



3 Springwood Road, Newcastle-under-Lyme, ST5 6BP.  
OIRO £650,000

Whittaker  
& Biggs

Est. 1930



### 3 Springwood Road, Newcastle-under-Lyme, ST5 6BP.

Springwood Lodge is a unique opportunity to purchase a small holding which is nestled within approximately 2.48 acres of land, consisting of mature gardens, two paddocks, agricultural buildings, including a brick built barn, which has development potential, subject to planning and building regulation approval. The property forms two lots, the house, gardens and a paddock which is approximately 2.16 acres. Adjacent to the property on the South side is a further lot, which is 0.32 acres or thereabouts and is fully enclosed with fenced and hedged boundaries, mainly laid to lawn with a number of agricultural buildings, which included the substantial brick-built barn. Internally the property boasts three reception rooms, three bedrooms, ensuite and dressing area to bedroom one, family bathroom and well equipped kitchen. Access to the property can be via the two separate porches, either via the kitchen or sitting room. If accessed via the sitting room the property flows through to the living room, dining room and then the kitchen. The living room houses the staircase to the first floor whilst the kitchen has a good range of units fitted to the base and eye level, houses the main gas fired boiler, with a separate boiler for the hot water supply, gas cooker, extractor and electric oven. The first-floor landing provides access to the three well proportioned bedrooms. Bedroom one has a dressing room and ensuite shower room, which has a shower enclosure with electric Triton shower, pedestal wash hand basin, low level WC and bidet. Bedroom two and three have fitted wardrobes and the bathroom incorporates a spa style bath, vanity wash hand basin, low level WC, radiator and chrome taps. Externally the gardens surrounding the property are mainly laid to lawn, with hedged boundary, path, excellent views to the Western direction over the paddock and neighbouring agricultural land. Located within the garden to the side is a number of timber and masonry outbuildings with power and light connected.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, further potential, views and excellent location.





## Ground Floor

### Entrance Porch 6' 2" x 5' 0" (1.87m x 1.53m)

Wood glazed door to the frontage, UPVC double glazed window to the rear, UPVC double glazed window to the side, tiled floor.

### Sitting Room 19' 3" x 12' 10" (5.87m x 3.91m)

Wood glazed door, UPVC double glazed bay window to the frontage, UPVC double glazed bay window to the rear, 2 x UPVC double glazed windows to the side aspect, gas fire with wood surround, 2 x radiators.

### Living Room 19' 3" x 15' 0" (5.87m x 4.56m) Max measurement

Wood double glazed patio doors to the frontage, UPVC double glazed window to the rear, open fire with tiled hearth and brick surround, 2 x radiators, stairs to the first floor, under stairs storage.

### Dining Room 15' 8" x 14' 11" (4.78m x 4.55m) Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, 2 x radiators, 1 x electric radiator, tiled floor.

### Kitchen 14' 8" x 9' 1" (4.47m x 2.77m)

Wood glazed door to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, Indesit gas hob, extractor hood, Indesit electric oven, stainless steel sink and drainer, chrome taps, Glow worm boiler.

### Porch 4' 4" x 3' 3" (1.31m x .98m)

Wood glazed door to the frontage, WC off.

### WC 8' 9" x 2' 7" (2.66m x 0.80m)

Wood double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome taps.

## First Floor

### Landing 16' 5" x 2' 9" (5.00m x 0.84m)

Wood glazed window to the frontage, radiator, airing cupboard housing the water tank.

### Bedroom One 15' 7" x 14' 8" (4.74m x 4.48m)

UPVC double glazed window to the side aspect, radiator.

### Dressing Room 9' 3" x 7' 7" (2.82m x 2.31m)

Loft hatch.

### En-suite 8' 9" x 6' 9" (2.66m x 2.06m)

UPVC double glazed window to the rear, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, bidet, chrome taps.

### Bedroom Two 12' 9" x 12' 8" (3.88m x 3.87m)

UPVC double glazed window to the rear, fitted wardrobes with mirrored sliding doors, radiator.

### Bedroom Three 10' 7" x 7' 9" (3.22m x 2.35m)

UPVC double glazed window to the rear, built in wardrobe, over stairs storage, radiator.

### Bathroom 9' 1" x 6' 8" (2.76m x 2.04m)

UPVC double glazed window to the frontage, spa bath with chrome mixer tap, vanity wash hand basin, chrome mixer tap, low level WC, radiator, part tiled, loft hatch.

## Situation

Springwood Lodge offers great commuting links, being situated on the Audley Road, which is within close proximity to the A34 with ease of access to the A500 and M6.





### Externally

The house, gardens and paddock measure approximately 2.16 acres and consist of mature gardens which surround the property which are mainly laid to lawn with pathway and hedged boundary. Located to the rear of the property is gated access onto the paddock. To one side of the property is a further garden area which has a number of timber/masonry outbuildings with power and light connected. Located adjacent to the property is a further plot of land which measures approximately 0.32 acres. The land has access from the road and has a number of agricultural

building within it and a brick built barn. The barn has a number of livestock pens within, light and has development potential, subject to planning and building regulation approval. The land is mainly laid to lawn with hedged boundary.

### Utilities

Heating - Mains Gas Water - Mains Electricity - Mains  
Sewerage - Septic Tank

Note:

Council Tax Band: E

EPC Rating: F

Tenure: believed to be Freehold













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.

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