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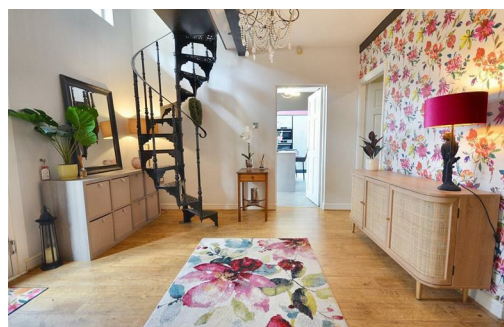


The Stables, Park Drive, Trentham, ST4 8AB



Asking Price £625,000

A fabulous period home in a truly unique setting at the heart of the historic Trentham Estate. The Stables is a beautifully reimagined detached former outbuilding to the seat of the Duke of Sutherland, designed in the Italianate style by renowned architect Sir Charles Barry. In its present ownership, the house has been extensively upgraded, seamlessly blending original period character with modern convenience to create a home perfectly suited to twenty-first century living. The accommodation is beautifully presented and offers generous space throughout, featuring elegant reception rooms, a super-stylish breakfast kitchen, and a fabulous dual-height lounge. There are four bedrooms served by two luxurious bathrooms. Step outside and you'll find a delightful courtyard garden – cleverly designed for maximum enjoyment with minimum maintenance – offering a private sanctuary to relax or entertain. A truly special home in an outstanding location.



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Entrance Hall

Welcoming reception area with part glazed entrance door and spiral staircase to the first floor landing. Wood effect flooring.

Dining Room

Glazed double doors lead off the entrance hall to the dining room which has a front facing window overlooking the courtyard garden, exposed ceiling beams and wood effect flooring. period style fireplace with electric fire.

Breakfast Kitchen

A bright and spacious kitchen with space for casual dining and relaxing. The kitchen is contemporary in design featuring an extensive range of wall and base cupboards with handle less doors in two colours complemented by marble work surfaces with inset sink. Matching island with storage and integrated venting induction hob and circular granite breakfast bar seating 4. Appliances feature eye level twin ovens / microwave, plate warmer fully integrated dish washer, refrigerator and freezer. Boiling and filtered water tap. Bright and spacious with windows to both sides and a large skylight window across one section of the room. Installation for wall mounted TV. ceramic tile floor. Radiator.

Inner hall

Leads through to the lounge, guest bedroom and door leading to the staircase to the main bedroom.

Lounge

A fabulous open plan living space with tall vaulted ceiling and exposed original timbers, windows to two sides and French doors opening to the courtyard garden. Mezzanine floor with glass balustrade. Painted brick chimney breast with raised hearth and flame effect fire. Installation for wall mounted TV. Large radiator.

Bedroom 3

Ground floor double bedroom with adjoining dressing area. Exposed ceiling beams. Radiator.

Cloaks & WC

White contemporary style suite with WC and vanity basin. Ceramic wall tiling to full height and heated towel radiator.

Main Staircase

With doorway leading off the inner hall, access through to the store and stairs directly to the main bedroom suite

Main Bedroom

A striking loft-style bedroom with adjoining dressing area which is galleried over the sitting room. Vaulted ceiling with exposed beams and glass balustrades to the stairwell and mezzanine area. Fitted wardrobes to one wall and two skylight windows. Radiator.

Bedroom 4

Occasional bedroom with fitted wardrobe to one wall and skylight window. Radiator.

Family Bathroom

A super-stylish bathroom featuring a white contemporary style suite with; free standing bathtub with chrome filler and hand shower, vanity basin, shower enclosure with glass screen and thermostatic

shower and WC. Ceramic wall tiling and tiled floor. Skylight window and chrome heated towel radiator.

Guest Bedroom

Guest double bedroom with vaulted ceiling and exposed beams. Window to the side of the house. Radiator.

En-Suite Shower Room

Modern wet-room style en-suite featuring a shower area with thermostatic rain shower, wall hung basin and WC. Ceramic wall tiling and eaves cupboard with sliding door. Heated towel radiator.

Laundry

The laundry is off the hall and feature a range of wall and base cupboards with work surface and space for domestic appliances. Wall mounted gas fired central heating boiler.

