

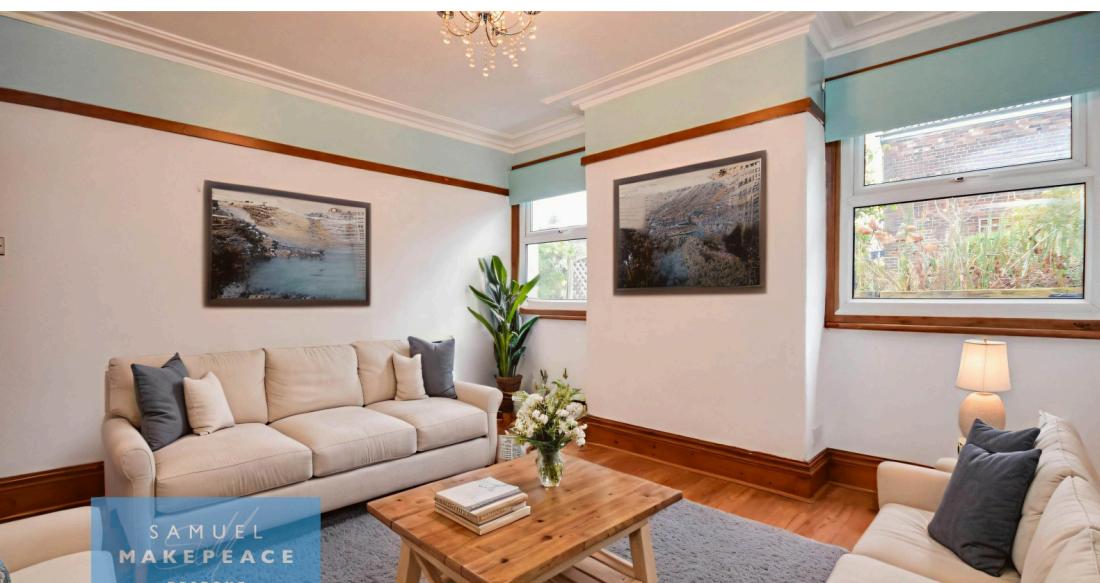


3  
Bedrooms

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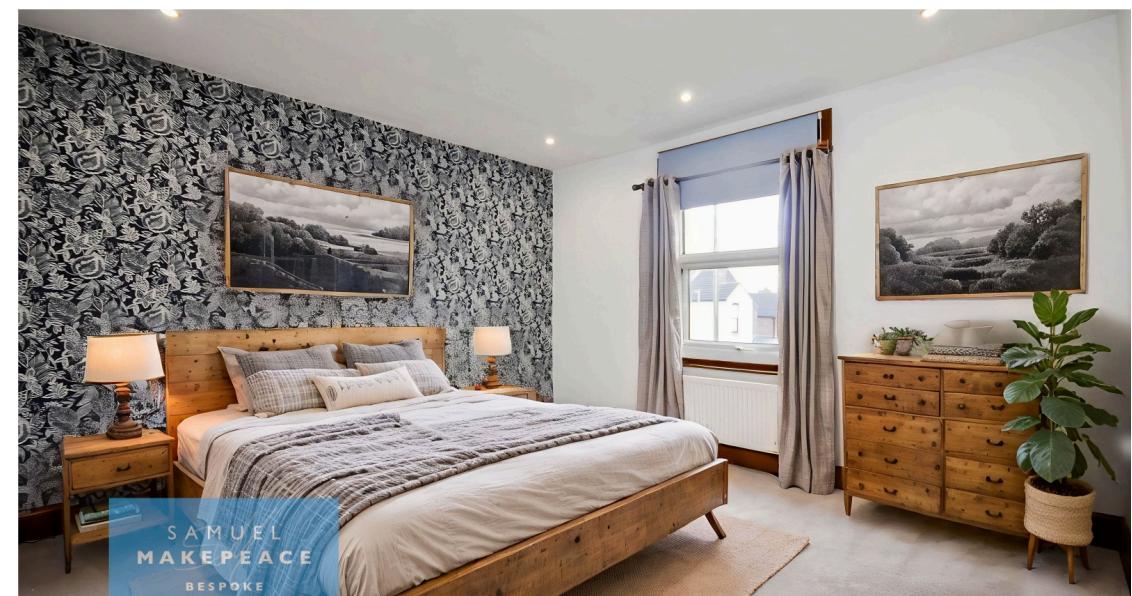
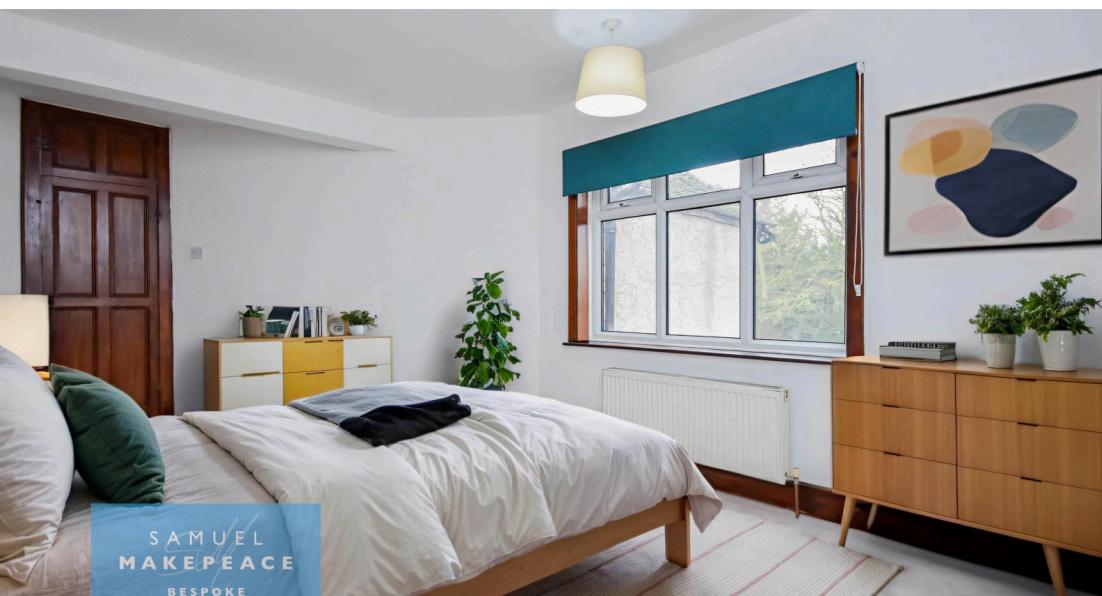
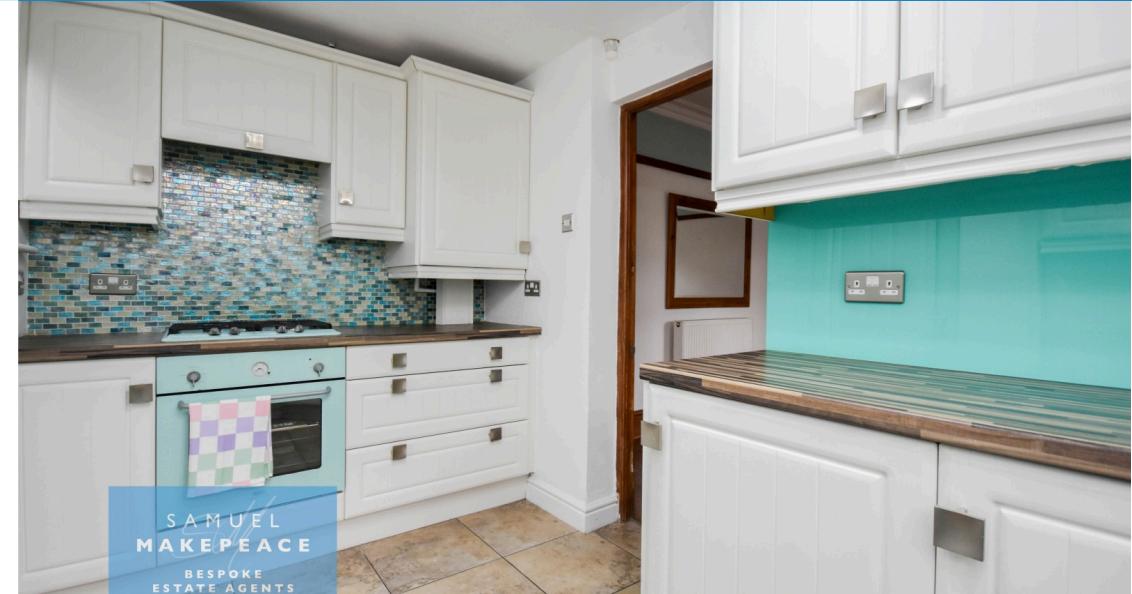
1  
Bathroom

3  
Receptions



- HIDDEN GEM ON PORTHILL BANK
- PERIOD PROPERTY FROM LATE 1800'S
- LARGE LOUNGE WITH BAY WINDOW
- FULL OF CHARACTER & HIGH CEILINGS
- SPACIOUS DINING ROOM
- LOVELY FITTED KITCHEN
- THREE SUPER SIZED BEDROOMS
- RECENTLY FITTED GORGEOUS FAMILY BATHROOM
- ACCESS FROM PORTHILL BANK OR WEST STREET
- SPACIOUS DRIVE, OUTBUILDINGS, NO UPWARD CHAIN

Offers in excess of £250,000  
Porthill Bank, Porthill, Newcastle-Under-Lyme



Set along the ever-popular Porthill Bank, Newcastle Under Lyme, this handsome late-1800s semi detached home is one of those properties that immediately feels special. From the moment you arrive, there's a quiet confidence about it – the kind that comes from generous proportions, high ceilings and the sort of character that simply can't be recreated. This is a home that has evolved beautifully over time, retaining its period charm while offering the space and flexibility modern life demands.

