



## Mayfield & The Stables 182, Longton Road, Trentham, Stoke-On-Trent, ST4 8BU

Offers in Excess of £500,000

Maybe she's born with it? Maybe it's Mayfield! There's no maybe about it ladies and gentlemen, this is the sure thing you've been hankering for! An imposing 19th century sprawling family home with a two bedroom annexe and a further two storey development opportunity. A spacious living room is ideal for family lolling, a large formal dining room is certain to impress all guests, an additional reception room in the form of a sitting room will lend itself to any use. The bespoke kitchen dining room is as pretty as a picture with handmade units, woodblock surfaces and unique parquet flooring. An inner hall with quarry tiled flooring leads to the private annexe. The first floor is just as impressive with a large landing, four exceptionally sized bedrooms, a dressing room and ensuite bathroom to the master bedroom and a contemporary family bathroom with wet room area. The second floor boasts a large loft space or a fifth bedroom if required. The Stables is a real treat to add to this most beautiful of homes, ideal for a relative who needs to be close at hand for baby sitting duties, the grumpy teenager or a nanny to look after the brood! The bright open plan living, kitchen, diner is a great space to call home and two good sized bedrooms and a relaxing bathroom are sure to accommodate the next lucky dweller. A further room housing both boilers for the main house and the annexe, provides excellent storage could be further developed or simply used as a generous area to retain life's little collections! Mayfield and The Stables are ideally located in the heart of Trentham with a sweeping gravelled drive, stunning gardens and pretty seating areas. Commuter links are excellent, award winning schools are local and Trentham Gardens is a walk away! Immediate viewing is essential.





## ACCOMMODATION

### Ground Floor

#### Entrance Hall 36' 1" x 8' 1" (10.99m x 2.46m)

An impressive entrance hall with original stained glass windows to the front and a glass panelled entrance door. With coving to the ceiling, archway, original tiled flooring, radiator, dado rail and ceiling rose. Stairs rise to the first floor and there are doors to the ground floor rooms.

#### Living Room 15' 5" x 13' 10" (4.70m x 4.21m)

Having a hand rolled glass sash window looking to the gardens. With original fireplace of marble hearth and matching marble and ornate surround. There are picture rails and a radiator.

#### Dining Room 20' 0" x 18' 0" (max) (6.09m x 5.48m (max))

Having hand rolled glass sash windows to both the front and side elevations. There is a glass panel door leading to a raised seating area. With original fireplace sitting on a tiled hearth having matching tiled and wooden surround. Finished with coving to the ceiling, ceiling rose, stripped pine flooring and a radiator.

#### Sitting Room 20' 6" x 12' 11" (6.24m x 3.93m)

Having a hand rolled glass sash windows to both the front and side elevations. With storage cupboard and built-in office storage space with additional library. Having an original fireplace with tiled hearth and decorative tiled and mahogany surround. Finished with stripped pine flooring, coving to the ceiling, ceiling rose and radiators.

#### Kitchen Dining Room 15' 10" x 14' 8" (4.82m x 4.47m)

Having a hand rolled glass window to a courtyard and a further window to the front driveway. There is a bespoke kitchen with a range of matching base, drawer and wall mounted units with soft close mechanisms and oak worksurfaces which extend along two sides with matching upstands. With space for a washing machine and tumble dryer, space for a Smeg range cooker with five ring gas hob and additional wok ring, subway style splashbacks and contemporary cooker hood over. The kitchen has a Belfast sink with mixer tap, a large bespoke oak dresser having a double storage cupboard and plate display racks. Finished with contemporary parquet style tiled flooring, recessed space for an American style fridge freezer and with recessed ceiling spotlights.

#### Utility Room 9' 11" x 4' 7" (3.02m x 1.40m)

With a worksurface extending along one side having matching upstands and with storage cupboards beneath. There is a door which leads to the cellar, original tiled flooring and lighting.

#### Inner Hall 11' 11" x 2' 10" (3.63m x 0.86m)

Having glass panelled doors to the front and rear with private entrance door to the annexe, with tile flooring and storage cupboard.

#### Cellar 20' 8" x 17' 9" (6.29m x 5.41m)

A spacious cellar with both power and lighting.

