



Coates Farm School Lane, Biddulph Moor, Stoke-On-Trent, Staffordshire, ST8 7HR

Offers In Excess Of £675,000

- Substantial four bedroom detached family home
- 22ft bedroom one with ensuite
- Detached double garage and carport
- Nestled on a 0.73 acre plot
- Stunning open views to the rear
- Dual driveways
- 22ft breakfast kitchen with utility
- Three reception rooms

Coates Farm School Lane, Stoke-On-Trent ST8 7HR

Coates Farm is a substantial four bedroom detached family home, which is nestled on an impressive plot approximately 0.73 acres or thereabouts and is located in a private semi-rural location. This stunning home boasts three reception rooms, 22ft breakfast kitchen, 22ft bedroom one with ensuite bathroom, dual driveways, utility, detached double garage and a stunning open aspect to the rear.



Council Tax Band: G



Entrance Porch

Door to side elevation, Upvc double glazed window to front elevation. - Size : -

Entrance Hallway

Stairs to the first floor, radiator, WC off, built in cloak and storage cupboard. - Size : -

Cloakroom

6'0" x 4'9"

Built in cistern, vanity unit with storage, tiled splash backs, mirror with light. - Size : - 6' 0" x 4' 9" (1.82m x 1.44m)

Breakfast Kitchen

22'6" x 13'3"

Range of fitted units to the base and eye level, quartz worksurfaces, induction hob, extractor, Neff microwave combination oven, Neff fan assisted oven, plate warmer, sink with boiling water tap, inset sink, integral dishwasher, wine chiller, space for dining table and chairs, two radiators, Upvc double glazed window to the front and side elevation. - Size : - 22' 6" x 13' 3" (6.85m x 4.03m)

Utility Room

9'0" x 7'7"

Fitted base and eye level units, stainless steel sink, plumbing for a washing machine, space for a dryer, Upvc double glazed window and door to the rear elevation. - Size : - 9' 0" x 7' 7" (2.75m x 2.30m)

WC

7'7" x 3'10"

Upvc double glazed window to the rear and WC. - Size : - 7' 7" x 3' 10" (2.30m x 1.17m)

Dining Room

17'7" x 11'5"

Upvc double glazed patio doors and windows to the rear elevation, Upvc double glazed windows to the sides, two radiators. - Size : - 17' 7" x 11' 5" (5.36m x 3.48m reducing to 3.17m

Study/Family Room

12'4" x 11'7"

Radiator, Upvc double glazed window to the rear elevation. - Size : - 12' 4" x 11' 7" (3.76m x 3.52m)

Lounge

18'3" x 16'5" max measurements

Upvc double glazed bay window to the front elevation, Upvc double glazed window to the rear, log burning stove, wood beams to ceiling, recess shelving, timber lintel, wall lights, radiator. - Size : - 18' 3" x 16' 5" (5.56m x 5.00m) max measurements

First Floor

- Size : -

Landing

Upvc double glazed window to the front elevation, loft access. Loft space is available for storage. - Size : -

Bedroom One

22'5" x 13'3"

Upvc double glazed window to the front and side elevation, wall lights, two radiators. - Size : - 22' 5" x 13' 3" (6.84m x 4.03m)

Ensuite

13'3" x 7'7"

Panel bath, built in cistern, vanity unit, storage, Upvc double glazed window to rear elevation, partly tiled, ladder radiator, inset down lights, shower with chrome fitment. - Size : - 13' 3" x 7' 7" (4.05m x 2.31m)

Bedroom Two

12'4" x 11'7"

Radiator, Upvc double glazed window to the rear elevation. - Size : - 12' 4" x 11' 7" (3.77m x 3.52m)

Bedroom Three

12'2" x 11'8"

Built in wardrobe, Upvc double glazed window to the front and rear elevation, radiator. - Size : - 12' 2" x 11' 8" (3.72m x 3.55m)

Bedroom Four

11'5" x 8'3"

Built in wardrobe, radiator, Upvc double glazed window to the front elevation. - Size : - 11' 5" x 8' 3" (3.48m x 2.51m)

Bathroom

12'8" x 10'5" max measurements

Panel bath, built in cistern, vanity unit with storage, two Upvc double glazed windows to the rear elevation, corner shower, chrome ladder radiator, tiled, inset down lights, radiator, airing cupboard. - Size : - 12' 8" x 10' 5" (3.86m x 3.18m) max measurements

Double Garage

Up and over electric door, pedestrian door to side, power, light, window to side. - Size : -

Externally

To the frontage is a walled boundary, dual driveways, one laid to Yorkshire stone flags the other tarmacadam. Areas laid to lawn and well stocked borders.

To the side is a continuation of the driveways, detached garage and carport and large hardstand.

To the rear is a Yorkshire stone patio, area laid to lawn, oil fired boiler, hedged boundary, mature trees.

- Size : -

SERVICES

Heating: Oil fired

Drainage: Pumping station to main foul sewer.

Water: Mains connected

Electric: Mains connected

- Size : -

FUTURE DEVELOPMENT

The property is to be sold subject to an Overage Provision to be included within the contract of sale at a rate of 25% and for a term of 20 years to the benefit of the vendor and their successors in title.

For the avoidance of doubt the above percentage is the share of the increase in the value from present use value to the value with the benefit of planning permission.

The clawback will be triggered on the sale with or implementation of planning permission for residential or commercial uses.

Planning permission obtained to extend the existing house provided it remains as one single dwelling, erection of garages & domestic outbuildings e.g. Garden sheds, will be specifically excluded from the clawback provision.

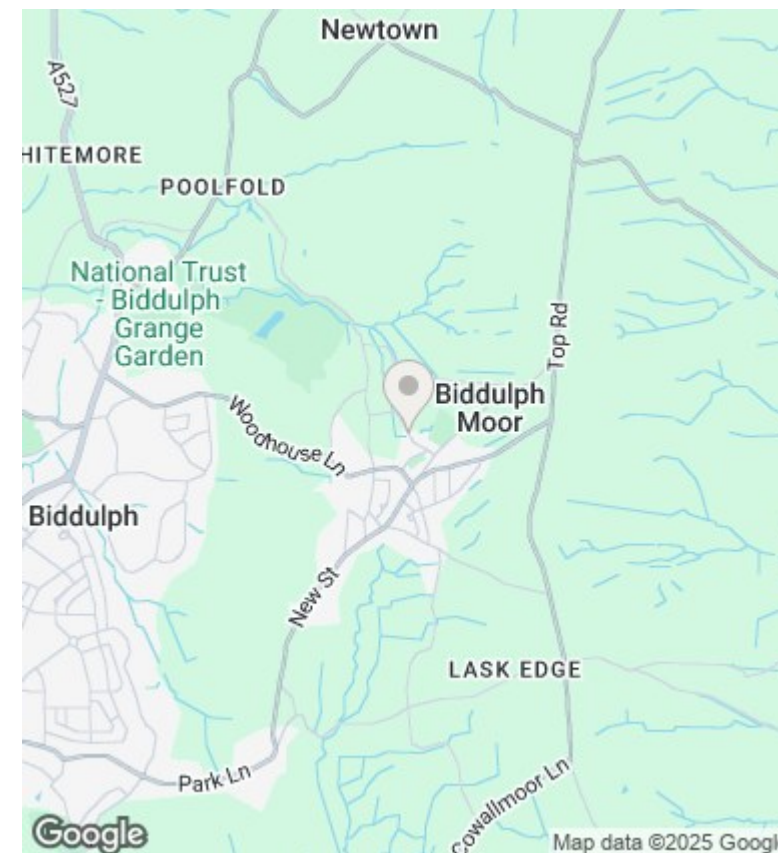
- Size : -







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.
Made with Metropix ©2024



Directions

Viewings

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

Council Tax Band

G

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