



181 Barlaston Old Road, Trentham ST4 8HJ

**Tinsley
Garner**
independent property expertise





A beautifully re-imagined family home in one of the area's most sought after residential suburbs, walking distance to Trentham Golf Club. The house has been extended, refurbished and extensively remodelled by the present owners to create a beautifully presented property which caters for every requirement of twenty-first century family living. The accommodation features capacious living areas complemented by a large open plan dining kitchen, four bedrooms, two en-suite and dressing room to the main bedroom. Moving to the outside, the house is set in a mature plot with gardens adjoining farmland to one boundary with oodles of space for outdoor entertaining, two garages and additional covered parking. Great location within easy commuting distance of The Potteries, Stone, Stafford, Keele University and Royal Stoke Hospital and a host of amenities in Trentham and the wider area.

Accommodation

Ground Floor

Step inside and you are greeted by a bright and spacious interior with wood effect flooring throughout creating an effortless flow throughout the ground floor. The reception area opens through to a spacious hallway with turned staircase to the first floor landing. Dual aspect lounge with patio windows opening to the garden terrace and large adjoining family room / gym with patio windows accessing that same garden terrace creating a fabulous indoor / outdoor entertaining space. Piece de resistance is the stunning open plan kitchen offering space for living, dining and entertaining. The kitchen features a range of cabinets with painted doors, contrasting granite counter tops and a range of integrated appliances.

First Floor

Oak turned staircase with glass balustrade rising from the hallway to the gallery landing. Fabulous main bedroom suite with adjoining dressing room and en-suite shower room. The bedroom has a frameless floor to ceiling corner window enjoying a lovely vista across farmland. Guest double bedroom with en-suite shower room, two further bedrooms and a luxurious family bathroom.



Outside

Number 181 is the last house on Barlaston Old Road, Trentham and enjoys a lovely position adjoining farmland to one boundary. The house is set back from the road with a wide frontage providing parking for several cars combined with two garages and adjoining carport which is tall enough to accommodate a caravan or motor home..

Garden

The house occupies a generous plot with lawn garden to the front and fully enclosed rear garden. Featuring an extensive paved patio providing plenty of space for outdoor living, raised deck with ornamental pond, seating and wooden pergola.

The Area

The property is conveniently located on the edge of Trentham, within walking distance of the renowned Trentham Golf Club and a little over a mile from the award winning Trentham Gardens with its shopping village, lake and over 700 acres of gardens & woodland in wait of exploration. Just over a mile away you will find Barlaston village with a host of amenities including the renowned Wedgwood Visitor Centre, prestigious Lunar Restaurant and the National Trust Downs Banks.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins. Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive

General Information

Services; Mains electricity, water & drainage. Mains gas fired central heating.

Council Tax Band F

Viewing by appointment

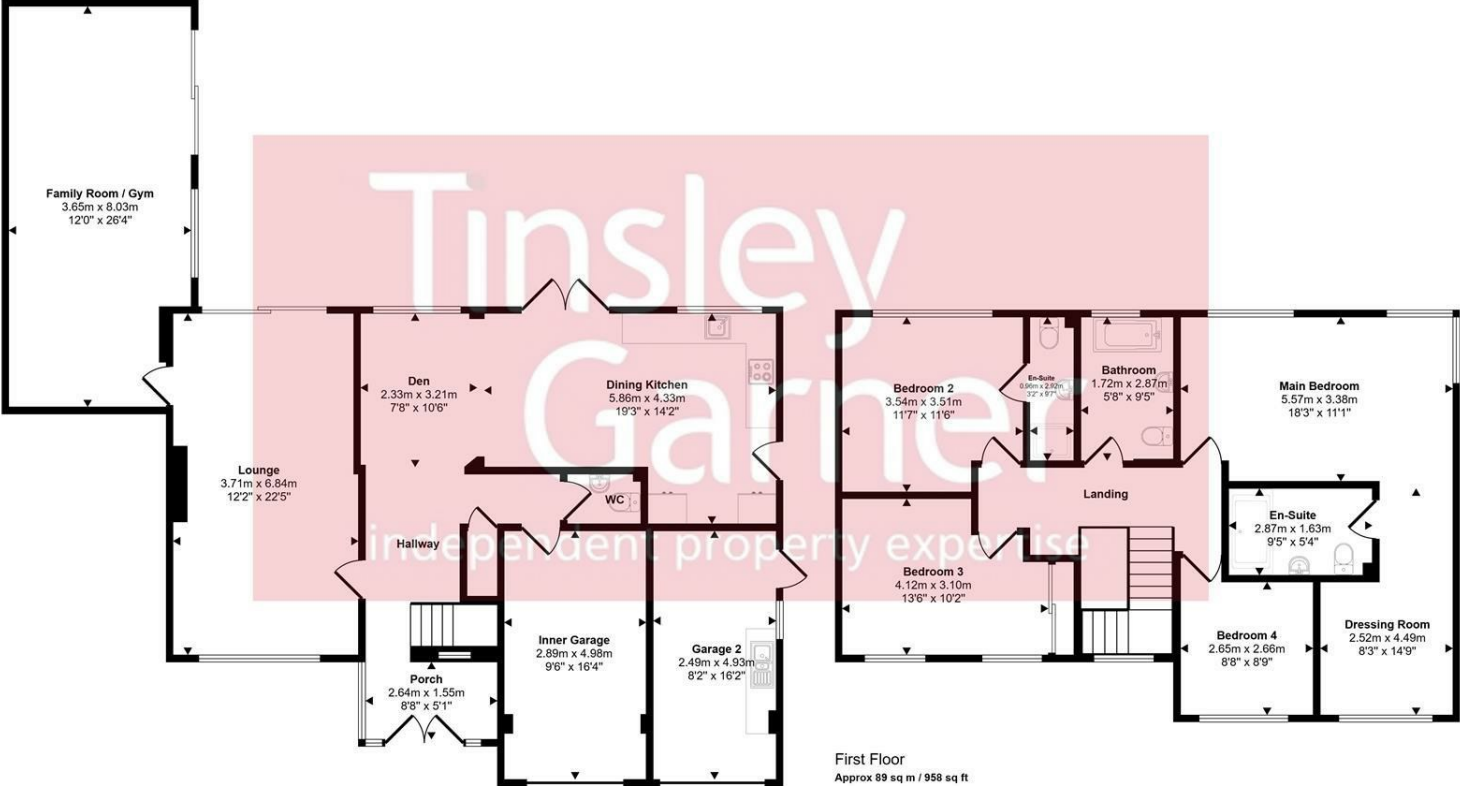
Freehold Asking Price £800,000

For sale by private treaty.

Vacant possession on completion




Approx Gross Internal Area
220 sq m / 2369 sq ft



Ground Floor
Approx 131 sq m / 1410 sq ft

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		82
(81-91) B		
(69-80) C	69	
(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			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	







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