



Stanley Bank, Stoke-On-Trent, ST9 9LT.
Offers in the Region Of £595,000

Whittaker ^{Est. 1930}
& Biggs

Stanley Bank, Stoke-On-Trent, ST9 9LT.

Barncroft is a beautiful four/five bedroom link-detached stone property, having character and charm with its original structure dating back to 1770 (circa). The conversion was carried out in 1976 and this tasteful family home is nestled on an elevated plot, having spectacular views towards the Staffordshire Moorlands and beyond. The property is located within the tranquil village of Stanley, which is highly regarded and within the catchment of Endon High School. This spacious home has three/four reception rooms, ensuite to bedroom one, dual driveways and integral double garage with storage rooms. The double garage offers further potential with exposed A-Frame, it could also be a granny annex, airbnb or just further accommodation, this would be subject to planning and building regulation approval. You're welcomed into the property via the hallway, with WC off. The living and dining room are located to the rear of the property and provide the best vantage point to admire the views. The living room has an open fire place, an ideal addition throughout those winter months. The other two reception rooms are currently utilised as a study and storage room, but offer further living or bedroom accommodation to suite your needs. The kitchen is well equipped with a good range of fitted units, integrated dishwasher, Bosch oven, induction hob and extractor over. The kitchen also has ample room for a breakfast table and chairs. The utility is has base units, sink, Baxi gas fired boiler and space for a dryer and washing machine. A staircase from the ground floor to the lower ground floor takes you down to the garage, having light and two separate rooms which are currently used as storage. To the first floor are four well proportioned bedrooms, with bedroom one having an ensuite shower room. The family bathroom incorporates both a panel bath and shower cubicle with electric shower over. Externally to the front are dual driveways for at least four vehicles and further parking within the garage. A pathway provides access to the rear garden which is mainly laid to lawn with well stocked borders. The property is offered with no chain and a viewing is highly recommended to appreciate the location, size and amazing views.

Situation

Stanley is a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton and Macclesfield, The Potteries and the Motorway Network. Stoke -on-Trent Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along the Caudon Canal and with Stanley Pool conveniently on your doorstep. The popular Travellers Rest is within walking distance and offers good choice of real ales and food.



Inner Hallway

Hardwood window to the side elevation.

Hallway

UPVC double glazed door and hardwood window to both side elevations, staircase to the first floor, radiator, cornicing.

Study 9' 9" x 11' 10" (2.97m x 3.61m)

Hardwood window to the front and side elevation, radiator, cornicing.

Living Room 19' 9" x 11' 10" (6.02m x 3.60m)

Hardwood bay window to the rear elevation, two radiators, open fire, tiled hearth, brick surround, tiled mantle, cornicing.

Dining Room 12' 10" x 9' 8" (3.90m x 2.95m)

Hardwood window to the rear and side elevation, radiator, cornicing.

Kitchen 16' 6" x 10' 2" (5.04m x 3.09m)

Hardwood window to the front, side and rear elevation, two radiators, units to the base and eye level, BOSCH electric oven, BOSCH four ring induction hob, extractor fan, Belfast sink, chrome mixer tap, plumbing for a dishwasher, integral fridge / freezer, exposed timber beams.

Utility Room 8' 9" x 6' 4" (2.67m x 1.92m)

Hardwood window to the rear elevation, radiator, units to the base, stainless steel sink with drainer, plumbing for a washing machine, space for a dryer, wall mounted Baxi boiler.

Reception Room / Bedroom Five 13' 5" x 14' 8" (4.10m x 4.48m)

UPVC double glazed door to the side elevation, hardwood window to the front elevation, radiator, loft access.

First Floor

Landing

Two radiators, airing cupboard, storage cupboard, loft access.

Bedroom One 14' 2" x 11' 11" (4.33m x 3.62m)

Hardwood window to the rear elevation, radiator.

Ensuite

Hardwood window to the side elevation, radiator, shower cubicle, low level WC, vanity wash hand basin.

Bedroom Two 13' 11" x 9' 10" (4.24m x 3.00m)

Hardwood window to the rear elevation, radiator.

Bedroom Three 8' 10" x 10' 3" (2.68m x 3.12m)

Hardwood window to the rear elevation, radiator.

Bedroom Four 9' 8" x 11' 10" (2.95m x 3.60m)

Hardwood window to the front elevation, radiator, built in wardrobe.