Outside

The house is set in a cosy and very private courtyard garden which offers plenty of opportunity for outdoor living and enjoys a sunny west facing aspect. The gardens are mainly hard landscaped with cobbled driveway and courtyard, raised wooden deck and artificial lawn with planted borders. Gated cobbled driveway with space for two cars with EV charging point Integral outdoor store with space for bikes. golf clubs & outdoor furniture.

General Information

The estate is maintained by 43 shareholder properties, of which The Stables is one. The shares for The Stables would be transferred to the new owners. The service charge is £855 per annum which covers the cost of maintenance of common areas including gardens and trees. Park Drive and Holly Bank are private roads which are owned and maintained by these estate shareholders.

Countryside walks are right on the doorstep, with the spectacular Trentham Gardens just yards away — offering 725 acres of natural beauty, award-winning gardens, and glorious ancient woodland to explore. Residents can also enjoy the vibrant outdoor shopping village and a calendar of regular events.

As a homeowner, you will benefit from a complimentary annual pass to the Trentham Estate, half-price tickets to Trentham events, social Golf Club membership, access to Vicarage Woods, and use of the historic Ice House. The charming Poachers Cottage pub and restaurant is within easy walking distance, while the Trentham Shopping Village provides a wide range of further dining opportunities

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

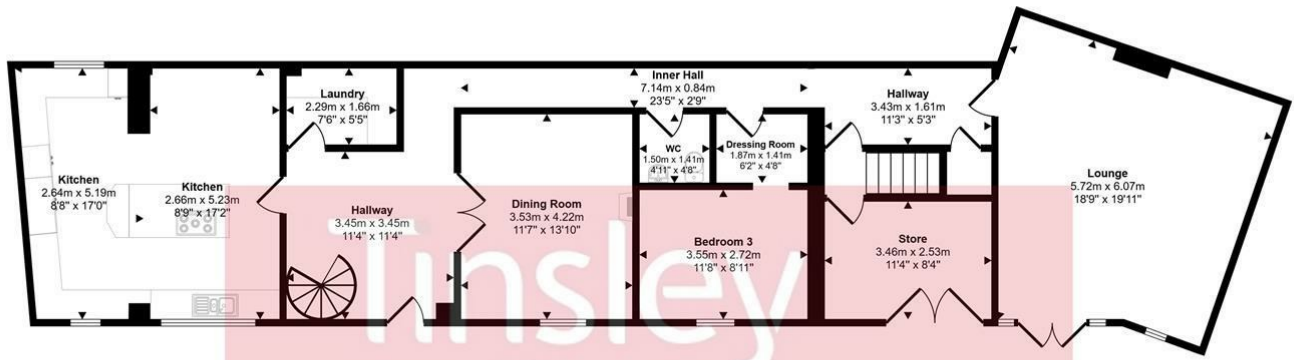
Council Tax Band

Viewing by appointment

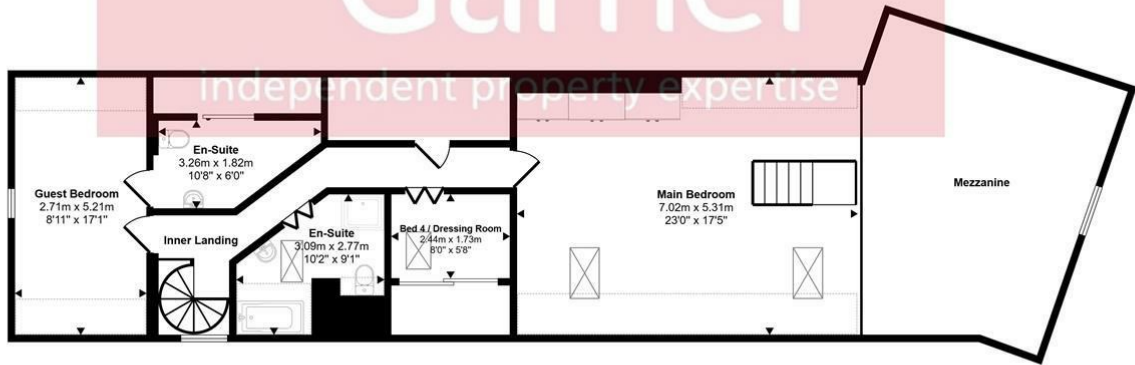
For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
224 sq m / 2413 sq ft



Ground Floor
Approx 133 sq m / 1430 sq ft



First Floor
Approx 91 sq m / 983 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	