



Wharf House Foxt Road, Froghall, Staffordshire ST10 2HH
Offers around £575,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Introducing a captivating Stone Detached Character Home nestled within generous grounds, boasting an endearing and distinctive style that beckons for further modern touches and potential expansion opportunities. Embracing a picturesque setting in the quaint rural village of Foxt, ensconced within a conservation area, this stone-clad residence exudes charm. The interior of this unique dwelling showcases a generously proportioned lounge complemented by an adjacent dining room, offering ample space for relaxation and entertaining. A well-appointed fitted kitchen featuring elegant limed oak doors is accompanied by a separate utility area, catering to practical needs. Adding to the allure, a charming brick/UPVC conservatory extends from the home, offering a serene space to enjoy the beauty of the outdoors in all seasons. Additionally, a newly designed wet room enhances the convenience of the home's layout on the ground floor. Ascending to the upper level, the residence reveals three bedrooms and a well-appointed bathroom, providing comfortable living quarters. The property's exterior unfolds a scenic approach along a lengthy lane, leading to the house positioned gracefully on the left-hand side. Surrounded by expansive, mature gardens that envelop the property, adorned with charming stone-walled boundaries, this idyllic abode offers a serene and private outdoor haven. *Unlock the potential of this characterful home, where rustic charm meets the opportunity for further modernization and potential expansion, creating a timeless and enchanting dwelling amidst the scenic village of Foxt*



The Accommodation Comprises

Brick/ UPVC Conservatory

11'1" x 12'6" (3.38m x 3.81m)

The conservatory features a glass door and windows, a tiled floor, and is equipped with a radiator for comfort.

Lounge

30'9" x 18'6" (reducing to 12'1") (9.37m x 5.64m (reducing to 3.68m))

The generously sized lounge, while accommodating additional seating, highlights an inviting Inglenook fireplace with a stone hearth, imparting a cosy atmosphere. The room boasts three radiators, two UPVC windows, as well as striking stone walls and prominent feature beams, enhancing its character and charm.

Dining Room

13'5" x 10'3" (4.09m x 3.12m)

The dining room showcases a delightful beamed ceiling, complemented by a radiator for comfort, and features a window that invites natural light, creating a warm and inviting atmosphere.

Fitted Kitchen

14'5" x 7'6" (4.39m x 2.29m)

The meticulously designed fitted kitchen boasts an exceptional array of limed oak units, elegantly complemented by darker work surfaces, offering a striking visual contrast. Complete with an inset sink featuring a convenient mixer tap, an electric hob, and a built-in double oven, the kitchen presents both style and functionality. Partially tiled walls add a touch of sophistication to the space. Additionally, a UPVC window enhances the area with natural light, completing this well-appointed culinary haven.

Utility Room

7'10" x 7'2" (2.39m x 2.18m)

Within the utility area, in addition to the matching units and partially tiled walls, provisions have been made for plumbing, facilitating the installation of an automatic washing machine, adding to the area's practicality. Moreover, a stone feature wall adds character and rustic charm, complementing the space with its distinctive allure. Completing the ensemble, a UPVC door and a window infuse the area with natural light, creating a delightful ambiance for daily chores.

Wet Room

6'7" x 9'1" (2.01m x 2.77m)

Equipped with a plumbed-in shower, ensuring convenience and ease of use. It features a sleek glass shower screen that adds a modern touch while containing splashes effectively. Additionally, the room includes a pedestal wash hand basin and a low-flush toilet. .Furnished with a radiator, ensuring comfort, especially during colder seasons. An UPVC window allows natural light to illuminate the space, creating a bright and airy ambiance. Adding a touch of contemporary style, a chrome towel

rail provides both functionality and a sleek aesthetic. Furthermore, inset pot lighting enhances the room, offering a modern and well-lit environment within this thoughtfully designed wet room.

Rear Entrance Hall

6'10" x 10'3" (2.08m x 3.12m)

The rear entrance features tastefully tiled walls, adding a touch of elegance to the space. Enhanced with two UPVC doors and a UPVC window, this area exudes practicality and natural light.

First Floor

A metal staircase rises up to the:

Landing

15'0" x 7'10" (4.57m x 2.39m)

Access to all rooms.

Bedroom One

14'9" x 12'1" (4.50m x 3.68m)

Bedroom one features a radiator for comfortable temperatures and an UPVC window that invites natural light into the room, creating a pleasant and inviting atmosphere.

Bedroom Two

10'3" x 12'3" (3.12m x 3.73m)

Again another good sized room having radiator and UPVC window.

Bedroom Three

11'0" x 13'10" (3.35m x 4.22m)

Single radiator & UPVC window.

Bathroom

14'5" x 7'2" (4.39m x 2.18m)

The spacious bathroom boasts a corner shower cubicle, elegantly enclosed with a glass door, a wash hand basin featuring a convenient mixer tap and a vanity unit underneath, providing storage space. A panelled in bath equipped with a mixer tap and a handheld shower spray adds versatility to bathing options. The bathroom also features a low flush WC for added convenience.

The walls are fully tiled, combining practicality with a sleek and stylish appearance. Additionally, an airing cupboard housing a wall-mounted Combination gas central heating boiler contributes to the functional layout. Inset lighting enhances the space, providing a well-lit and inviting ambiance within this generously sized bathroom.

