



Middleton House, Leigh Lane, Leigh, Stoke-On-Trent, ST10 4PJ



£775,000

A picture-perfect country period house with modern detached lodge nestled in a circa 1/3 acre tranquil plot within a rural hamlet. Middleton House occupies a lovely position set in large private gardens approached via a gravelled driveway providing extensive off road parking before two garages. This is a lovely property which has been upgraded by the present owners, offering comfortable and spacious accommodation retaining a wealth of original features including; reception hallway, three large reception rooms, study, cellar, guest cloakroom, large dining kitchen, utility, four double bedrooms, two en-suite shower rooms, and a family bathroom. The recently constructed self-contained lodge provides additional accommodation which perfect for extended family as an annexe, guests, or as an Airbnb.

A fabulous property in a super location mid-way between Stone & Uttoxeter - Viewing Essential.



01785 811 800

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Reception Hall

A wooden panelled front door opens to the reception hall. With Upvc double glazed window to the front elevation, wall light, fitted door mat and carpet, doorways to the living room, dining room, and access to the first floor stairs.

Living Room

A lovely reception room offering exposed ceiling beams, feature chimney breast opening with slate hearth, oak mantle, and inset multi-fuel stove. Four wall lights, Upvc double glazed window to the front elevation, alcove storage cupboard, radiator, oak flooring, Sky Media connection, and doorways to the cellar, family room, study, and breakfast kitchen.

Dining Room

With Upvc double glazed window to the side aspect, exposed ceiling beams, chimney breast opening with slate hearth and oak mantle, four wall lights, radiator, and carpet.

Family Room

A third spacious reception room offering a chimney breast opening with slate hearth, oak mantle, and inset multi-fuel stove, two Upvc double glazed windows to the side and rear elevations, exposed ceiling beams, three wall lights, radiator, and carpet.

Cellar

Brick steps lead down to a large standing height cellar, with lighting and brick stillages.

Study

With recessed ceiling lights and exposed beams, oak flooring, Upvc double glazed window to the rear aspect, radiator, and doorway to the guest cloakroom.

Guest Cloakroom

Fitted with a white suite comprising; WC and pedestal wash hand basin with chrome taps and tiled splash-back. Upvc double glazed window to the side aspect, oak flooring.

Breakfast Kitchen

An impressive kitchen with plenty of space for entertaining guests and family. Fitted with a range of white finish wall and floor units, under wall unit lighting, contrasting slate effect work surfaces with tiled splash-backs and inset two bowl sink with chrome swan neck mixer tap. Vaulted ceiling with recessed lights, Upvc double glazed French doors opening to the patio and gardens, two windows to the front and rear aspects, stable door to the rear, tiled floor, and doorway to the utility.

Appliances including: Stoves range gas cooker with extractor hood and light above, two integral fridges, freezer, and dishwasher.

Utility

Fitted with cream finish wall and floor units, block oak effect work surface, tiled splash-back and inset stainless steel 1 1/2 bowl sink and drainer with chrome shower head mixer tap. Upvc double glazed window to the front of the property, recessed ceiling lights, brick floor, radiator, and doorway to the integral garage. Plumbing for a washing machine and space a for tumble dryer.

Integral Garage

The garage offers a steel up/over door, two external access doors, roof storage, lighting, power, floor mounted Firebird Environmax oil fired central heating boiler, and hot water storage system.

First Floor

Stairs & Landing

With carpet throughout, storage cupboard, and landing skylight window.

Bedroom Two

Offering a Upvc double glazed window to the front aspect, skylight window, exposed ceiling beams and recessed lights, carpet, radiator, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap, fully tiled shower enclosure with Triton T80 electric shower system. Striplight shaver point, extractor fan, and vinyl flooring.

Bedroom Three

With Upvc double glazed window to the side aspect, exposed ceiling beam, radiator, and carpet.

Bedroom Four

Presently used as a hobby room, offering a Upvc double glazed window to the side aspect, exposed ceiling beam, radiator, and carpet.

