high level cast iron W.C. Pedestal wash hand basin. The stand out feature being an Insignia double steam shower cubicle enclosure. Solid rose marble walls. Burmese teak parquet wooden flooring. Radiator. Window to the side elevation.



Bedroom Four: 10'2" x 8'5"

Exposed wooden flooring. Radiator. Sash window to the rear elevation.



Outside:

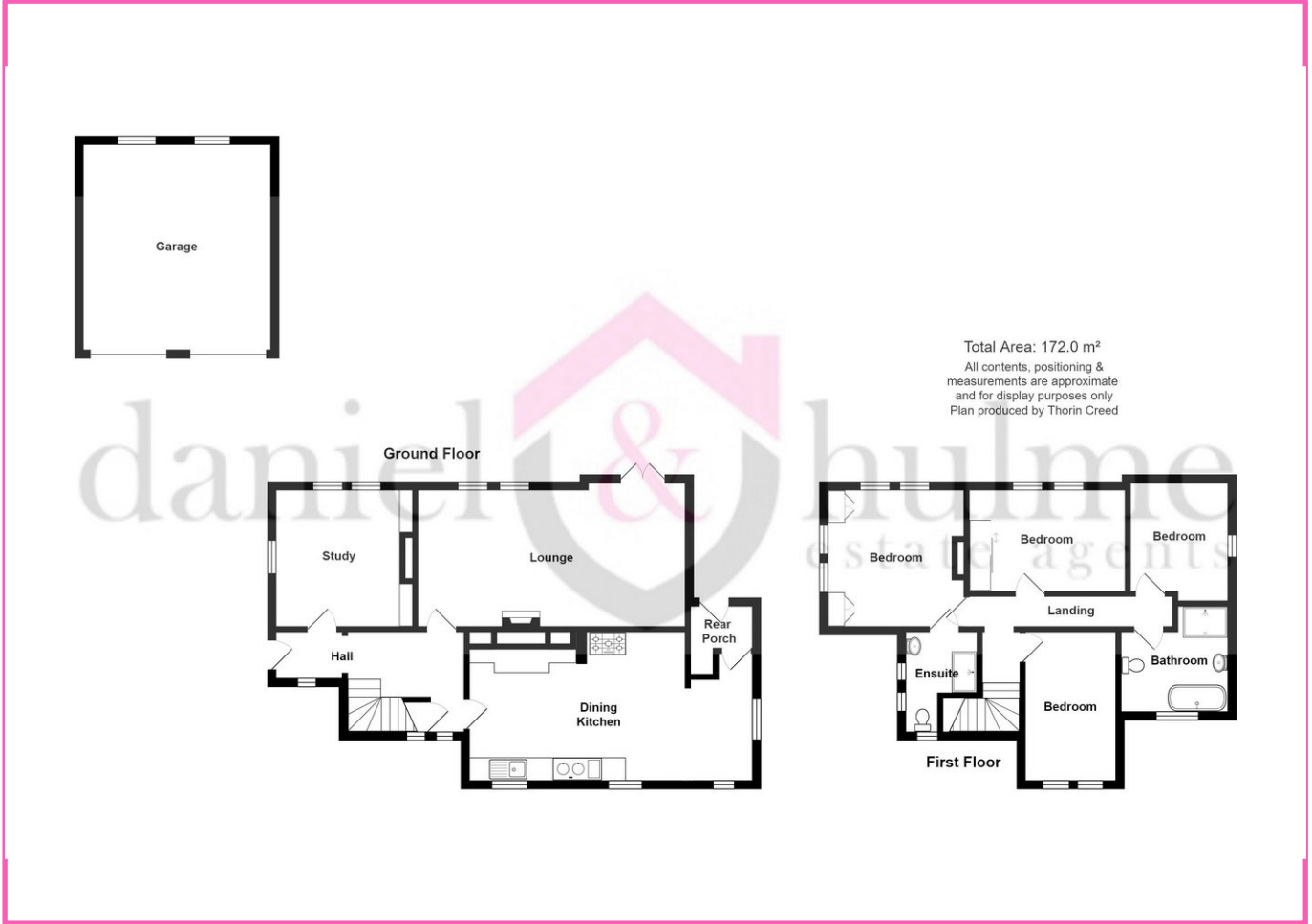
School House stands on a good sized corner plot with a walled boundary ensuring privacy, and a driveway providing off road parking leading to the two garages with up and over doors, useful for parking or storage options.

Surrounding the house are gardens that adorn both the sides and front, adding to the property's appeal and provide a retreat with seating areas, lawned areas

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Floor Plan



EPC

Two empty rectangular boxes for EPC information.

Notes

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