



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Whympenny

Godlev Lane

Dilhome, Stoke-On-Trent, ST10 2PF

Offers In The Region Of £575,000



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Whympenny Godley Lane

Dilhorne, Stoke-On-Trent,
ST10 2PF

***EQUESTRIAN PROPERTY WITH STABLES AND
TWO ACRE PADDOCK AND MENAGE***

An excellent opportunity to acquire this FOUR bedroom detached family home, together with a block of Stables, Menage and land extending to approximately two acres or thereabouts.

Whympenny offers spacious and well presented family accommodation set over two floors, benefitting from two reception rooms, fully fitted kitchen, utility, downstairs WC, four good sized bedrooms and family bathroom to the first floor.

This property would be ideal for Equestrian use or growing family.

Viewings come HIGHLY recommended to fully appreciate the home, location and potential on offer.

Directions

From our Leek office on Derby Street, proceed on the A520 Cheddleton Road. After approximately 5 miles, bare left onto the A522 Cheadle Road. After around 1.5 miles turn right onto A52 Kingsley Road. Turn left signposted for Dilhorne and proceed onto Godley Lane where the property will be found on the left hand side identifiable by our For Sale board.

Covered Porch

Entrance Hall

External door, tiled floor, Built-in Cloak Cupboard, pedestrian door to garage.

Downstairs WC

7'5" x 6'5" (2.28 x 1.96)

Wash hand basin in vanity, low level wc, single radiator, Upvc double glazed frosted window to rear, tiled floor.

Lounge

25'5" x 12'9" (7.77 x 3.90)

Upvc double glazed bay window to front and window to side, fireplace incorporating multi fuel stove, double radiator, single radiator, staircase off, oak floor, double doors to dining room.

Dining Room

11'11" x 10'11" (3.64 x 3.33)

Upvc double glazed picture window to rear, double radiator, tiled floor.





Kitchen

13'11" x 11'10" (4.25 x 3.63)

Excellent range of fitted unit comprising base cupboards and drawers with matching wall cupboards, integrated dishwasher and wine cooler, work surfaces, one and a half sink unit, double radiator, Upvc double glazed picture window to rear and side aspects, tiled floor.

Utility

11'10" x 9'2" (3.62 x 2.80)

Matching base and wall units, plumbing for washing machine, space for tumble dryer, work surfaces incorporating stainless steel sink unit, double radiator, tiled floor, external door to front and rear aspects, Upvc double glazed window to side.

Store Cupboard off

9'2" x 4'8" (2.80 x 1.44)

Work surface with wall cupboards above, double radiator.

First Floor Landing

Upvc double glazed frosted door to balcony, single radiator.

Master Bedroom

20'5" x 14'0" (6.24 x 4.29)

(Plus Undereaves Storage)

Upvc double glazed windows to front, side and rear aspects, two single radiators.

Family Bathroom

8'11" x 7'3" (2.72 x 2.23)

Suite comprising panelled bath, fully enclosed shower cubicle incorporating mixer fitment, wash hand basin in vanity, low level wc, fully tiled walls, Upvc double glazed window to rear, double radiator, laminate floor.

Bedroom Four

9'7" x 6'8" (2.94 x 2.05)

(Plus Undereaves Storage)

Upvc double glazed window to front, single radiator.



Bedroom Three

11'8" x 9'0" (3.58 x 2.75)

Upvc double glazed window to rear, single radiator, loft access.

Bedroom Two

14'2" x 13'6" (4.32 x 4.12)

Upvc double glazed window to rear, single radiator, built-in double wardrobe.

Outside

Tarmacadem driveway providing ample off road parking, adjoining lawned gardens incorporating borders, access to the rear gardens.

Double Garage

17'10" x 16'0" (5.45 x 4.88)

Up and over door, concrete floor, Upvc double glazed windows to side and rear aspects, light and power connected.

Rear Gardens

Feature tile patio area, adjoining lawns with mature shrubs, cold water tap, courtesy lighting, concealed oil tank. Vehicle access via double gates from Godley Lane.

Stable Block

42'10" x 11'7" (13.07 x 3.54)

(Max) Block of three stables and separate tack room, having light, power and water connected.

Menage

Gated access to Menage with post and rail fence boundaries.

Paddock of Land

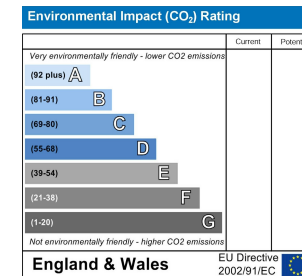
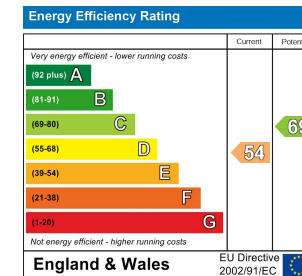
Gated access to paddock of land extending to approximately two acres or thereabouts, laid to grass.

(Potential for re development of this land subject to obtaining the relevant Planning Permission, if so desired).





Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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