

**Tinsley
Garner**
independent property expertise



136, Newcastle Road, Stone, ST15 8LG



£650,000

A large Victorian detached family home set in a generous size plot within strolling distance Stone town centre. Holly House offers a wealth of period features along with spacious and flexible accommodation comprising; reception hall, living room, Amdega conservatory, dining room, breakfast kitchen, pantry, inner hallway, utility and guest cloakroom. To the first floor there are four bedrooms, a study, family bathroom and separate WC. Moving to the outside the house enjoys large private walled gardens with greenhouse and gateway to the canal side, and is approached via a private driveway providing generous off road parking before a double garage, stable and coach house.

All in all a fabulous period family house in the most convenient of locations, with a host of amenities quite literally on the doorstep and within easy reach of commuter routes.

Viewing highly recommended.



01785 811 800

<https://www.tgprop.co.uk>



Reception Hall

A stunning period leaded and stained glass panelled front door, with matching window light above, opens to the reception hall. With Minton tile floor, ceiling rose, coving and archway, radiator, doorways to the living room, dining room, breakfast kitchen, pantry, inner hallway and access to the first floor stairs.

Living Room

With part stained glass bay window to the front elevation, Victorian fireplace with cast iron tiled back, fire grate and marble hearth. Ceiling coving, radiator, carpet, Virgin Media and BT Open Reach connections. Glazed double doors opening to the conservatory.

Conservatory

An impressive Amdega conservatory with opening skylight windows, side windows, and French doors to the gardens. With fitted ceiling blinds, Minton tile floor, lighting and power.

Dining Room

Offering an original fireplace with tiled back, hearth and open fire grate, part stained glass bay window to the front aspect, ceiling rose and coving, radiator and carpet.

Breakfast Kitchen

With stained glass windows to the side and rear elevations, Minton tile floor, radiator, base unit with Belfast sink, mixer tap and wooden work surface, doorway to the inner hall.

Gas Aga, space for a free standing electric cooker, plumbing dishwasher and space for an under work surface fridge.

Pantry

With Minton tile floor, window to the inner hall, power and light.

Inner Hallway

With external door to the side aspect and driveway, Minton tile floor, doorways to the utility, guest cloakroom, Alitex greenhouse and gardens.

Utility

With sash window to the side aspect, Minton tile floor, radiator, base unit with stainless steel sink and drainer and chrome taps. Wall mounted Glow Worm 30hxi gas central heating boiler, plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

With obscure glazed window to the rear of the property, Minton tile floor, chrome towel radiator, WC and wall mounted wash hand basin with chrome taps.

First Floor

Stairs & Landing

A panelled stairwell with traditional spindle, newel post and banister stairs lead to the galleried landing. With carpet

throughout, skylight window, ceiling coving, radiator and window to the side aspect.

Bedroom One

Offering a part stained glass bay window to the front elevation, Victorian fireplace with cast iron back, fire grate and tiled hearth. ceiling coving, radiator, carpet

Bedroom Two

With part stained glass bay window to the front elevation, sash window overlooking the gardens, Victorian fireplace with cast iron tiled back, fire grate and tiled hearth. Ceiling coving, radiator and carpet.

Bedroom Three

Offering a sash window to the side elevation, carpet and radiator.

Bedroom Four

With sash window to the rear of the property, radiator and carpet.

Study

With sash window to the front of the house, radiator, loft access and carpet.

Bathroom

Fitted with a white suite comprising: freestanding roll-top claw foot bath with Victorian style chrome shower head mixer tap, pedestal wash hand basin with chrome mixer tap, fully tiled corner shower enclosure with mains thermostatic twin head shower system. Sash window to the rear, two towel radiators, oak flooring and cupboard housing the hot water storage cylinder.

Separate WC

With sash window to the side elevation, radiator, oak flooring and low level push button WC.

Outside

The property is approached via double wrought iron gates opening to a gravelled driveway providing generous off road parking before a double garage, stable and coach house.

Gardens

The walled and mature gardens offer an array of mature trees, shrubs, flower beds and borders, with pathways and patio areas, large Alitex greenhouse and private gateway to the canal side.

General Information

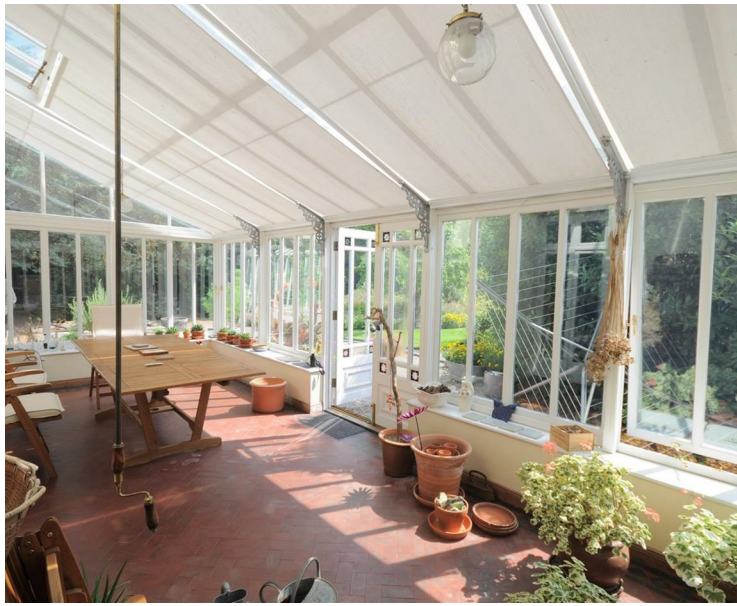
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band F