Outside

This characterful home is situated within a picturesque rural setting, surrounded by expansive gardens and grounds that exude traditional charm. The property's timeless appeal is accentuated by its classic stone-walled boundaries, creating a sense of privacy and character.

The large lawned gardens provide ample space for outdoor activities

and leisure, offering a serene backdrop for relaxation. The well-stocked shrubbery borders and assorted plants add a burst of color and texture, contributing to the beauty and vibrancy of the surroundings. This harmonious blend of natural elements completes the idyllic setting, inviting residents to savor the tranquility and beauty of the outdoors.

Additionally, the property provides an extensive amount of parking space, catering to the needs of residents and guests. This ample parking area ensures convenience and ease, accommodating multiple vehicles comfortably within the property grounds.

Detached Garage

Having a metal up and over door, light & power. In addition there is an attached carport.

Services

The Property has the benefit of LPG GAS CENTRAL HEATING, Draining is to a Septic Tank and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

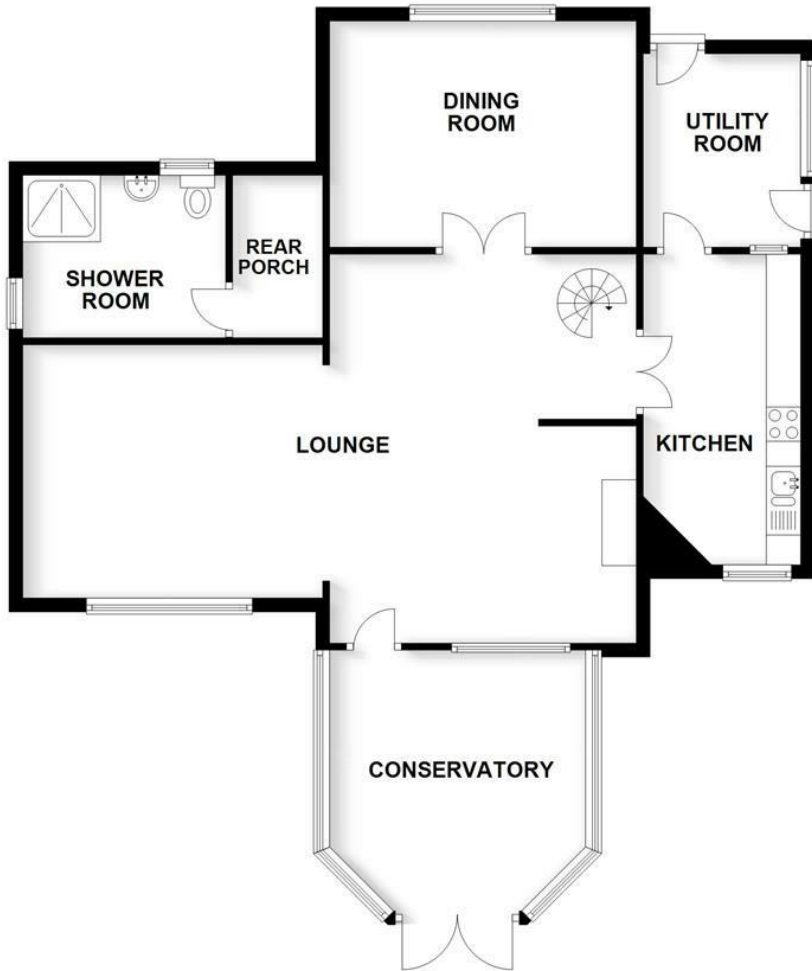
Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

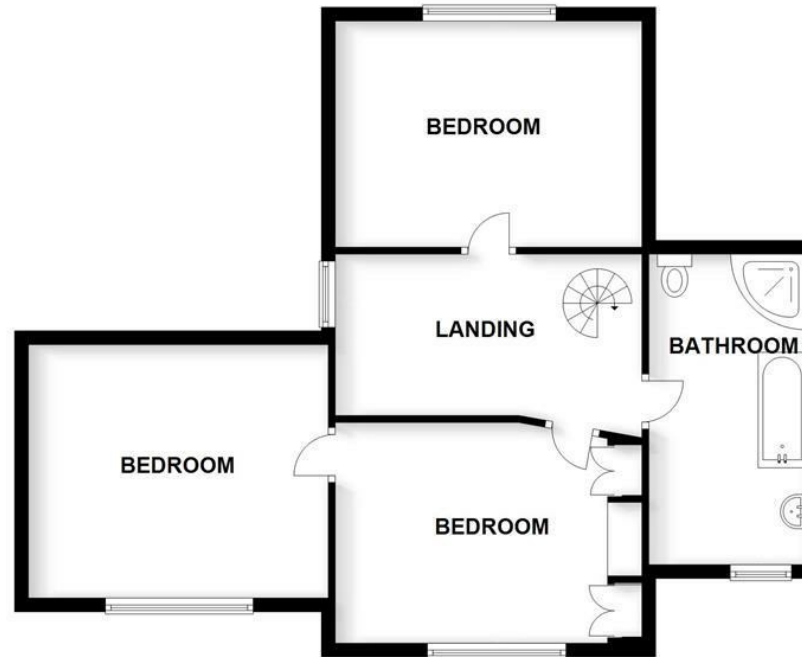




GROUND FLOOR
APPROX. 1069.5 SQ. FEET



FIRST FLOOR
APPROX. 728.9 SQ. FEET



TOTAL AREA: APPROX. 1798.4 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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