Family Bathroom

A modern bathroom fitted with a white suite comprising: standard bath and panel with

chrome taps, inset low level push button WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with Triton Cara electric shower system. Two storage cupboards, part wood panelled walls, radiator, recessed ceiling lights, Upvc double glazed obscure window to the side aspect, and tile effect vinyl flooring.

Second Floor

Stairs & Landing

With carpet throughout.

Bedroom One

Offering exposed ceiling beams and recessed lights, Upvc double glazed window to the side elevation, radiator, carpet, and doorway to the dressing room.

Dressing Room

A spacious dressing room with built-in storage, Upvc double glazed window to the side aspect, recessed ceiling lights, radiator, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; WC, wall mounted wash hand basin with chrome mixer tap, 1200mm shower enclosure with mains thermostatic shower system. Skylight window, recessed ceiling lights, towel radiator, extractor fan, and vinyl flooring.

THE LODGE

A fabulous detached high specification timber framed lodge, currently used as an Airbnb but also just perfect for extended family and friends.

Entrance

A composite part obscure double glazed front door opens to the hallway.

Hallway / Kitchen

With recessed ceiling lights, Upvc double glazed window to the side elevation, electric wall panel heater, fitted door mat and oak effect laminate flooring, doorway to the living room.

The kitchen area is fitted with light grey finish wall and floor units, oak effect worksurfaces with an inset stainless steel sink with chrome mixer tap. Appliances include; electric ceramic hob and under work surface fridge.

Living / Bedroom

Offering Upvc double glazed French doors opening to the front patio, windows to both the front and rear aspects, recessed ceiling lights, electric wall panel heater, built-in wardrobes, storage cupboard housing the hot water cylinder, oak effect laminate flooring, and doorway to the shower room.

Shower Room

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize walk-in shower with mains thermostatic shower system. Upvc double glazed window to the rear elevation, recessed ceiling lights, part tiled walls, chrome towel radiator, extractor fan, and oak effect laminate flooring.

Outside

The property is approached via a tarmac apron before a long gravelled driveway providing extensive off road parking before two garages, one being integral to the house.

Gardens

The delightful well maintained gardens provide plenty of space to entertain friends and family in style. Offering a rolling lawn, stocked flowerbeds and borders, patio areas, pathways to front, side and rear, mature trees and hedgerows.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

Services

Mains electricity and water supply.

Oil fired central heating system.

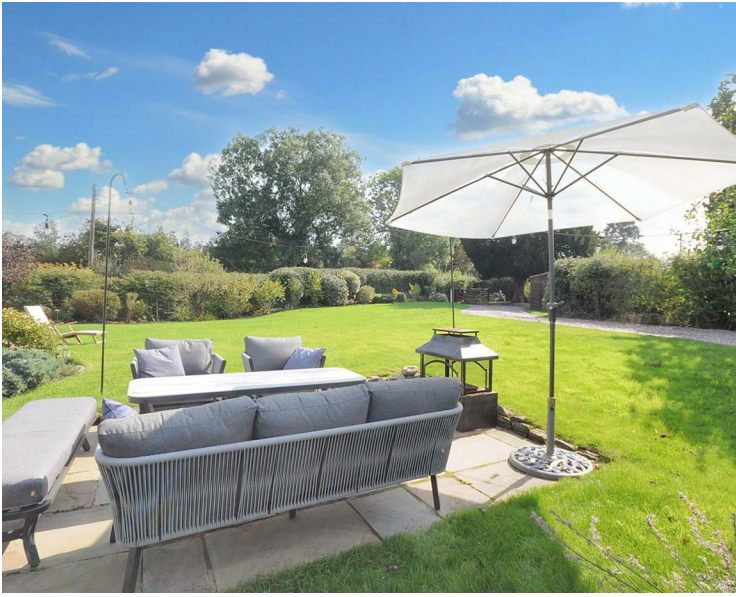
Solar panels.