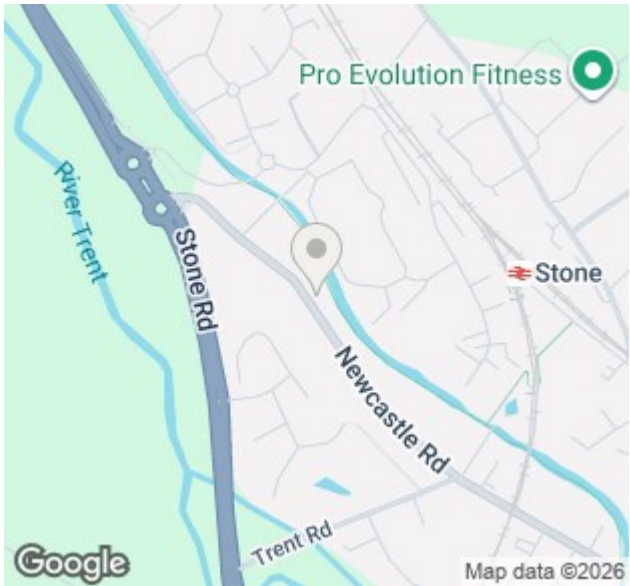
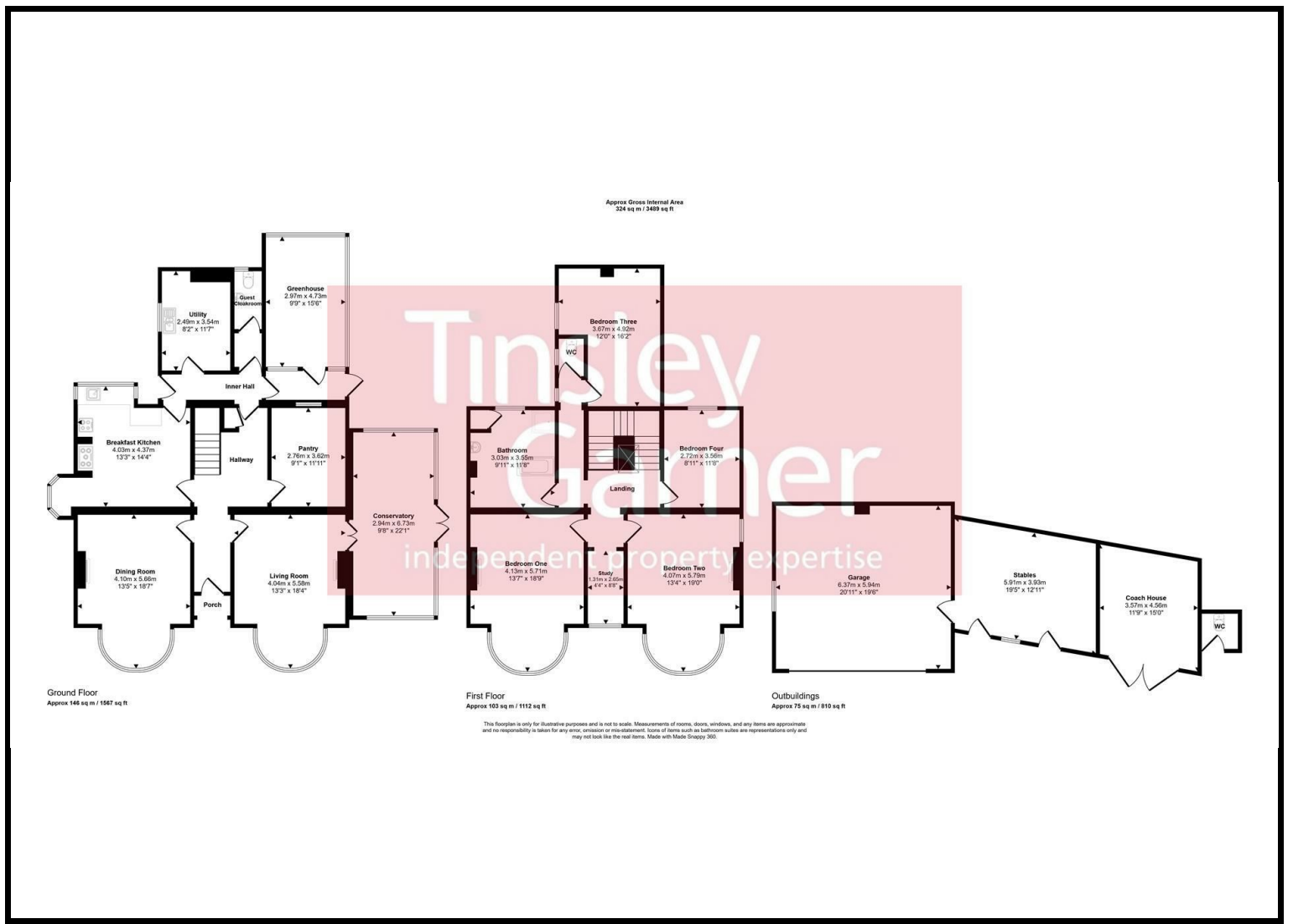
Services

Mains gas, water, electricity and drainage.
Gas central heating.

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	79
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			
		39	69
England & Wales		EU Directive 2002/91/EC	