



## Barncroft Stanley Bank, Stanley, Stoke-On-Trent, Staffordshire, ST9

Offers In The Region Of £575,000

- Stunning four/five bedroom link-detached home
- Ensuite to bedroom one
- Dual driveways
- Highly regarded location of Stanley Village
- Stunning views to the rear
- Catchment of Endon High School
- Three/Four reception rooms
- Integral double garage with further potential
- No Chain



# Barncroft Stanley Bank, Stoke-On-Trent ST9 9LT

Barncroft is a beautiful four/five bedroom link-detached stone property, having character and charm with its original structure dating back to 1770 (circa). The conversion was carried out in 1976 and this tasteful family home is nestled on an elevated plot, having spectacular views towards the Staffordshire Moorlands and beyond. The property is located within the tranquil village of Stanley, which is highly regarded and within the catchment of Endon High School.

This spacious home has three/four reception rooms, ensuite to bedroom one, dual driveways and integral double garage with storage rooms. The double garage offers further potential with exposed A-Frame, it could also be a granny annex, airbnb or just further accommodation, this would be subject to planning and building regulation approval.



Council Tax Band: E



Colour area indicates approximate boundary



### **Inner Hallway**

Hardwood window to the side elevation. - Size : -

### **Hallway**

UPVC double glazed door and hardwood window to both side elevations, staircase to the first floor, radiator, cornicing. - Size : -

### **Study**

9'9" x 11'10"

Hardwood window to the front and side elevation, radiator, cornicing. - Size : - 9' 9" x 11' 10" (2.97m x 3.61m)

### **Living Room**

19'9" x 11'10"

Hardwood bay window to the rear elevation, two radiators, open fire, tiled hearth, brick surround, tiled mantle, cornicing. - Size : - 19' 9" x 11' 10" (6.02m x 3.60m)

### **Dining Room**

12'10" x 9'8"

Hardwood window to the rear and side elevation, radiator, cornicing. - Size : - 12' 10" x 9' 8" (3.90m x 2.95m)

### **Kitchen**

16'6" x 10'2"

Hardwood window to the front, side and rear elevation, two radiators, units to the base and eye level, BOSCH electric oven, BOSCH four ring induction hob, extractor fan, Belfast sink, chrome mixer tap, plumbing for a dishwasher, integral fridge / freezer, exposed timber beams. - Size : - 16' 6" x 10' 2" (5.04m x 3.09m)

### **Utility Room**

8'9" x 6'4"

Hardwood window to the rear elevation, radiator, units to the base, stainless steel sink

with drainer, plumbing for a washing machine, space for a dryer, wall mounted Baxi boiler.

- Size : - 8' 9" x 6' 4" (2.67m x 1.92m)

### **Reception Room / Bedroom Five**

13'5" x 14'8"

UPVC double glazed door to the side elevation, hardwood window to the front elevation, radiator, loft access. - Size : - 13' 5" x 14' 8" (4.10m x 4.48m)

### **First Floor**

- Size : -

### **Landing**

Two radiators, airing cupboard, storage cupboard, loft access. - Size : -

### **Bedroom One**

14'2" x 11'11"

Hardwood window to the rear elevation, radiator. - Size : - 14' 2" x 11' 11" (4.33m x 3.62m)

### **Ensuite**

Hardwood window to the side elevation, radiator, shower cubicle, low level WC, vanity wash hand basin. - Size : -

### **Bedroom Two**

13'11" x 9'10"

Hardwood window to the rear elevation, radiator. - Size : - 13' 11" x 9' 10" (4.24m x 3.00m)

### **Bedroom Three**

8'10" x 10'3"

Hardwood window to the rear elevation, radiator. - Size : - 8' 10" x 10' 3" (2.68m x 3.12m)



#### **Bedroom Four**

9'8" x 11'10"

Hardwood window to the front elevation, radiator, built in wardrobe. - Size : - 9' 8" x 11' 10" (2.95m x 3.60m)

#### **Bathroom**

Hardwood window to the side elevation, radiator, chrome ladder radiator, panelled bath, corner shower cubicle, low level WC, pedestal wash hand basin. - Size : -

#### **Integral Garage**

17'2" x 24'4"

Two electric roller doors to the front elevation, UPVC door to the rear elevation, light connected, exposed timber A-frame, exposed stone wall, light connected. - Size : - 17' 2" x 24' 4" (5.24m x 7.41m)

#### **Storage Room**

10'2" x 14'9"

Light connected. - Size : - 10' 2" x 14' 9" (3.09m x 4.50m)

#### **Storage Room**

6'3" x 14'9"

Light connected. - Size : - 6' 3" x 14' 9" (1.91m x 4.50m)

#### **Externally**

To the front, paved driveway, raised flower bed.

To the side, paved driveway and walkway.

To the rear, area laid to paved patio, area laid to lawn, raised flower bed, hedged boundaries. - Size : -

#### **Courtyard**

Stone flagged patio, walled / fenced boundaries. - Size : -

- Size : -



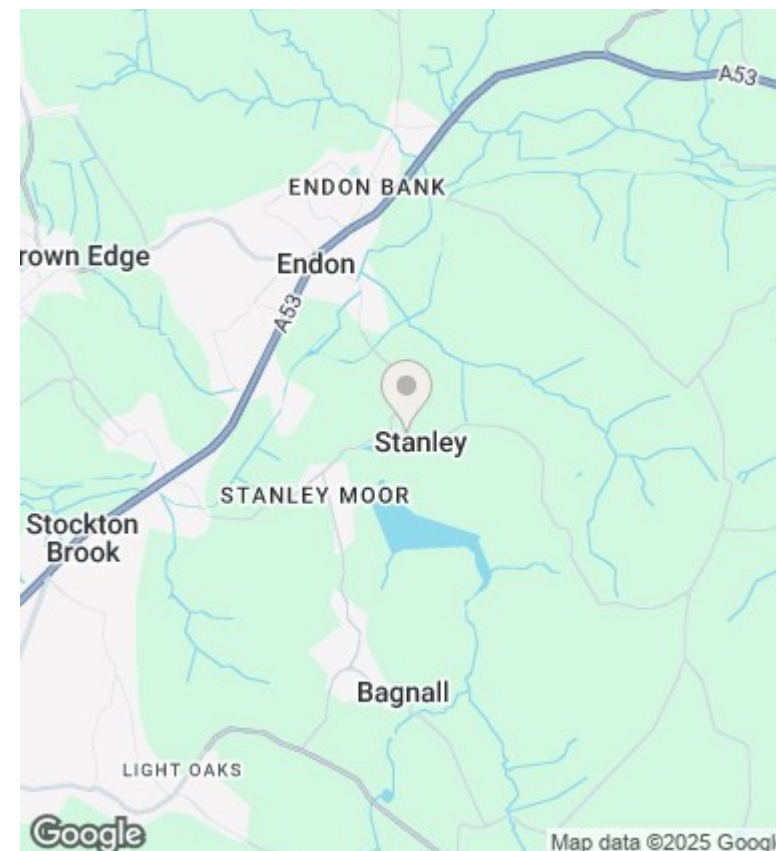








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

from Leek Proceed out if the town on the A523 Newcastle Road. Follow this road passing through the village of Longsdon and upon entering into the village of Endon turn left into Station Road signposted Stanley. Follow this road passing over the Canal and upon entering into the village of Stanley, the property is located on the left hand.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC