

**Tinsley
Garner**
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4, Adderley Place, Barlaston, Stoke-On-Trent, ST12 9AS



Asking Price £590,000

A charming detached house tucked away in a private location on the edge of Barlaston village. The property has been tastefully extended, remodelled, and modernised by the present owners retaining many period features, ensuring a blend of traditional charm with contemporary comforts. Spacious, beautifully appointed accommodation featuring two reception rooms, large open plan dining kitchen, three well proportioned bedrooms, en-suite and family bathroom. Step outside and you will discover the most delightful private gardens which offer oodles of space for outdoor living, extensive parking and a 3 car garage. In a super location seemingly miles from anywhere and yet within easy reach of village amenities and close to some of Staffordshire's prettiest countryside, this home offers the best of both worlds - peace and convenience.



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Entrance Hall

A welcoming reception hall with its original herringbone pattern parquet wood block floor, wide wooden staircase to the first floor landing. Picture rail & cornice. Composite half glazed front door. Radiator

Lounge

A lovely sitting room with original herringbone pattern parquet wood block floor, bay window to the front of the house and chimney breast with a lovely Edwardian oak fireplace with cast iron grate and open fire. Picture rail & cornice. Radiator

Study

A cosy work space with door leading through from the lounge and French doors to the rear opening to the patio. Herringbone pattern wood block floor. Radiator.

Open Plan Dining Kitchen

The house has been extended to the rear to create a fabulous open plan kitchen with space for dining and day to day living, featuring bi-fold doors opening to the patio and two large lantern skylights. The kitchen features an extensive range of bespoke traditional style cabinets by local cabinet makers Tylman, with painted doors and contrasting white quartz counter tops. Faux chimney breast with oak Aga shelf and inset Rangemaster Elan Deluxe 110 induction cooker. Matching island extending to a breakfast bar, inset twin bowl Belfast sink and chrome boiling water tap. Fully integrated Blomberg appliances including dish washer, refrigerator and freezer. Walk-in shelved pantry. Electric plinth heater.

Adjoining open plan dining and sitting area. Oak wood effect flooring throughout and inset low energy lighting. Two period style radiators.

Boot / Cloak Room

Windows to two sides and 'back door' to the garden. Terracotta quarry tile floor. Period style radiator.

WC / Utility

Dual purpose cloakroom and utility. WC and hand basin. Plumbing for washing machine.

Landing

Bedroom 1

Spacious double bedroom with two rear facing windows overlooking the garden. Built-in wardrobe and wooden floor. Radiator.

En-Suite Wet Room

With shower area and electric shower, pedestal basin & WC. Ceramic wall tiling to full height. Heated towel radiator. Eaves storage cupboards.

Bedroom 2

Double bedroom with window to the front of the house. Built-in wardrobes to one wall. Radiator.

Bedroom 3

Generous single bedroom with window to the front of the house. Radiator.

Bathroom

Featuring a white traditional style suite with freestanding roll top bath, walk-in shower enclosure with electric shower, wall mounted basin & WC. Wooden floor. Radiator.

Outside

The house is tucked away in a quiet corner of the village with access from both Adderley Place and Longton Road. The front entrance is off Adderley Place, a private lane shared with three houses which leads to a block paved drive with 5 bar gate. The second access off Longton Road takes you to a long enclosed drive to the rear of the house which has parking for several cars and a 3 car garage. Boiler Room with access from outside, with oil fired central heating boiler & further storage.

Gardens

The Coach House occupies a large mature plot with gardens both front and rear. To the front there is a cosy patio area and raised garden planted with wild flowers and shrubs. To the rear, you will discover a large enclosed garden with lawn area, borders with a wide variety of shrubs, trees & flowers, and plenty of opportunity for outdoor living with paved patio to the rear of the kitchen and a 'secret garden' hidden from view.

General Information

Services; Mains water, electricity & drainage. Oil fired central heating. Un-vented hot water system with Economy 7 low tariff supply.

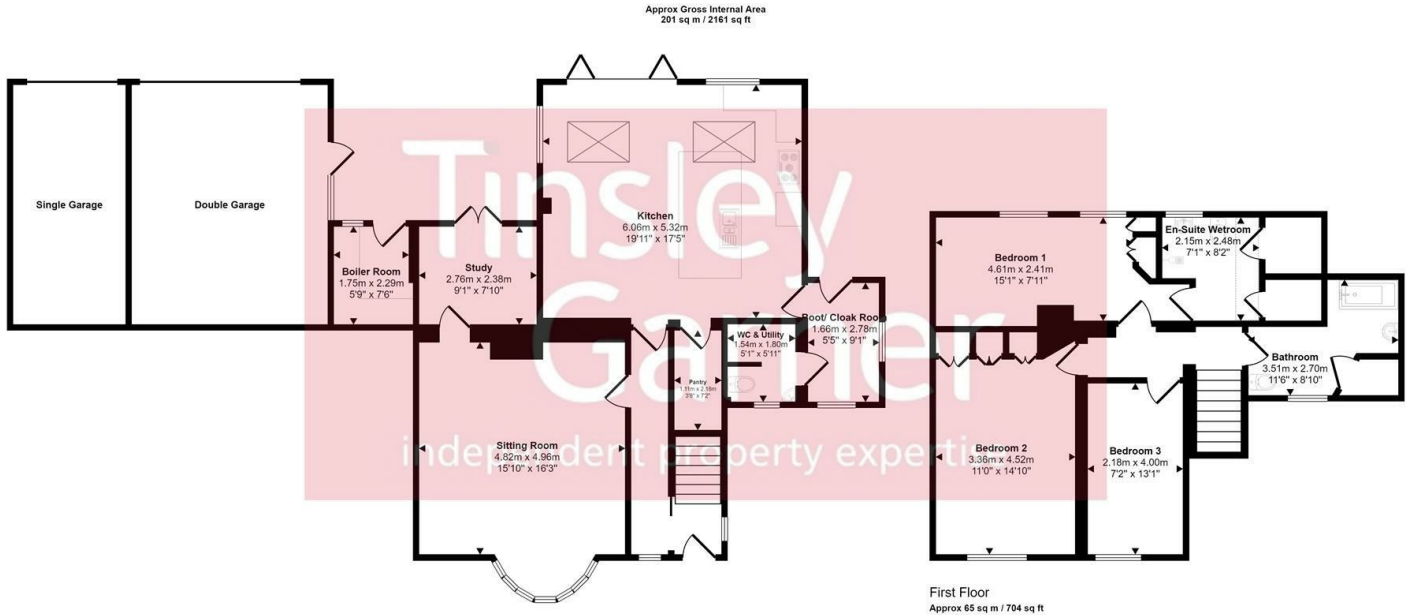
Council Tax Band F

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





Ground Floor
Approx 135 sq m / 1456 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	