

Brook Lane Endon Stoke on Trent ST9 9EZ



Offers In The Region Of £720,000

Brook Lane, Endon, Stoke on Trent, ST9 9EZ

Close your eyes and make a wish for your perfect new home
Just take a look at this stunning property in Endon with plenty of space to roam
DETACHED with FIVE BEDROOMS and immaculate all through

Does this sound like the right place for you?

With a gorgeous breakfast kitchen and a dining room to impress

When you see this wonderful home I'm sure you'll say YES!

The outside offers an extensive garden, garage/ workshop and drive for numerous cars

Be sure not to miss out, remember the only number you need is ours!

The Coach House is a delightful five bedroom detached family home, set within a highly regarded sought after location commanding spectacular views over the Staffordshire Moorlands and conveniently placed close to the old part of Endon village. The property offers comfortable living and bedroom accommodation, including part of the original building which has the family room, loft room, fuel store and workshop suitable for conversion as extra living accommodation or separate annex/office space having separate entrance (subject to necessary consents). Externally, there is extensive formal gardens surrounding the property along a well stocked orchard and paddock. An internal viewing of this immaculate and versatile home is HIGHLY recommended to fully appreciate the history and position offered. It is believed 'The Coach House' was used by coaching staff and horses during overnight stays at the Inn and parts of the original building still remain.

A private sanctuary and serene environment, perfect blend of privacy and community. Whether you're looking to settle down with your family or simply want to upgrade to a larger space, this property offers endless possibilities. Don't miss the opportunity to make this house your home and enjoy the best of village living in the heart of Endon. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Brook Lane.

Entrance Hall

Spacious hall with double glazed window to the front aspect. Stairs off to the first floor. Useful cloaks cupboard.

Separate WC

Double glazed window. Low level WC and wash hand basin.

Lounge

23'9" x 14'6" (7.25 x 4.44)

Beautifully presented lounge with feature fireplace housing multi burner on stone hearth. Wood block flooring. Three double glazed windows. Bi folding doors to the dining room.

Dining Room

15'3" x 11'11" (4.67 x 3.65)

Double glazed window to the rear aspect and double glazed door with access into the rear garden. Radiator.

Breakfast Kitchen

Boasting an excellent range of base cupboards and

drawers with worktops over. Double sink and mixer tap. Part tiled splash backs. Space for range style cooker with extractor hood. Space for breakfast table. Double glazed window to the rear aspect. Tiled floor. Radiator. There is an external door to the side courtyard.



Utility Room

12'3" narrowing to 8'10" x 9'11" (3.74 narrowing to 2.70 x 3.03)

With a range of wall mounted units, worktops with cupboards below. Ceramic sink, mixer tap. Plumbing for automatic washing machine. Double glazed window. Tiled floor. Door access to the garage.

First Floor

Landing

With two double glazed windows. Radiator. Loft access. Cupboard housing gas central heating boiler.

Master Bedroom

14'6" x 10'7" (4.44 x 3.24)

The bedroom area has two double glazed windows. Radiator. Access to the dressing area and en-suite shower room.

Dressing Area

14'6" narrowing to 7'7" x 10'11" to robe (4.44 narrowing to 2.33 x 3.35 to robe)

L- shaped room with double glazed window. Two double wardrobes. Radiator.

En-Suite Shower Room

6'6" x 6'5" (1.99 x 1.98)

Suite comprises, shower cubicle housing New Team shower unit, vanity wash hand basin and low level WC. Tiled walls. Radiator.

Bedroom Two

15'4" x 12'0" (4.68 x 3.66)

Double glazed window. Radiator.

Bedroom Three

11'3" x 9'7" (3.45 x 2.94)

Double glazed window. Radiator.

Bedroom Four

11'3" x 9'9" (3.45 x 2.99)

Double glazed window. Radiator.

Bedroom Five/ Family Room

17'2" x 15'11" (5.25 x 4.86)

This is the original part of the Coach House and the family room. Double glazed window. Two radiators. Access to the Loft Room.

Loft Room

13'6" x 12'8" (4.14 x 3.88)

Double glazed window and sky light. Vaulted ceiling. There is sealed hatch to the workshop below.

Externally

To the front of the property there is double glazed access to the driveway which provides ample off road parking. The Coach House boasts formal gardens with mature trees and shrubs, central patio with wrought iron pergola and path to a secret garden, external power points and lighting. There is also a side courtyard area with private seating. An orchard offers an extensive range of fruit trees and paths leading down to further gardens. The double fronted garage benefits from lighting and power connections.

**Garage**

16'7" x 16'2" (5.06 x 4.94)

Electric door. Power and light.

Attached Log/Store

12'8" x 7'1" (3.87 x 2.18)

With light and open access to the workshop.

Workshop

14'2" x 13'0" (4.33 x 3.98)

With light.



Approx Gross Internal Area
284 sq m / 3055 sq ft



Ground Floor
Approx 145 sq m / 1556 sq ft

First Floor
Approx 139 sq m / 1499 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.



Tenure: Freehold
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.