Bathroom

Hardwood window to the side elevation, radiator, chrome ladder radiator, panelled bath, corner shower cubicle, low level WC, pedestal wash hand basin.

Integral Garage 17' 2" x 24' 4" (5.24m x 7.41m)

Two electric roller doors to the front elevation, UPVC door to the rear elevation, light connected, exposed timber A-frame, exposed stone wall, light connected.

Storage Room 10' 2" x 14' 9" (3.09m x 4.50m)

Light connected.

Storage Room 6' 3" x 14' 9" (1.91m x 4.50m)

Light connected.



Externally

To the front, paved driveway, raised flower bed. To the side, paved driveway and walkway. To the rear, area laid to paved patio, area laid to lawn, raised flower bed, hedged boundaries.

Courtyard

Stone flagged patio, walled / fenced boundaries.

Note:

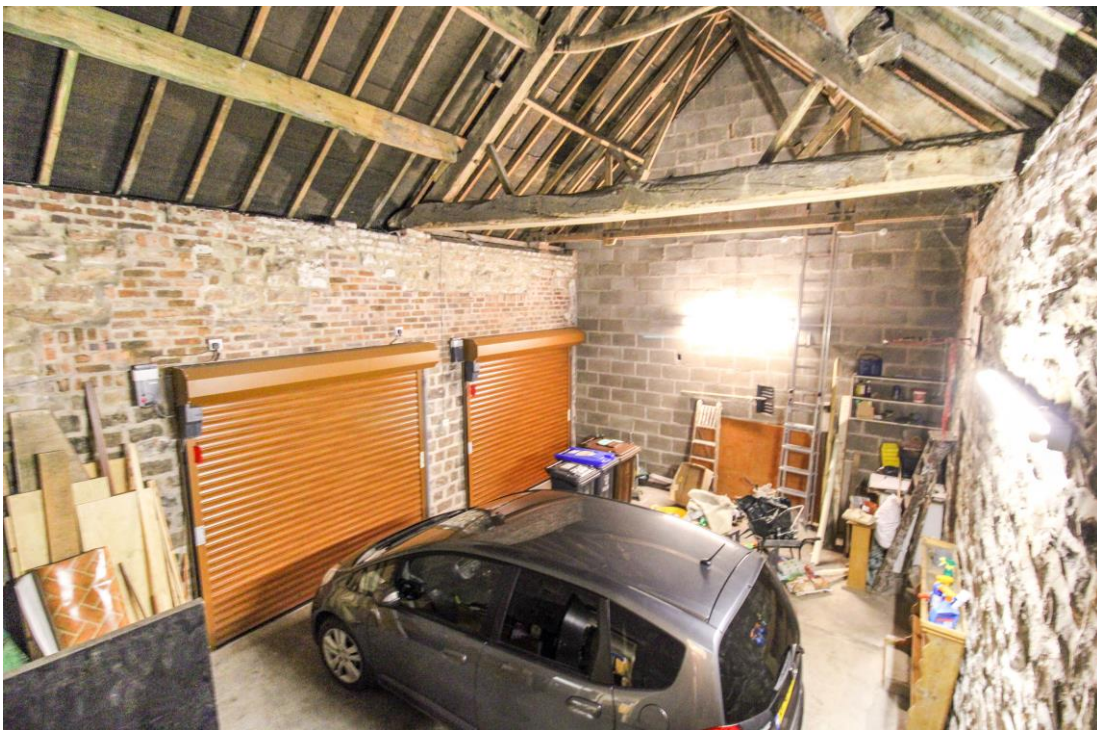
Council Tax Band: E

EPC Rating: D

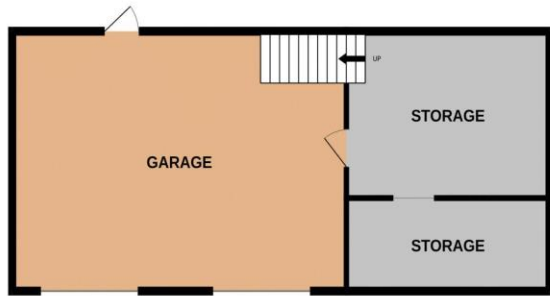
Tenure: believed to be Freehold







BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Directions

from Leek Proceed out of the town on the A523 Newcastle Road. Follow this road passing through the village of Longsdon and upon entering into the village of Endon turn left into Station Road signposted Stanley. Follow this road passing over the Canal and upon entering into the village of Stanley, the property is located on the left hand.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**