



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

Asking Price £780,000

- Four bedroom barn conversion with approximately 5 acres of land
- Workshop with carpark
- Potential to reconfigure the property to provide an extra income
- Rare opportunity to buy!
- Situated on the edge of Bateswood Nature Reserve
- Woodland area
- Solar panels with Feed-In tariff and 13Kw battery
- Caravan park and fishing lake providing an income
- Accessed via a private road
- Under floor heating throughout the ground floor

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

Whittaker & Biggs are delighted to bring to the market this exceptional barn conversion, presenting a unique opportunity for those seeking a blend of tranquil living and entrepreneurial potential. With four spacious bedrooms and three well-appointed bathrooms, this property is designed for comfort and convenience, making it an ideal family home.

The interior boasts two inviting reception rooms, where the charm of the original farm building is beautifully preserved through exposed timbers and reclaimed tiled flooring. This characterful design creates a warm and welcoming atmosphere throughout the home. The property is situated within a secure, gated cobbled courtyard, providing ample off-street parking for up to four vehicles.



Council Tax Band: E



Ground Floor

Hall

14'0" x 5'8"

Wood double glazed door to the frontage, wood double glazed window to the frontage, tiled floor, exposed timber beams, stairs to the first floor, under floor heating.

Study

7'4" x 6'3"

Wood double glazed window to the frontage, tiled floor, under floor heating.

Snug

20'8" x 11'4"

Wood double glazed door to the rear, wood double glazed window to the rear, exposed brick, exposed wooden beams, tiled floor, under floor heating.

Breakfast Kitchen

17'0" x 11'8"

Wood double glazed door to the frontage, wood double glazed stable door to the rear, wood double glazed window to the rear, wood double glazed window to the frontage, units to the base and eye level, New World five ring gas hob, Bosch electric fan assisted oven, Hotpoint extractor hood, stainless steel under mount sink, chrome mixer, tap, integral Whirlpool dishwasher, space for a free standing American style fridge freezer, inset ceiling spotlights, exposed timber beams, tiled floor, under floor heating.

Utility Room

9'2" x 7'6"

Wood double glazed window to the rear, gas fired wall mounted Worcester combi boiler, base units, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, inset ceiling spotlights, tiled floor, under floor heating.

WC

7'6" x 3'6"

Vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights, exposed timber beams, tiled floor, under floor heating.

Sitting Room

20'6" x 17'3"

UPVC double glazed French doors to the rear, wood double glazed window to the rear, two wood double glazed windows to the frontage, exposed brick, wood beams, stairs to the first floor, understairs storage cupboard, log burner, tiled hearth, tiled floor, under floor heating, anthracite vertical electric heater.

Gym

15'8" x 6'8"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, power and light.

First Floor

Landing One

8'2" x 7'4"

Wood double glazed circular window to the rear, storage cupboard, radiator, exposed brick.

Bedroom One

17'6" x 13'3"

Wood double glazed window to the frontage, wood double glazed circular window to the rear, Velux skylight, exposed timber beams, radiator.

En-suite One

6'6" x 3'10"

Velux skylight to the frontage, walk in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, chrome ladder radiator.

Bedroom Two

17'6" x 11'6"

Velux skylight to the frontage, wood double glazed door to the side aspect onto the sun terrace, fitted wardrobes, radiator, wood beams.

Sun Terrace

16'0" x 7'6"

Artificial grass, fence boundary.

En-suite Two

13'9" x 6'9"

Jack & Jill style, Velux skylight to the rear, walk in shower enclosure, chrome fittings, rainfall shower head, vanity double sink unit, chrome mixer taps, marble top, double glazed wood circular window to the rear, concealed cistern low level WC, chrome ladder, radiator, inset ceiling spotlights, extractor fan.

Landing Two

8'8" x 7'5"

Velux skylight to the frontage, storage cupboard, loft hatch.

Bedroom Three

17'7" x 10'2"

Wood double glazed circular window to the rear, Velux skylight to the frontage, radiator, wood beams.

En-suite Three

8'3" x 4'10"

Velux skylight to the frontage, walk in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Four

17'6" x 9'4"

Wood double glazed circular window to the rear, Velux skylight to the frontage, radiator.

Loft

Boarded, lighting.

Externally

To the frontage, cobble driveway, hedge boundary.

Externally to the rear, Indian stone patio, area laid to lawn, two wooden pergolas, hot tub, mature trees and shrubs.

Workshop

32'9" x 22'11"

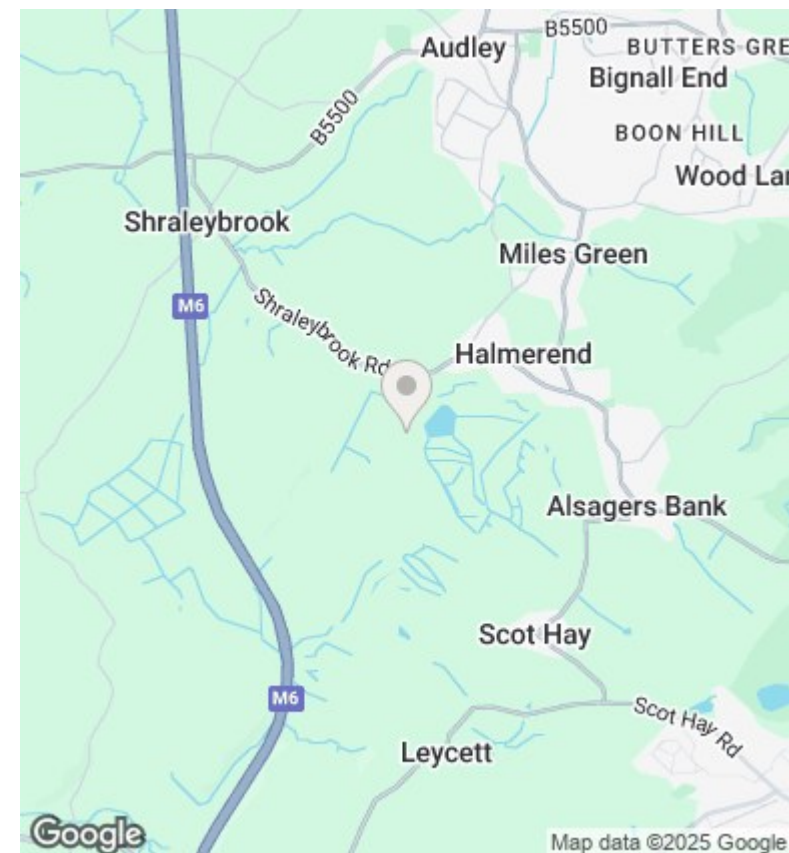
Manual roller door, power and light.







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) A		
(81-91) B	83	87
(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