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- **Period Built Detached Country Home**
- **In need of updating**
- **EPC Band D Rating 55 Council Tax G**
- **Large Outbuildings and circa 2 acres of land**
- **Ample Parking and two driveways**
- **Ask an adviser to book your viewing**



Red Heath House, Pepper Street
Newcastle, ST5 6QJ

£650,000

Description

A large period detached country property situated on approximately 2 acres of land built circa 1870 and formerly part of the Keele Estate. This character property sits on extensive grounds and has a lapsed planning permission within those grounds for a detached bungalow. The property requires internal updating but benefits from central heating. Accommodation comprises porch, entrance hall, study, dining room, living room, conservatory, WC, breakfast room and kitchen at ground floor level with six bedrooms, one ensuite and a family bathroom to the first floor. Externally, there are extensive lawns to the sides and rear leading two garages, one with a high eaves height.

Hallway

With carpeted floor, radiator, under stairs cupboard, stairs off. Door to rear yard.

Study 13' 1" x 11' 10" (3.99m x 3.60m)

With carpeted floor, feature hearth, Power Point, Internet point.

Dining Room 16' 3" x 16' 11" (4.96m x 5.15m)

With carpeted floor, radiator, feature hearth with open fire.

Living Room 14' 11" x 18' 3" (4.55m x 5.57m) *Max to Bay*

With carpeted floor, radiator, feature fireplace with open fire. Power Point, onto conservatory.

Conservatory 13' 9" x 13' 6" (4.20m x 4.12m)

With tile floor, patio doors onto rear lawns.

Inner Hall

With carpeted floor, servants staircase.

Washroom 10' 10" x 5' 9" (3.30m x 1.75m)

With part tiled walls, fitted units and basin.

Breakfast Room 15' 0" x 15' 4" (4.58m x 4.67m)

With carpeted floor, radiator, feature hearth with inset log burner stove. Dual aspect windows.

Kitchen 17' 0" x 10' 8" (5.19m x 3.24m)

Fitted kitchen with wood base units marble effect surfaces over. Quarry tile floor and part tiled walls. Includes Washer point, Power Point, Ray burner style stove.

First Floor

Landing

With carpeted floor, stairs off, built-in airing cupboards. Access to servant staircase.

Bedroom 1 14' 11" x 16' 2" (4.54m x 4.94m)

With dual aspect windows, radiator, power point, feature hearth.

Bedroom 2 15' 11" x 16' 11" (4.85m x 5.16m)

With carpeted floor, radiator, Power Point, built-in cupboard.

Bedroom 3 6' 9" x 13' 11" (2.07m x 4.24m)

With carpeted floor, radiator, Power Point.

Bedroom 4 12' 0" x 11' 11" (3.67m x 3.62m)

With wooden floor, radiator, Power Point, feature hearth.

Family Bathroom 10' 11" x 8' 6" (3.32m x 2.60m)

Fitted bathroom suite in white with WC, pedestal basin, walk-in shower cubicle with electric shower. Half tiled walls and vinyl floor. Includes radiator, built-in airing cupboard.

Bedroom 5 12' 0" x 15' 1" (3.67m x 4.59m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire.

Bedroom 6 16' 9" x 11' 5" (5.11m x 3.48m)

With carpeted floor, radiator, Power Point open plan onto en-suite. With pedestal basin, WC, roll top bath. Part tiled walls.

Cellar

With multiple rooms, brick floor, electrical lighting.

Garages

Garage 1 12' 6" x 23' 6" (3.82m x 7.17m)

With concrete floor up and over door.

Garage 2 19' 8" x 25' 4" (5.99m x 7.71m)

With concrete floor, roller shutter door, electrical power, eaves height 6.20 m approx. Opened onto garage 1

Grounds

To the frontage is an extensive driveway with two accesses and parking for multiple cars leading to brick built out buildings used as garages. Lawns to both sides and the rear incorporating a lake. To the rear of the kitchen is an enclosed walled yard with access to garages. Approx 2 acres.

Planning Permission

Planning Reference Number: 21/00779/FUL - Newcastle Under Lyme Borough Council

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

Red Heath House Pepper Street Silverdale NEWCASTLE ST5 6QJ	Energy rating D	Valid until: 18 October 2032
		Certificate number: 9380-2201-0200-2592-5071

Property type	Detached house
Total floor area	277 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance