



The Mynd Windmill Hill, Rough Close, ST3 7PJ

**Tinsley
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independent property expertise





A Striking Family Home with Far-Reaching Views Situated in a popular and sought-after location at the southernmost tip of The Potteries, this impressive property occupies an elevated position on a large, mature plot. It takes its name from the distant views of the Long Mynd in Shropshire, which can be enjoyed from the home. Built to a high specification without compromise, the house combines meticulous attention to detail with exceptional energy efficiency. Superbly presented throughout, this stunning family home showcases contemporary design within a mature and established residential setting.

Ground Floor Accommodation

Step through the discreet front door into a welcoming reception area, featuring concealed floor-to-ceiling storage along one wall and a glazed door leading into the heart of the home.

Beyond lies a superb open-plan living space with oodles of room for family and friends to relax or be entertained in style. The layout provides multiple lounging zones, featuring a central chimney breast with living flame fire, dining area with French windows leading out to the gardens. From the sitting area, you can enjoy far-reaching views across Staffordshire, stretching all the way to the Welsh Hills on a clear day. An industrial-style staircase with a glass balustrade rises gracefully to the first-floor accommodation, adding a contemporary design flourish to the space. Double doors lead off the living space to a cosy snug, ideal as a home office, reading nook, or quiet retreat. Under floor heating throughout the ground floor.

The kitchen features an extensive range of contemporary cabinets with high-gloss, handleless doors and polished granite countertops, including a breakfast bar for casual dining. It comes fully equipped with a comprehensive range of integrated appliances, combining sleek design with everyday practicality. A door leads off the kitchen to the laundry room, which includes an internal door to the garage and access to the downstairs shower room.

First Floor Accommodation

Stairs rise to a galleried landing, which includes a study area with built-in furniture—an ideal spot for home working or reading. The main bedroom enjoys a dual aspect with far-reaching views across Staffordshire towards the Welsh Hills in the distance. It features a walk-through dressing area fitted with built-in wardrobes and a super-stylish en-suite bathroom. There are three further bedrooms, including a guest bedroom with its own en-suite shower room, along with a luxurious family bathroom completing the accommodation. Under floor heating to the dressing room and both en-suites.



Outside

The outside space is purpose-designed for pure pleasure! An extensive patio area provides ample room for sunbathing and outdoor entertaining, complemented by a calming Koi pond and a secluded terrace with a hot tub—the perfect spot to unwind in total privacy. The leisure offering continues with a heated indoor swimming pool, a covered outdoor bar, and a Nordic BBQ hut, creating an exceptional setting for year-round enjoyment. Generous off-road parking is provided behind a remotely operated sliding gate, together with an integral garage for added convenience and security.

The Area

Rough Close is a popular residential area located on the southern tip of The Potteries, about 4 miles from Stone and easily accessible to the whole of mid and north Staffordshire. There are plenty of amenities within walking distance, including a variety of shops, two pubs and a primary school. Countryside walks are literally on your doorstep with Rough Close Common within 5 minutes walk, where you will discover 50+ acres of Staffordshire's finest dog walking terrain and the National Trust Downs Banks are a little over 3 miles away in Barlaston village.

Travel a little further afield and you will find the renowned Wedgwood Visitor Centre, and prestigious Lunar Restaurant operated by Michelin starred chef Niall Keating close by in Barlaston village. About 5 miles away are the spectacular Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in wait of exploration, along with a unique shopping village, garden centre and regular outdoor events.

Minutes away from the A50 and M6, the property is within easy commuting distance of The Potteries, Stone, Leek & Uttoxeter 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 hours drive.

General Information

Services; Mains gas, electricity, water & drainage.

Central Heating; Mains gas with under floor heating throughout the ground floor of the house and also to the dressing room and the two en-suite bathrooms.

Council Tax Band E - Stafford Borough Council

what3words location station.mainland.dolly

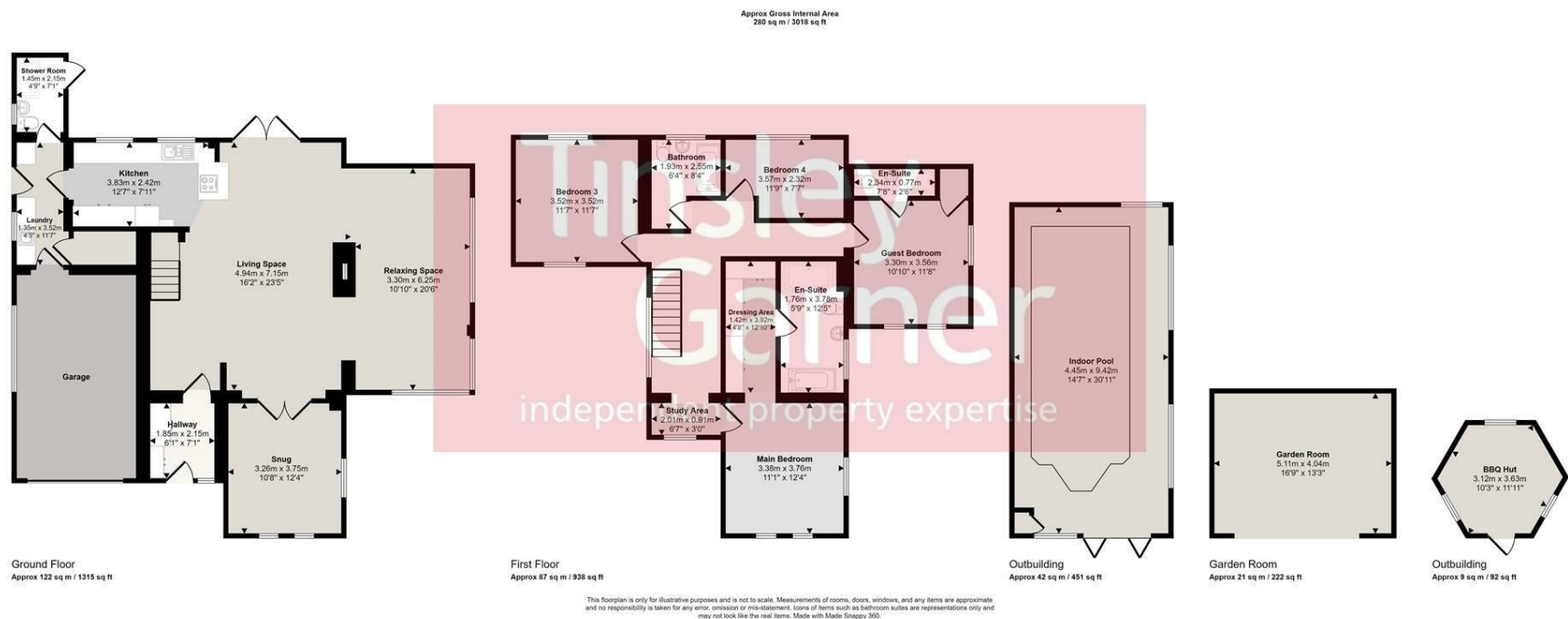
Viewing by appointment

Freehold Asking Price £895,000

For sale by private treaty, subject to contract.

Vacant possession on completion





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	







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