### First Floor

#### First Floor Landing

A light and spacious landing with doors to the first floor rooms, original skylight, stairs that rise to the second floor and having coving to the ceiling. There is an original built-in wardrobe and storage cupboard and radiator.

#### Master Suite 20' 0" x 17' 10" (6.09m x 5.43m)

An impressive master suite with hand rolled glass sash windows to the front and to the side. With an original decorative fireplace, ceiling rose, corner storage cupboard and a radiator.

#### Dressing Room 12' 7" x 9' 7" (3.83m x 2.92m)

Having a hand rolled glass sash window to the side elevation. A generous dressing room with original double wardrobe and double cupboard above. With a radiator.

#### En-suite Bathroom 9' 9" x 5' 0" (2.97m x 1.52m)

Having a privacy glazed sash window to the side with a large storage cupboard. With a modern white suite comprising a close coupled WC, pedestal wash hand basin with mixer tap above and subway style splashbacks and a panel bath with mixer tap and hand held shower attachment. Finished with part tiled walls, tiled flooring and a radiator.

#### Bedroom Two 14' 9" x 13' 0" (4.49m x 3.96m)

Having a hand rolled glass sash window to the front. With a white ceramic sink and a radiator.

#### Bedroom Three 11' 3" x 9' 4" (3.43m x 2.84m)

Having a privacy hand rolled glass sash window with original skylight. With a double built-in cupboard and a radiator.

#### Bedroom Four 9' 4" x 8' 0" (2.84m x 2.44m)

Having a hand rolled glass sash window to the front elevation. With coving to the ceiling and radiator.

#### Family Bathroom 10' 10" x 10' 4" (3.30m x 3.15m)

Having a privacy glazed hand rolled glass sash window. With a contemporary suite comprising a close coupled WC, pedestal wash hand basin, a freestanding cast iron claw foot bath with mixer tap and hand held shower attachment and a walk-in wet room area with glass screen, mains shower with waterfall style showerhead and further hand held shower attachment. Finished with part tiled walls, tiled flooring and a column style towel radiator.

#### Guest WC 7' 0" x 3' 6" (2.13m x 1.07m)

Having a modern white close coupled WC. With a large airing cupboard, part tiled walls, wood effect laminate flooring and radiator.



## Second Floor

### Bedroom 5/Loft Space 32' 0" x 6' 11" (9.75m x 2.11m)

A generous loft space with a hand rolled glass sash window to the side elevation, ample eaves storage cupboard and a wall mounted storage heater.

## Annexe

### Ground Floor

#### Living / Kitchen / Dining Room 23' 8" x 12' 9" (max) (7.21m x 3.88m (max) )

Having a double glazed window to both front and rear aspects. The kitchen area has a range of matching base, drawer and all mounted units with worksurfaces extending along two sides and having an additional breakfast bar area. With integrated oven and grill, four ring electric hob, and integral washing machine and a single drainer sink and mixer tap. The living area is spacious and has a gas flame effect fire sitting on a marble hearth with tile and wood surround. Finished with wood effect laminate flooring throughout, recessed ceiling spotlights and a radiator.

#### WC 4' 5" x 3' 10" (1.35m x 1.17m)

Having a double glazed privacy window. With a modern white suite comprising a close coupled WC and a corner wash hand basin with tiled splashback. There is tile effect vinyl flooring, extractor fan and a radiator.

### Utility Cupboard

A generous utility cupboard with fitted shelving and tile effect laminate flooring. With recessed ceiling spotlights.

## First Floor

### First Floor Landing

A bright landing with doors to the first floor rooms and a double glazed Velux skylight. With loft hatch access and recessed ceiling spotlights.

#### Master Bedroom 10' 7" x 16' 6" (3.22m x 5.03m)

Having a double glazed window to the front with recessed ceiling spotlights and a radiator.

#### Bedroom Two 11' 1" x 7' 9" (3.38m x 2.36m)

Having a double glazed window to the side, radiator and recessed ceiling spotlights.

#### Bathroom 10' 3" x 8' 4" (max) (3.12m x 2.54m (max))

Having a double glazed Velux skylight and a suite comprising a close coupled WC, pedestal wash hand basin and panel bath with mixer tap and hand held shower attachment. There is a large airing cupboard, a wall mounted vanity mirror, part tiled walls, tile effect vinyl flooring and a radiator.

