

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Grangewood House Tickhill Lane, Dilhorne, Stoke-On-Trent, ST10 2PL

£895,000

- Watch Our Online Video Tour!
- Over 14 Acres Of Land
- Three En-Suites
- Stable Block
- Four Bedrooms
- Fully Modernised
- No Chain!
- Double Garage

A unique opportunity to purchase a stunning family home set in over fourteen acres of lawns, pastureland and woodland. Finding a detached property for many people is the easy part but finding a house AND a plot of this size is no mean feat. You have found it here though at Grangewood House outside the village of Dilhorne.

The fully modernised, tasteful and practical accommodation includes a beautiful living and dining room with feature stone fireplace, shaker style kitchen with an abundance of units and integrated appliances. Four double bedrooms, two with en-suites and the family bathroom complete the upstairs accommodation. Practicality and quality is evident throughout and is not overlooked.

The plot in which the property stands is approximately 14.7 acres which is predominantly pastureland for grazing but does include acres of woodland and stunning landscaped lawns.

There is a serviced stable block and double garage to the side of the property along with a large area of hard standing.

This house is truly unique, viewing is absolutely recommended and there is no upward chain to slow down your purchase. So if you have equine requirements or just want plenty of space around you then Grangewood House has to be seen.

See our online virtual tour and for more information call or email us.



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GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

26'5" x 15'5" max (8.05 x 4.70 max)

Herringbone wooden flooring. UPVC double glazed window and patio door. Large multi-fuel burner with stone fire place. Radiator.

SNUG/OFFICE

7'11" x 7'0" (2.41 x 2.13)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN/DINER

Stunning modern kitchen! Range of wall cupboards and base units with integrated two electric oven, grill and integrated dishwasher and wine cooler. Island with fitted dining table. Laminate flooring. Three UPVC double glazed windows. Radiator.

UTILITY

10'1" x 8'2" (3.07 x 2.49)

Laminate flooring. Radiator. Range of wall cupboards and base units. Sink. UPVC double glazed window. Storage room perfect for shoes and coats etc.

CLOAKS

Tiled floor. UPVC double glazed window. Wash basin and wc. Oil fired boiler.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Store cupboard. Access to the loft.

BEDROOM ONE

5.49 x 4.45 max 2.44 min (5.48 x 4.44)

Fitted carpet. Radiator. Three UPVC double glazed windows. Range of fitted wardrobes and drawers.

EN-SUITE

10'6" x 5'10" max (3.20 x 1.78 max)

Tile effect flooring. Tiled walls. Radiator. Vanity unit. Wash basin, wc and separate shower.

BEDROOM TWO

15'7" x 9'8" (4.75 x 2.95)

Fitted carpet. Radiator. UPVC double glazed window. Fitted store cupboard.

EN-SUITE

8'1" x 4'0" (2.46 x 1.22)

Tiled walls. Radiator. Wash basin, wc and walk in shower.

BEDROOM THREE

15'8" x 14'5" (4.78 x 4.39)

Fitted carpet. Radiator. UPVC double glazed window. Fitted store cupboard.

BEDROOM FOUR

13'7" x 8'3" (4.14 x 2.51)

Laminate flooring. Radiator. UPVC double glazed window. Fitted store cupboard containing wash basin and wc.

FAMILY BATHROOM

9'10" x 8'3" (3.00 x 2.51)

Laminate flooring. Tiled walls. Two radiators. UPVC double glazed window. Bath and separate shower, vanity unit, wash basin and wc.

STABLES & DOUBLE GARAGE

60'0" x 14'10" (18.29 x 4.52)

Split into five stables and a double garage.

OUTSIDE

The property is set in over fourteen acres of lawns, pastureland and woodland.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

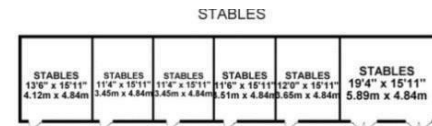
Tenure - Freehold

Council Tax Band - G



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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