



## Springwood Lodge 3 Springwood Road, Newcastle-under-Lyme, Offers In The Region Of £600,000

- Small holding nestled within 2.48 acres or thereabouts
- Paddock, agricultural buildings and brick built barn (0.32 acres)
- Excellent views
- NO CHAIN
- Two lots
- Three reception rooms
- Great commuting links
- Three bedroom detached house, gardens and paddock (2.16 acres)
- Two bathroom/ensuite rooms
- Lots of potential



# Springwood Lodge 3 Springwood Road, Newcastle-under-Lyme ST5 6BP

Springwood Lodge is a unique opportunity to purchase a small holding which is nestled within approximately 2.48 acres of land, consisting of mature gardens, two paddocks, agricultural buildings, including a brick built barn, which has development potential, subject to planning and building regulation approval. The property forms two lots, the house, gardens and a paddock which is approximately 2.16 acres. Adjacent to the property on the South side is a further lot, which is 0.32 acres or thereabouts and is fully enclosed with fenced and hedged boundaries, mainly laid to lawn with a number of agricultural buildings, which included the substantial brick-built barn.

Internally the property boasts three reception rooms, three bedrooms, ensuite and dressing area to bedroom one, family bathroom and well equipped kitchen. Access to the property can be via the two separate porches, either via the kitchen or sitting room. If accessed via the sitting room the property flows through to the living room, dining room and then the kitchen. The living room houses the staircase to the first floor whilst the kitchen has a good range of units fitted to the base and eye level, houses the main gas fired boiler, with a separate boiler for the hot water supply, gas cooker, extractor and electric oven.



Council Tax Band: E



## Ground Floor

- Size : -

### Entrance Porch

6'2" x 5'0"

Wood glazed door to the frontage, UPVC double glazed window to the rear, UPVC double glazed window to the side, tiled floor. - Size : - 6' 2" x 5' 0" (1.87m x 1.53m)

### Sitting Room

19'3" x 12'10"

Wood glazed door, UPVC double glazed bay window to the frontage, UPVC double glazed bay window to the rear, 2 x UPVC double glazed windows to the side aspect, gas fire with wood surround, 2 x radiators. - Size : - 19' 3" x 12' 10" (5.87m x 3.91m)

### Living Room

19'3" x 15'0" Max measurement

Wood double glazed patio doors to the frontage, UPVC double glazed window to the rear, open fire with tiled hearth and brick surround, 2 x radiators, stairs to the first floor, under stairs storage. - Size : - 19' 3" x 15' 0" (5.87m x 4.56m) Max measurement

### Dining Room

15'8" x 14'11" Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, 2 x radiators, 1 x electric radiator, tiled floor. - Size : - 15' 8" x 14' 11" (4.78m x 4.55m) Max measurement

### Kitchen

14'8" x 9'1"

Wood glazed door to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, Indesit gas hob, extractor hood, Indesit electric oven, stainless steel sink and drainer, chrome taps, Glow worm boiler. - Size : - 14' 8" x 9' 1" (4.47m x 2.77m)

### Porch

4'4" x 3'3"

Wood glazed door to the frontage, WC off. - Size : - 4' 4" x 3' 3" (1.31m x .98m)

## WC

8'9" x 2'7"

Wood double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome taps. - Size : - 8' 9" x 2' 7" (2.66m x 0.80m)

## First Floor

- Size : -

### Landing

16'5" x 2'9"

Wood glazed window to the frontage, radiator, airing cupboard housing the water tank. - Size : - 16' 5" x 2' 9" (5.00m x 0.84m)

### Bedroom One

15'7" x 14'8"

UPVC double glazed window to the side aspect, radiator. - Size : - 15' 7" x 14' 8" (4.74m x 4.48m)

### Dressing Room

9'3" x 7'7"

Loft hatch. - Size : - 9' 3" x 7' 7" (2.82m x 2.31m)

### En-suite

8'9" x 6'9"

UPVC double glazed window to the rear, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, bidet, chrome taps. - Size : - 8' 9" x 6' 9" (2.66m x 2.06m)

### Bedroom Two

12'9" x 12'8"

UPVC double glazed window to the rear, fitted wardrobes with mirrored sliding doors, radiator. - Size : - 12' 9" x 12' 8" (3.88m x 3.87m)

### Bedroom Three

10'7" x 7'9"

UPVC double glazed window to the rear, built in wardrobe, over stairs storage, radiator. - Size : - 10' 7" x 7' 9" (3.22m x 2.35m)



### **Bathroom**

9'1" x 6'8"

UPVC double glazed window to the frontage, spa bath with chrome mixer tap, vanity wash hand basin, chrome mixer tap, low level WC, radiator, part tiled, loft hatch. - Size : - 9' 1" x 6' 8" (2.76m x 2.04m)

### **Externally**

The house, gardens and paddock measure approximately 2.16 acres and consist of mature gardens which surround the property which are mainly laid to lawn with pathway and hedged boundary. Located to the rear of the property is gated access onto the paddock. To one side of the property is a further garden area which has a number of timber/masonry outbuildings with power and light connected.

Located adjacent to the property is a further plot of land which measures approximately 0.32 acres. The land has access from the road and has a number of agricultural building within it and a brick built barn. The barn has a number of livestock pens within, light and has development potential, subject to planning and building regulation approval. The land is mainly laid to lawn with hedged boundary. - Size : -

### **Utilities**

Heating - Mains Gas

Water - Mains

Electricity - Mains

Sewerage - Septic Tank - Size : -



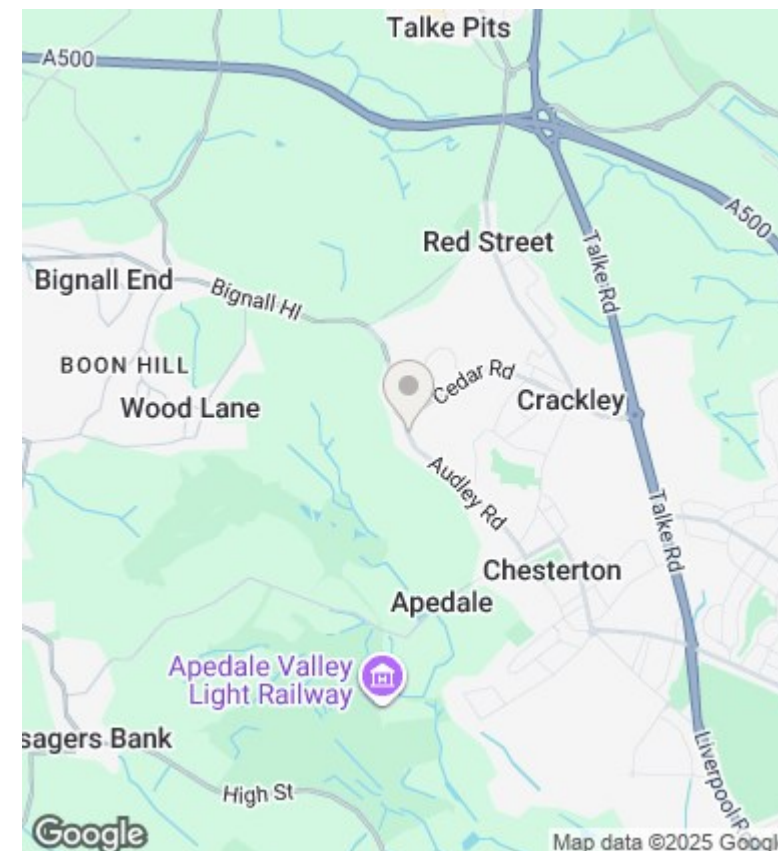








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC