



242 Eaves Lane
Stoke-on-Trent | Staffordshire | ST2 8LY

FINE & COUNTRY

242 EAVES LANE





GROUND FLOOR

Upon entering, a welcoming reception hall leads to various living spaces. The ground floor includes a spacious dining room, perfect for family gatherings, connected to a rustic kitchen. This culinary space features exposed wooden beams, terracotta-tiled flooring, and solid wood cabinets, complemented by a central pillar. A practical utility room and a separate WC are also accessible. The cosy living room is highlighted by a substantial stone fireplace with a wooden beam mantel, enhanced by decorative coving and a chandelier.













FIRST FLOOR

The first floor comprises four generously sized bedrooms, each with its own character. The master bedroom features an ensuite bathroom, while the family bathroom serves the remaining bedrooms. Details such as diamond-patterned leaded glass windows add charm. The light and spacious landing lands itself to being a home office/study space.

















OUTSIDE

Externally, the property boasts a meticulously maintained garden and a paved patio area accessible via multiple sets of double doors, ideal for alfresco dining. The expansive grounds cater to equestrian enthusiasts, with agricultural outbuildings, including barns with potential for conversion into further accommodation, subject to planning approval. Additional buildings provide options for storage or livestock, and the surrounding fields are perfect for grazing or agricultural pursuits.





LOCATION

The location enhances the property's appeal, with educational facilities such as Manor Abbey and Aurora Hanley School within a 10-minute walk, and Newfriars College 811 metres away. Food lovers can enjoy highly-rated takeaways like Abbey Oatcakes and Ho Fook nearby.



INFORMATION

Services

Heating - Oil Central Drainage

Drainage - Septic Tank

Electric - Mains

Water - Mains

Superfast Broadband is available with a speed of upto 40mbps. And 5G Mobile phone coverage is also available on various networks.

Tenure - Freehold

Local Authority: Staffordshire Moorlands

Council Tax Band: E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

Opening Hours

Monday to Friday 8.00 am-8pm

Saturday 8.00 am-8pm

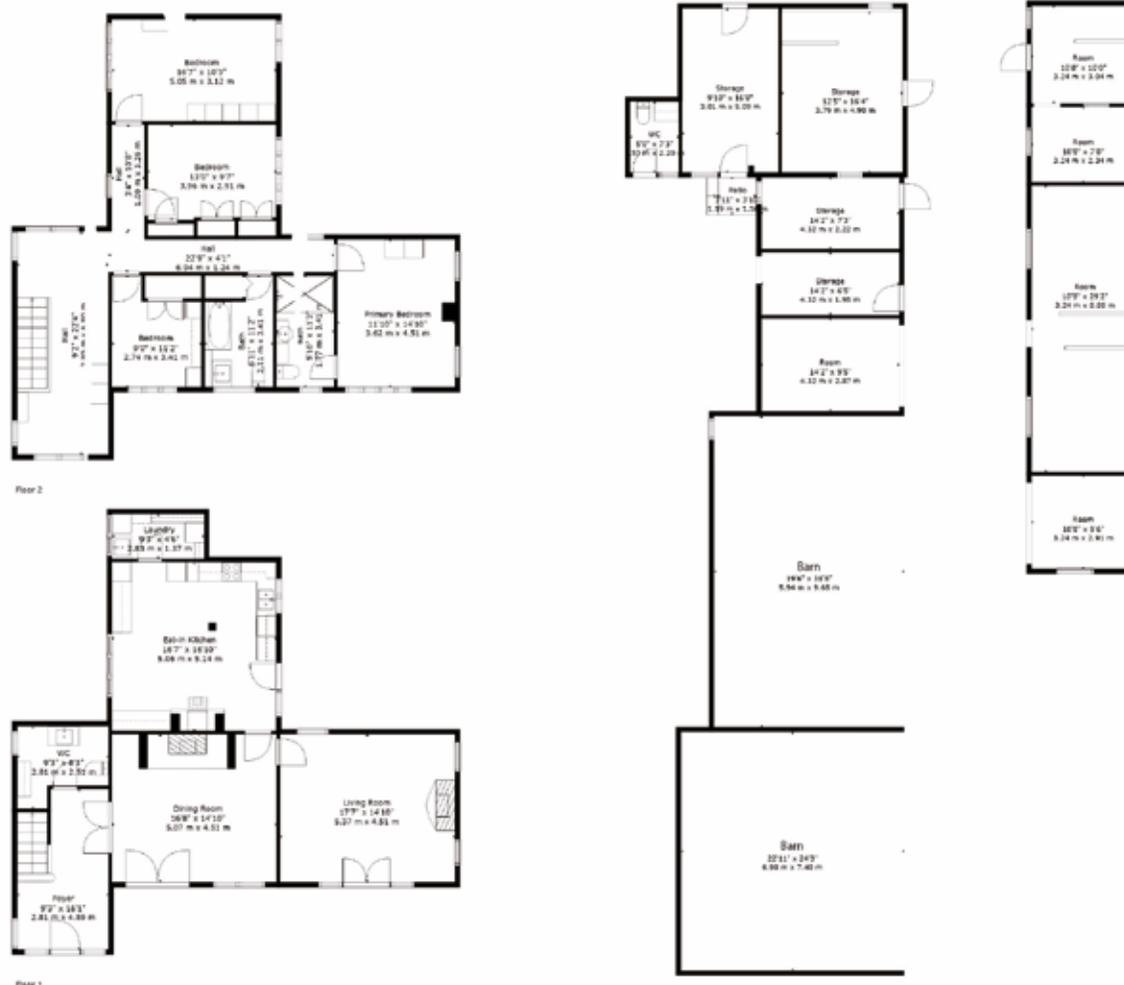
Sunday 8.00am-8pm

Offers over £ 800,000



Registered in England and Wales.

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Main House Approximate Area : 199m² | 2146Sq Ft.
Outbuildings Approximate Area : 227m² | 2452Sq Ft.
Total Approximate Area : 426m² | 4688Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ANITA PUNCHARD

PARTNER AGENT

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With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas. Specialising in equestrian and rural properties.

I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

As a proud mother of four wonderful children, my family and friends hold a special place in my heart. In my rare moments of leisure, I relish the chance to unwind with a captivating box set by a warm fire.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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