



## Roylyn Sytch Road

Brown Edge, ST6 8QX

**Offers over £450,000**



Here at Carters we are proud to present this exceptional countryside residence of distinction

Set within an enviable semi-rural position, this outstanding three-bedroom detached home enjoys uninterrupted views over adjoining open fields, offering a rare blend of privacy, space, and countryside living while remaining well placed for local amenities and transport links.

Beautifully and comprehensively renovated, the property has been finished to an exacting standard throughout, combining contemporary design with timeless character. The welcoming entrance porch leads to a striking hallway featuring an original solid wood stained-glass door, oak staircase, and bespoke glass balustrade with understairs storage.

The heart of the home is the superb open-plan living, kitchen, and dining space, finished with Kardean parquet-effect flooring and designed for both everyday living and entertaining. The lounge features a bay window and multi-fuel stove with oak sleeper mantel, while the dining area benefits from a skylight lantern and bi-fold doors opening onto the rear garden with stunning rural views. The Magnet kitchen is finished to a high specification with granite worktops, integrated appliances, and a walk-in pantry.

Upstairs offers three generously sized bedrooms. The principal suite includes bespoke fitted wardrobes, a dressing area, and acoustic panel feature wall, while the rear bedrooms enjoy far-reaching countryside views. The four-piece bathroom is luxuriously finished with porcelain tiling and matte gold fittings.

Externally, the property sits on a substantial plot with a newly laid gravel driveway providing ample parking. The generous rear garden is mainly laid to lawn with patio seating and open field views. Additional benefits include a detached garage with power and lighting and separate storage facilities.

A beautifully finished home in an exceptional setting, combining quality, space, and outstanding views.

# Roylyn Sytch Road

Brown Edge, ST6 8QX

## Offers over £450,000



### Entrance Porch

Composite double glazed entrance door to the front elevation, Two UPVC double glazed windows to the side elevations. Tiled flooring.

### Entrance Hallway

Original hard wood entrance door with stained glass window. UPVC double glazed window to the front elevation.

Access to the stairs with bespoke under stairs storage units built in. Radiator. Karndean flooring in a parquet effect.

### Living Area

17' x 12'5" (5.18m x 3.78m)

UPVC double glazed bay window to the front elevation.

Recessed ceiling down lighters. Multifuel stove with a solid Oak railway sleeper mantle and a granite hearth. Radiator. Karndean flooring in a parquet effect.

### Dining Area

12' x 12'5" (3.66m x 3.78m)

Sky lantern. Aluminium double glazed bi fold doors to the rear elevation.

Recessed ceiling down lighters. Radiator. Karndean flooring in a parquet effect.

### Kitchen

12'9" x 12' (3.89m x 3.66m)

UPVC double glazed window to the rear elevation. UPVC entrance door to the coal store / garage.

Recessed ceiling down lighters. Newly installed Magnet fitted kitchen having a range of wall, base and drawer units. Granite work surfaces. Inset resin sink with a mixer tap. Built in double electric oven. Built in microwave oven. Induction hob. Built in extractor hood. Integrated fridge freezer. Integrated wine cooler. LED plinth lighting. Karndean flooring in a parquet effect.

### Pantry

UPVC double glazed window to the side elevation.

Plumbing for a washing machine. Fully tied walls. Karndean flooring in a parquet effect.

### Coal Store

Composite entrance door to the garage. UPVC double glazed entrance door to the rear garden.

### W.C

UPVC double glazed window to the front elevation.

Mid level w.c. Pedestal wash hand basin. Fully tiled walls. Radiator. Tiled flooring.

### Stairs and Landing

UPVC double glazed window to the front elevation. Solid Oak hand rail with a glass balustrade. Access to the loft. Built in storage cupboard. Radiator.

### Bedroom One

12'4" x 11'8" (3.76m x 3.56m)

UPVC double glazed bay window to the front elevation.

Bespoke fitted wardrobes and vanity / dresser. Fitted bedside tables. Feature wall with acoustic wall paneling. Radiator. USB power sockets.

### Bedroom Two

12'6" x 12' (3.81m x 3.66m)

UPVC double glazed window to the rear elevation.

Radiator.

