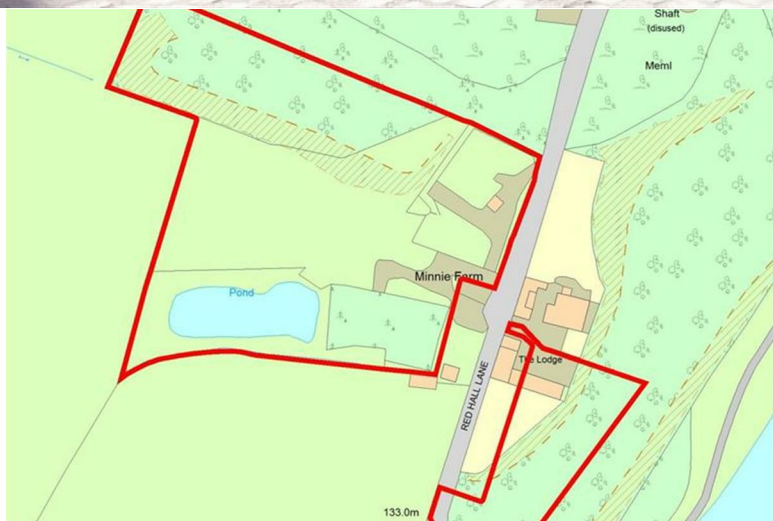




Wright Marshall
Estate Agents

The Lodge, Red Hall Lane, Stoke-On-Trent, ST7 8AX



£800,000

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Nestled on the edge of the tranquil Bateswood Nature Reserve, this stunning four-bedroomed barn conversion seamlessly blends rustic charm with modern efficiency. Meticulously crafted for eco-conscious living, it boasts an impressively high EPC rating, ensuring comfort and sustainability year-round.

The lodge presents a rare opportunity for buyers seeking a harmonious work–life balance. Beyond serving as a serene family home, it includes a beautifully maintained caravan park—perfect for expanding a holiday-let business or creating additional revenue streams.

Description

Originally a farm building, the property retains its heritage through exposed original timbers and reclaimed tiled flooring, adding character and warmth throughout. The welcoming entrance hall with cloakroom leads to a compact home office—ideal for remote work—before opening into a second living room with a beamed ceiling and expansive log-burning stove set within a striking exposed brick fireplace providing a cozy and sophisticated focal point.

Completing the ground floor is a dedicated home gym and a generous kitchen–breakfast room. Rich with exposed beams and reclaimed flooring, the kitchen is made for entertaining, with direct access to a large patio ideal for socialising and relaxing. Adjacent is a utility room for added convenience.

A thoughtful layout features two staircases leading to the first floor, offering the flexibility to section off part of the home—such as creating an Airbnb or guest suite—without disrupting household privacy.

Upstairs you'll find four spacious double bedrooms, two of which benefit from stylish three-piece ensembles. The principal suite is a true sanctuary, featuring a recently added Jack & Jill four-piece luxury ensuite.

Positioned within a gated, cobbled courtyard, this stunning property offers ample off-street parking for several vehicles and thoughtful design throughout. Multiple doors open onto a generous patio—complete with power,

lighting, and a covered wooden pergola—perfect for outdoor entertaining. A hot tub is also available (available by separate negotiation).

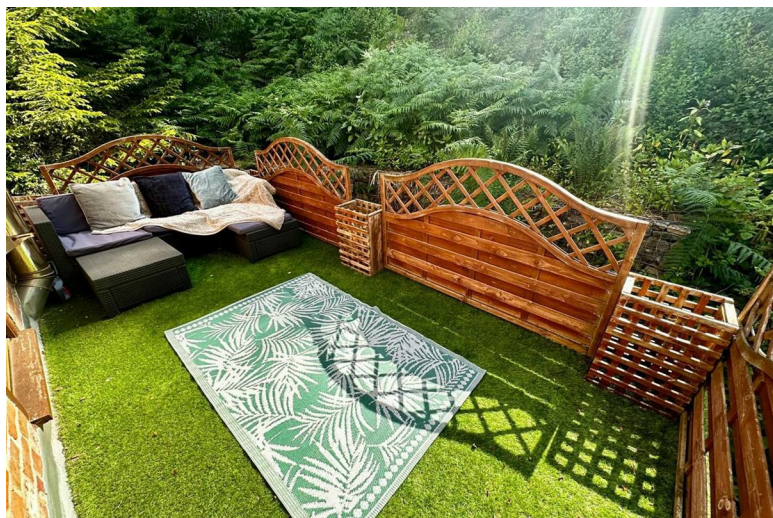
Established on a hillside slope, the rear garden features naturalistic lawned zones with charming, informal walks cut into the landscape. The vendor has preserved its organic, low-maintenance style—ideal for those who appreciate a more rustic aesthetic.

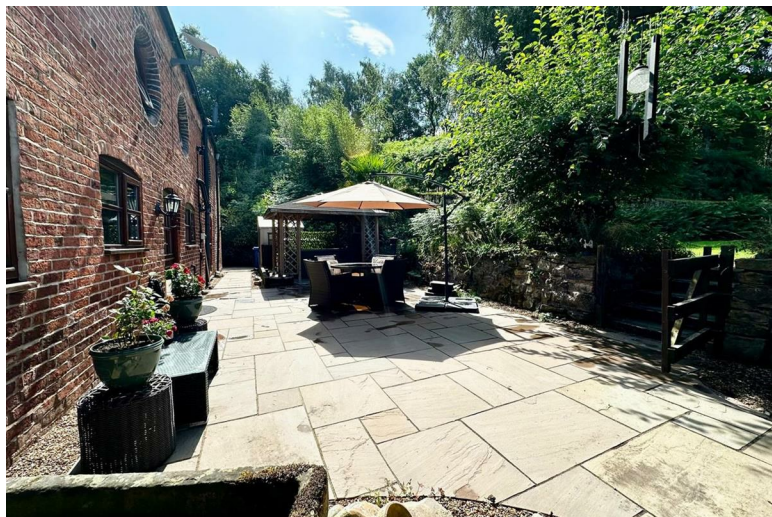
Included in the sale is approximately five acres of versatile land, currently operating as a successful caravan and camping site. The parcel includes a brick-built shower and toilet block, offering a wonderful turnkey opportunity. Income details are available for serious buyers at an appropriate stage of discussions.

On-site, you'll find a substantial workshop with its own dedicated parking area. This versatile space could serve as secure storage or offer potential for additional rental income.

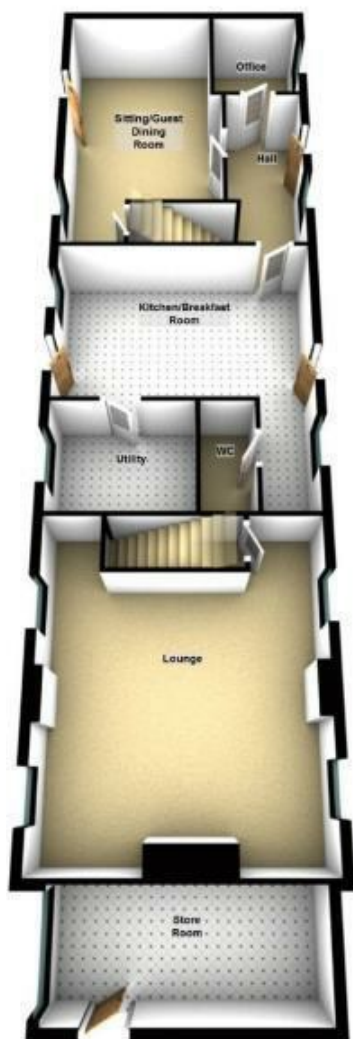
The property is equipped with solar panels and features a recently installed 13kW battery system, significantly reducing energy costs. It also benefits from a mains gas connection.

All viewings are strictly by appointment. We kindly request that anyone considering a visit respects the privacy and operation of the caravan and camping site—particularly during drive-by viewings.





Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.