



The Wood, 19 Station Road, Keele, Newcastle Under Lyme, Staffordshire,
Guide Price £825,000

**BAKER
WYNNE &
WILSON**

GUIDE PRICE: £825,000 - £875,000

An enchanting and substantial four-bedroom semi-detached character property circa 4180 ft2 with an array of unique selling features constructed in the 1920's with later characterful additions. Surrounded by rural landscape and mature woodland with a spring showing of bluebells, on an elevated plot, having ponds and associated residential recreational area within the total of nearly 2 acres. Also featuring an abundance of wildlife, including some little-known birds, 1-gauge (1.75") railway track and station house, pétanque/boules court, and outdoor chess.

DIRECTIONS TO ST5 5AH

what3words /// acting.dinosaur.ghosts

LOCATION

The private lane guides you through the beautiful woodland and onward to the property which is located between 5 and 10-minutes minutes' drive of Newcastle town centre and many other local amenities. The Wood also has good links to the A525, M6 and A500. The village of Keele remains as popular as ever being conveniently located for Newcastle town centre, Keele University, and the Royal Stoke Hospital. The pretty village is surrounded by some very picturesque countryside providing an ideal spot for rural walks.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

"A harmony of volume, light, shadow, texture and materials"

With an internal footprint of over 4,000 sq. ft, this four-bedroom house near to Keele University is wonderfully true to its 1920s origins. Historic features inside and out have been lovingly looked after, with contemporary additions respectful of its origins added.

The Wood rests in approximately two acres of beautifully curated private gardens with its very own model railway and woodland. The accommodation has been the subject of a detailed restoration by a wonderful marriage of modern living and 20th-century elegance and has scope to further enhance to make one's own.

Nearby Keele University is located in the Staffordshire countryside and is world-renowned for its breadth of teaching and research that tackles the world's most urgent problems.

ACCOMMODATION

With approximate measurements comprises:

FRONT PORCH

6'6" x 5'5"

Storage seats.

ENTRANCE HALL

22'2" x 10'10"

Oak block floor, corner fireplace with wood burning stove, feature twin flight staircase, radiator.

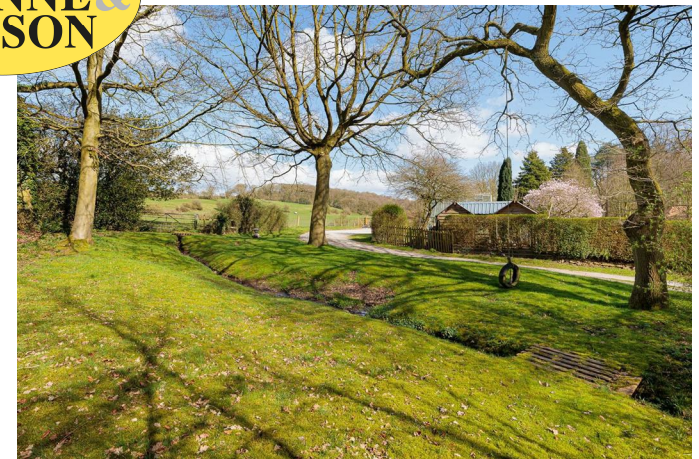
CLOAKROOM

5'5" x 4'5"

Low level W/C, wash hand basin.



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DINING ROOM

22'3" x 18'5"

Oak mantle surround to tiled hearth and back with open fireplace, large bay window with curved glass sash inserts and feature panel upper lights. Double opening panel doors to entrance hall.

KITCHEN/BREAKFAST ROOM

15'11" x 14'4"

A traditional styled kitchen in which to dine and socialise with cream coloured fitted units to four elevations providing an expansive range of base and wall storage facilities. Useful and extensive worktop surfaces with a undermounted one and half bowl sink unit with a hose mixer tap over, column radiator, quarry tile pattern floor, sash window, tiled recess with Lacanche oven range and four ring gas hob, cupboard housing Bosch dishwasher. Fitted appliances:- built in fridge and separate freezer.

SITTING ROOM

23'5" x 15'11"

Feature full height triple section bay with central double and two single panel glazed exterior doors. Painted lower section panel walls. Two radiators. Focal point:- Elegant fireplace with mirrored back oak mantle surround, tiled hearth and back, impressive seven section ceiling, serving hatch, corner painted china cupboard.

SIDE PORCH

5'4" x 3'10"

STORE ROOM/PANTRY

9'5" x 3'9"

UTILITY ROOM

9'9" x 9'4"

Glow worm gas fired central heating boiler. Plumbing for fridge. Twin white glazed sink, space for domestic appliances.