### Boiler Room & Storage Space

#### Ground Floor 16' 10" x 10' 6" (5.13m x 3.20m)

Stairs rise to the first floor and having a large under stairs storage cupboard. A splendid space for storage. With power and lighting.

## First Floor 16' 8" x 10' 8" (5.08m x 3.25m)

Having power and lighting.

## Exterior

To the front of the property is a large gravelled driveway with private gated access and an integrated pedestrian door. Having a vast array of plants, trees and shrubs, privacy providing hedgerows and ample parking which sweeps to the side of the property and from this area an archway leads to a pretty side garden. At the side there are stairs that lead to the external seating balcony. With seating areas and a vast array of plants, trees and shrubs.

## Directions

From our Stone office head south-east on Christchurch Way/A520 Turn right onto Crown Street/A520 and take a slight left onto Newcastle Street/B5027. At the roundabout, take the second exit onto A34 then at the next roundabout, take the first exit and stay on A34. At Trentham Gardens roundabout, take the third exit onto Longton Road/A5035 to where the property can be found on the right-hand side as indicated by our for sale board.

## Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

## Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

## Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

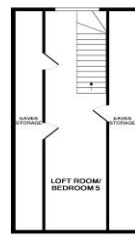
## Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

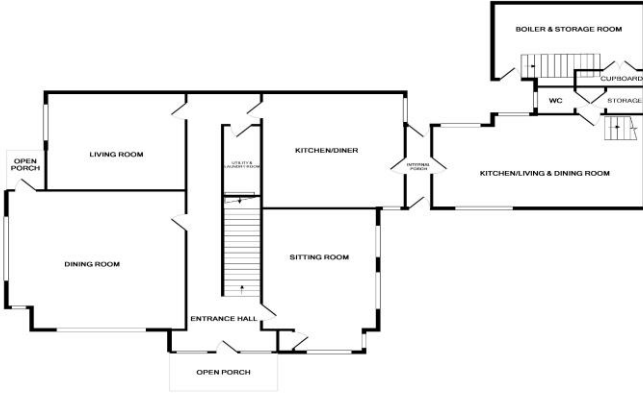




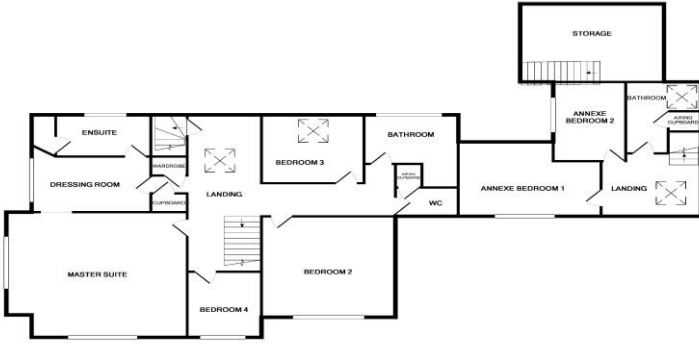
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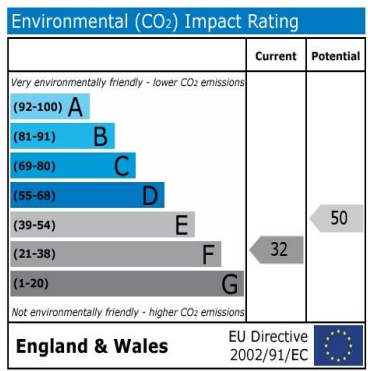
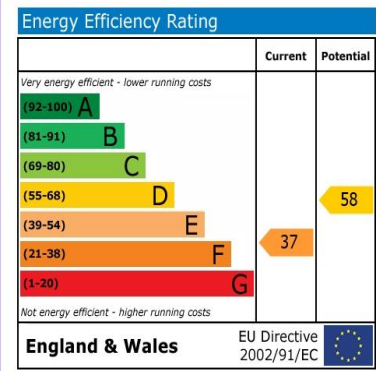
2ND FLOOR



GROUND FLOOR



1ST FLOOR



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