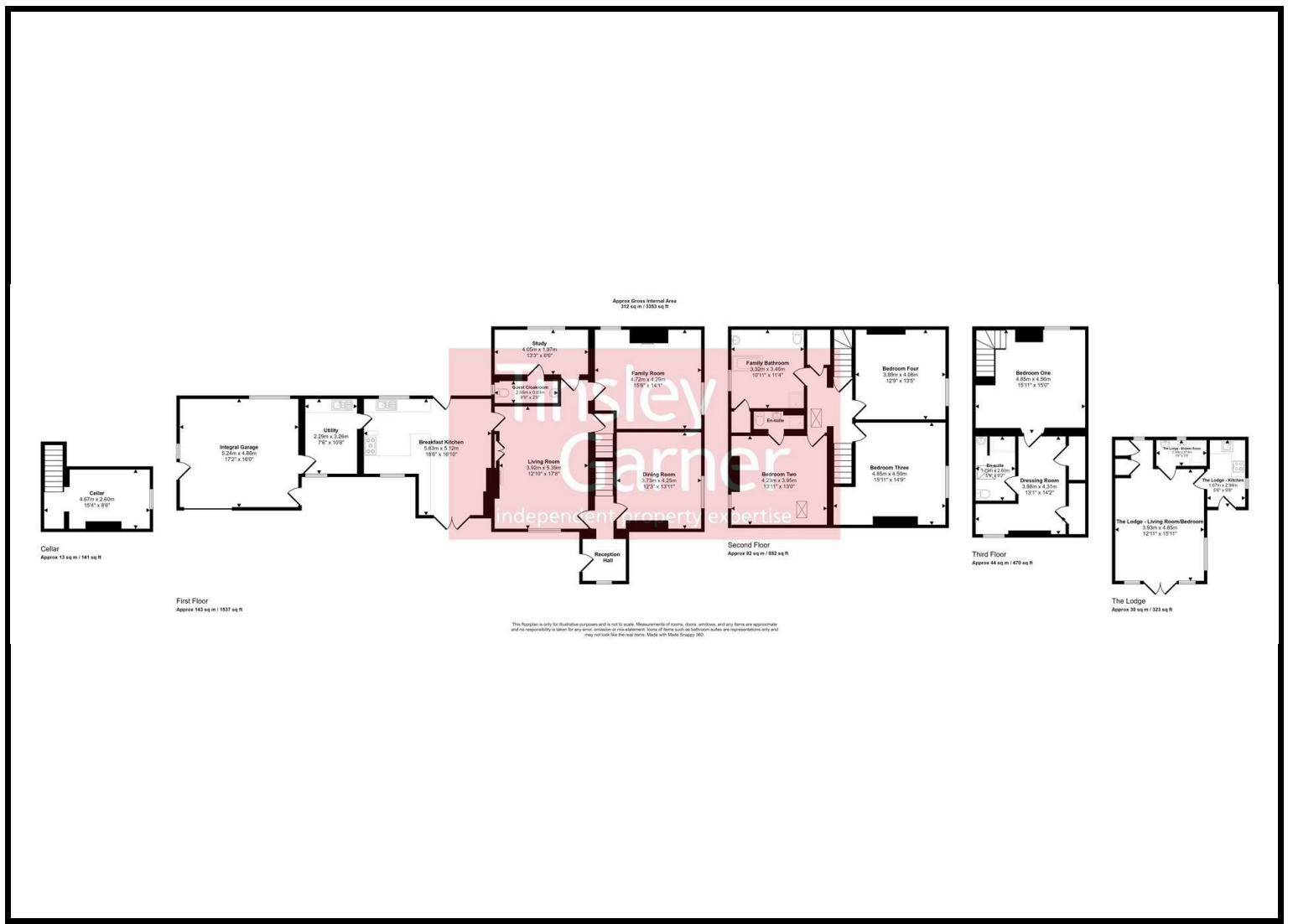
Septic tank.

BT Openreach connection.

Viewings

Strictly by appointment via the agent.





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			
		30	50
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	