SIDE ENTRANCE

6'7" x 5'0"

BATHROOM

9'9" x 6'7"

'Jacuzzi' spa bath, heated towel radiator, low level W/C, pedestal wash hand basin, tiled floor and part tiled walls, hot water cylinder cupboard.

LIBRARY

14'11" x 14'2"

Wall to wall fitted shelving and low level room dividing section, Adams style fireplace surround with electric fire insert.

FAMILY ROOM

26'6" x 12'3"

Oak framed with showing beam sections and vaulted ceiling, raised brick plinth with large wood burning stove, two radiators, doors to exterior and double glazed window inserts.

SNUG

12'4" x 9'8"

Radiator.

Inner hallway off providing a useful drinks area with glass fronted built in china cabinet.



GARDEN ROOM

An oak framed feature addition again with showing beam sections and a vaulted ceiling. Double glazed windows and door sections, oak boarded floor, brick platform with a Clearview multi fuel stove, loft storage access.

FIRST FLOOR

GALLERIED LANDING/STUDY/RELAXATION AREA

28'7" x 10'11"

Distant woodland and rural views, radiator.

MASTER BEDROOM SUITE

15'0" x 12'11"

Radiator, wall mounted TV position.

ENSUITE SHOWER ROOM

9'2" x 7'0"

Walk in curved glass cubicle with mixer shower, vanity wash hand basin, low level W/C, tiled walls and floor.

ENSUITE DRESSING ROOM

9'1" x 7'6"

Fitted mirror and storage with shelving and hanging to two elevations.

BEDROOM NO. TWO

19'0" x 16'0"

Fitted wardrobes and cupboards.

ENSUITE SHOWER ROOM

11'8" x 3'6"

Cubicle with shower, low level W/C, pedestal wash hand basin, heated towel rail, fully tiled walls and floor.

INNER CORRIDOR TO HALLWAY

21'0" x 9'11" maximum

BATHROOM

9'7" x 5'6"

Panel bath, pedestal wash hand basin, low level W/C.

BEDROOM NO. THREE

16'1" x 14'5"

BEDROOM NO. FOUR

16'1" x 9'8"

EXTERIOR

See attached plan - estimated area nearly two acres of formal landscaped gardens and mature woodland. Off the main highway over a long private approach, the property is discreetly situated on an elevated plot which adjoins open countryside. A detached double garage is observed firstly on the left hand side of the driveway measuring 22'6" x 19'9" with an attractive pitched and hipped tile roof, twin timber doors, power, light, security cameras. Large stone parking area. Oak framed carport 18'5" x 10'10". Rear yard. Front and side main patio and upper seating area with brick retaining wall. Raised borders. Wicker fencing. Two fish ponds. Oak pergola. Numerous trees and shrubs as well as lawned area. Rose arches, pétanque/boules court, and outdoor chess, natural clay lined pond, aluminium greenhouse, storage sheds with power and light. Woodland dell with a spring showing of

bluebells, an abundance of wildlife, including various birds.

The orchard hosts an interesting and extensive Gauge 1 model railway with a comprehensive collection of real steam and electric locomotives, freight and passenger rolling stock, many parts of which are hand-built and unique (available by separate negotiation).

Multiple tracks run round a 90 yard circuit, including bridges and a large turntable. Timber Model Railway House "ADLESTROP" 39'6" x 7'5" (292ft2).

Please contact Mark Johnson FRICS for a link to YouTube to see the track in full operation.

SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating via radiators.

TENURE

Freehold.

COUNCIL TAX

Band G.

VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich.
(Tel No: 01270 625214).

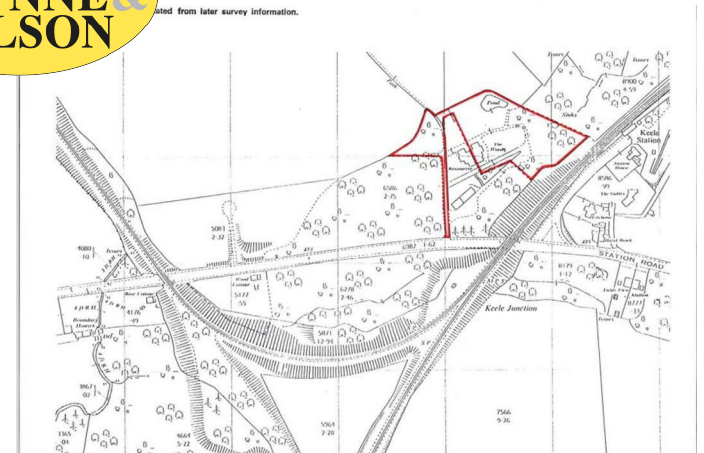
CONSTRUCTION

Constructed of solid brick elevations with part rendered and exposed facing timbers under a tiled covered roof.





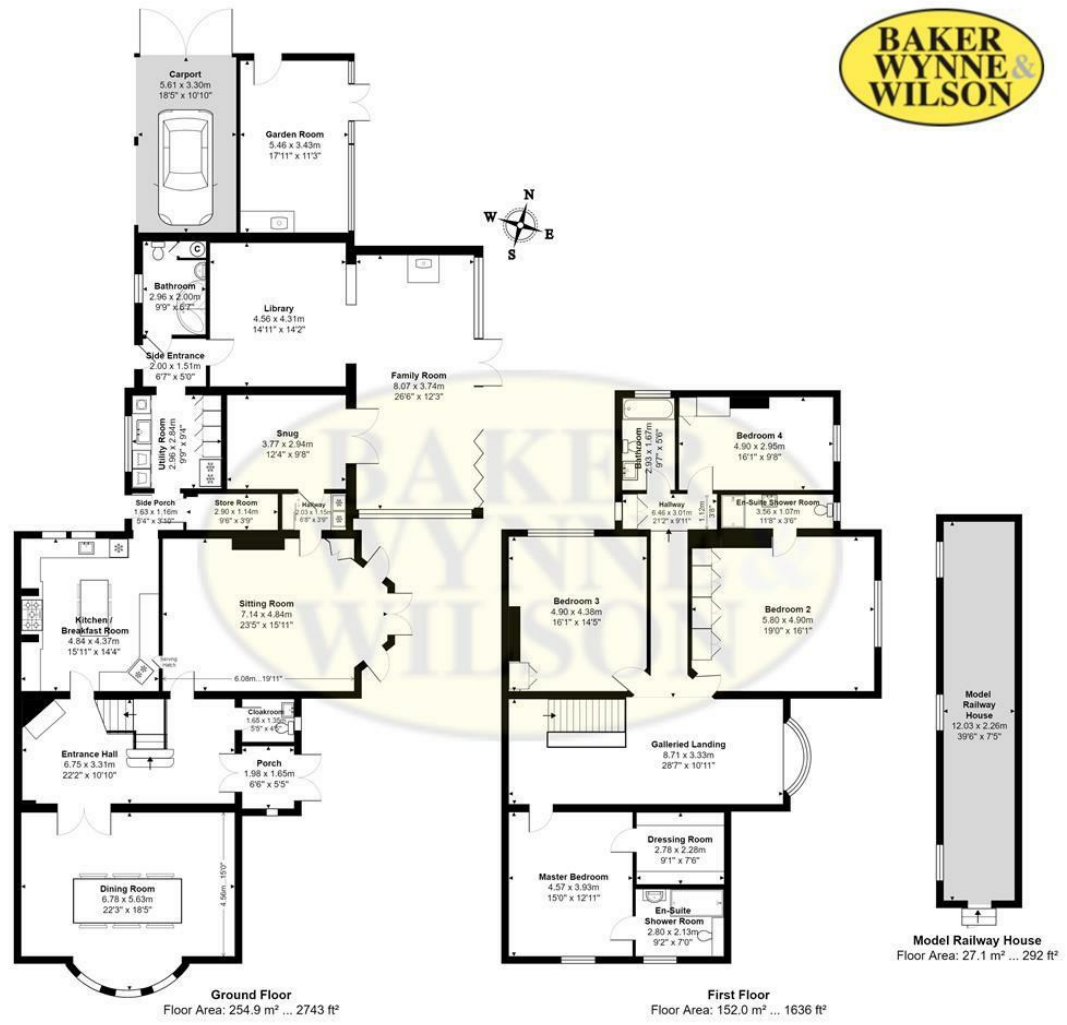
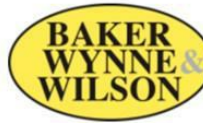
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THE WOOD, 19 STATION ROAD, KEELE, NEWCASTLE, STAFFORDSHIRE, ST5 5AH
 Approximate Gross Internal Area: 434.0 m² ... 4671 ft² Includes Model Railway House, Garden Room & Carport
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | 61 | |
| (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 | |

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