### Bedroom Three

12'4" x 8'11" (3.76m x 2.72m)

UPVC double glazed window to the rear elevation.

Radiator.

### Bathroom

UPVC double glazed window to the side elevation.

Newly installed luxurious four piece bathroom suite comprising of; a corner shower enclosure with an electric shower, a counter

top sink with storage under, back to wall bath, and a recessed w.c. Brushed gold flixtures and fittings. Porcelain tiled walls. Gold heated towel rail. Extractor fan. Recessed ceiling down lighters. Porcelain tiled flooring.

### Garage

9'11" x 18' (3.02m x 5.49m)

Electric garage door to the front elevation. Composite entrance door to the side elevation leading to the coal / store. Power and lighting.

Separate storage room to the rear having a composite entrance door to the side elevation.

### Externally

To the front of the property is a newly laid gravel driveway providing off-road parking for up to ten vehicles. There is provision for a vehicle charging point, an external power socket, and gated side access leading to the rear garden.

To the rear, the property benefits from a generous and private garden, mainly laid to lawn with a paved patio area—ideal for outdoor seating and entertaining. The garden backs onto open fields, offering a pleasant countryside aspect and a high degree of privacy. The

boundaries are well screened with mature conifer hedging.

Additional features include an outside tap and a timber shed for storage.

### Additional Information

Freehold.

Council Tax Band E.

Total Floor Area: 116 Square Meters / 1248 Square Foot.

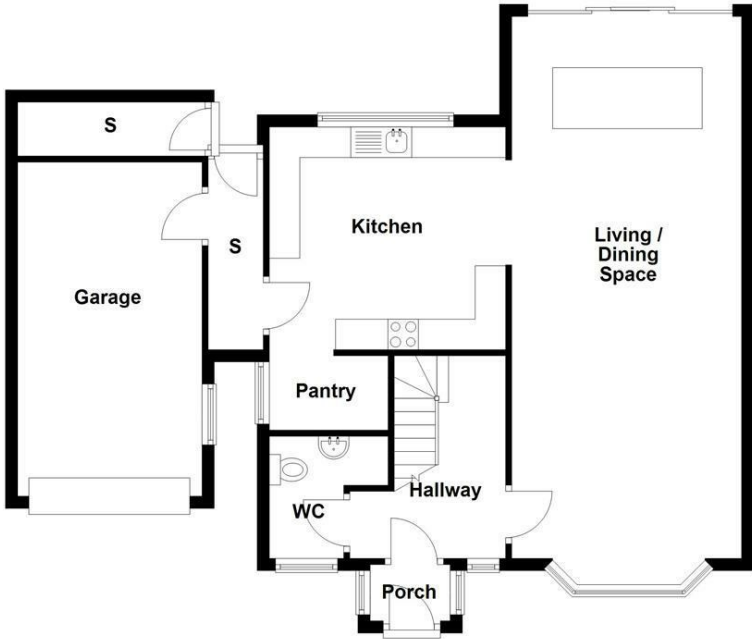
### Disclaimer

Although we try to ensure accuracy, these 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 Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property.

We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



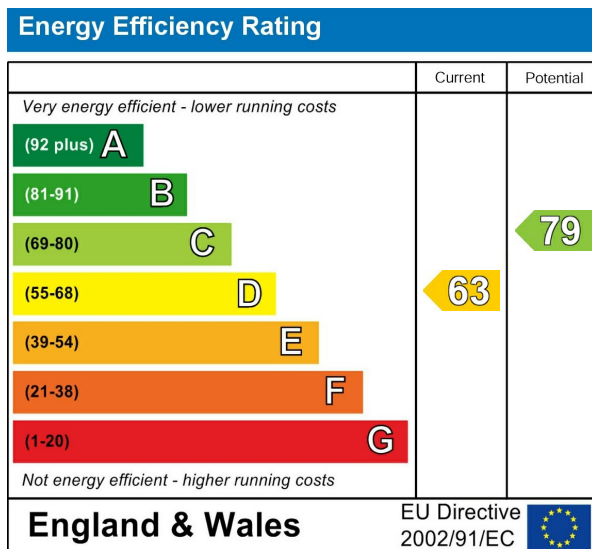
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**