The entrance hall sets the tone, welcoming you in with a sense of light and scale that continues throughout the ground floor. A versatile study sits to the front, ideal for home working or creative pursuits, thoughtfully fitted with cupboards and work surfaces. The lounge is a wonderfully comfortable yet elegant space, centred around a feature fire and enhanced by a bay window that draws in natural light. Across the hall, the dining room feels made for long family meals and entertaining, with excellent proportions, under-stairs storage and a warm, sociable atmosphere that invites you to linger.

To the rear, the kitchen enjoys a lovely outlook over the garden and is fitted with an extensive range of units, integrated appliances and practical tiled flooring. With two windows and an external door, it is bright, functional and well connected to the outdoor space, making it easy to imagine summer days flowing seamlessly from inside to out.

Upstairs, the sense of space continues. The landing provides loft access and leads to three well-proportioned bedrooms, each filled with natural light. The principal bedroom is calm and generous, while the second bedroom offers equally comfortable accommodation. The third bedroom benefits from fitted wardrobes and dual windows, making it an excellent guest room, nursery or additional workspace. The family bathroom is particularly impressive, with two windows, a bath, separate shower cubicle and stylish finishes that elevate it beyond the ordinary. The majority of this floor has just been upgraded with newly fitted carpet.

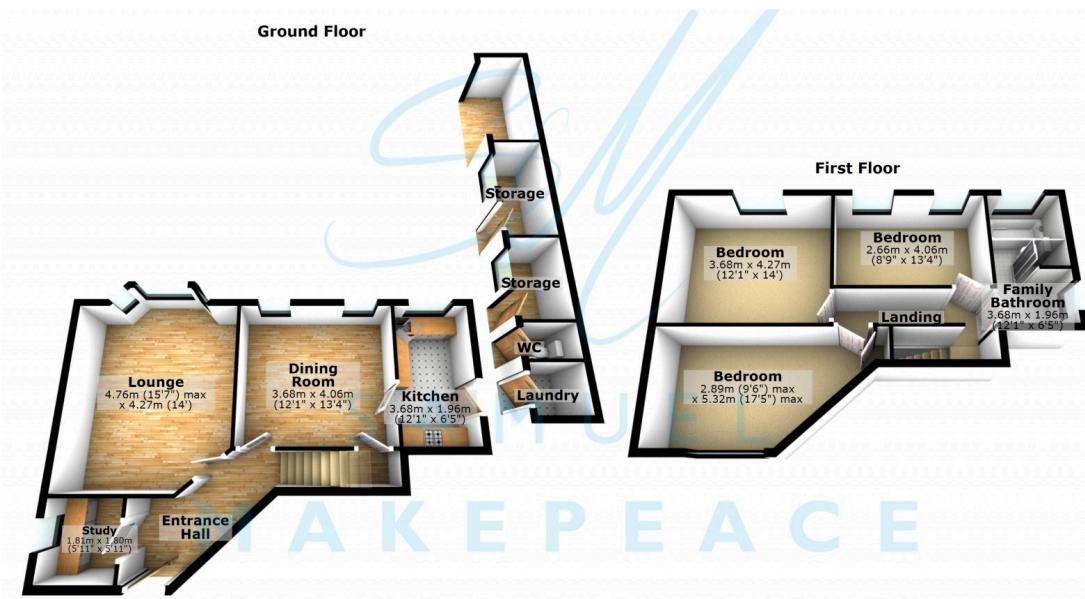
Outside, the property truly comes into its own. The front garden is approached via a paved walkway from Porthill Bank, while the rear garden is a standout feature, offering exceptional practicality and charm. With double gated and single gated access, there is a driveway providing parking for multiple vehicles, complemented by a thoughtfully designed mix of lawn, artificial lawn, sleeper beds, decorative planting and cobbled pathways. It's a garden that balances beauty with ease of maintenance, perfect for both entertaining and everyday enjoyment.

Adding further appeal is an extensive range of outbuildings, all with power and lighting. These include a WC, laundry room, two storage rooms and a covered storage area, offering incredible flexibility for hobbies, home working, storage or even future development, subject to requirements.

Rich in history, full of character and offering outstanding space both inside and out, this is not just a house but a home with a story to tell. Properties of this calibre and individuality rarely come to market in Porthill, making this a truly special opportunity for those seeking something a little out of the ordinary.

#### **Disclaimer:**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Newcastle, ST5

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