Whittaker & Biggs
Est. 1930
Rostons Group

Peckforton House, 15 Mill Lane, Scholar Green, Stoke-On-Trent, ST7

£750,000

- Exceptional Barn Conversion
- Four Bedrooms
- Beautifully Versatile Accommodation
- Conveniently Positioned for Access to Local Amenities
- Individually Designed
- Generous Lounge
- Adjacent to Open Fields
- Four Reception Rooms
- Impressive Formal Dining Room
- Views Over Mow Cop Castle

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15 Mill Lane, Stoke-On-Trent ST7 3LD

An exceptional and individually designed four reception room, four-bedroom barn conversion, combining impressive architectural proportions with beautifully versatile accommodation, occupying a delightful semi-rural setting adjoining open countryside.

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Council Tax Band: G

Peckforton House represents a rare opportunity to acquire a substantial and highly individual barn conversion, discreetly positioned within the Cheshire countryside and enjoying an impressive approach along a private track road leading from a quiet country lane.

The sense of arrival is particularly noteworthy. Electrically operated wrought-iron gates open onto the property's generous private driveway, providing extensive off-road parking and access to a detached double garage. With open fields adjoining the property and attractive countryside aspects, the setting provides a wonderful feeling of space and seclusion whilst remaining accessible to the amenities of Scholar Green and surrounding areas.

Internally, the property is equally impressive, with accommodation distinguished by its exceptional proportions, abundance of natural light and architectural character.

The magnificent double-height reception hall provides an immediate focal point upon entering the home. A dramatic expanse of glazing extends upwards through two storeys, flooding the interior with natural light, whilst an elegant sweeping oak staircase rises to the galleried first-floor landing above. Oak flooring continues through much of the principal ground-floor accommodation, providing a natural flow between the individual living spaces.

At the heart of the home is the superb kitchen and adjoining family living area. The refurbished contemporary kitchen is fitted with a stylish range of high-gloss handleless cabinetry, complemented by contrasting units and polished granite work surfaces. A breakfast bar provides informal seating, whilst the generous arrangement incorporates space for a range-style cooker with extractor above. The adjoining utility room has also been refurbished in a coordinating modern gloss handleless finish, providing practical additional storage and workspace whilst maintaining the sleek contemporary styling of the kitchen.

Particularly impressive is the architecture surrounding the kitchen and adjoining family room, where partially vaulted ceilings and multiple rooflights introduce an abundance of natural daylight. The adjoining family area provides ample space for relaxed seating and enjoys French doors opening directly onto the gardens, creating an excellent connection between the interior and outside space.

For more formal occasions there is a generously proportioned separate dining room, whilst the substantial principal lounge provides an impressive reception space centred around an exposed brick fireplace with traditional beamed mantel and recessed fire opening. A separate study offers valuable home-working accommodation, complemented by a utility room and ground-floor cloakroom.

The sense of character continues to the first floor, where pitched ceilings, exposed structural timbers and A-frames, rooflights and areas of exposed brickwork provide a reminder of the building's origins.

There are four generously proportioned bedrooms, two of which benefit from private en-suite shower rooms. One bedroom also incorporates a delightful Minstrels' Gallery, adding another distinctive architectural feature to this already individual home. The remaining bedrooms are served by an impressive family bathroom, finished with limestone tiling and incorporating a Jacuzzi bath together with a separate shower enclosure.

Outside

The external setting complements the scale of the accommodation beautifully. The property is approached through electric gated access onto an extensive private driveway, providing plentiful parking and leading to the detached brick-built double garage, equipped with power and lighting.

Gardens extend principally to the front and side and incorporate generous lawned areas and a feature pond, together with extensive paved terraces, providing excellent space for outdoor dining and entertaining. The property's position adjacent to open fields with views over the areas historical Mow Cop Castle further enhances its semi-rural appeal and provides attractive open aspects.

Despite its peaceful countryside setting, Peckforton House remains conveniently positioned for access to local amenities, canal side walks and the surrounding towns and villages, offering an appealing balance between rural living and everyday convenience.

A remarkable home of considerable scale and individuality, where the quality of the setting, architectural proportions and versatility of the accommodation combine to create a truly distinctive Cheshire residence. Viewing is essential to fully appreciate everything this exceptional barn conversion has to offer.

Ground Floor

Reception Hall

13'8" x 12'4"

A magnificent double-height reception hall creating an impressive introduction to the property, enhanced by a dramatic arrangement of full-height glazing which floods the space with natural light. Oak flooring and an elegant sweeping oak staircase rising to the galleried first-floor accommodation above. Wall lighting, radiator and inset ceiling lighting.

Family Room

19'9" x 14'0"

A superbly proportioned and versatile family living space, beautifully connected with the adjoining kitchen and ideal for informal everyday living. Featuring oak flooring and a partially vaulted ceiling with rooflight, together with French doors opening directly onto the garden and paved terrace. Wall lighting, inset ceiling lighting and radiator.

Dining Room

16'9" x 16'7"

An impressive formal dining room of excellent proportions, providing ample space for a substantial dining suite and perfectly suited to entertaining. Oak flooring, useful built-in storage cupboard, wall lighting and radiator.

Lounge

24'6" x 16'9"

A particularly generous principal reception room offering an abundance of space for both relaxation and entertaining. The focal point is an attractive exposed brick fireplace with substantial timber mantel, recessed fire opening and traditional quarry-tiled hearth. Multiple wall lights and two radiators complete this impressive room.

Inner Hall

With continuation of the oak flooring and useful built-in double cloaks cupboard. Providing access to the study and cloakroom.

Study

9'10" x 9'3"

A dedicated home office providing excellent versatility for modern family life. Inset ceiling lighting and radiator.

Cloakroom

Stylishly finished with limestone tiling to the floor and walls, incorporating an attractive vanity shelf. Fitted with a contemporary white Villeroy & Boch suite comprising rectangular wash hand basin with Hansgrohe mixer tap and dual-flush WC. Inset lighting, extractor fan and radiator.

Kitchen

15'3" x 13'6"

A superb contemporary kitchen forming part of the property's impressive kitchen and family living arrangement. Fitted with an extensive range of sleek handleless wall, base and drawer units, complemented by contrasting full-height cabinetry and polished granite work surfaces.

The generous arrangement incorporates a stainless-steel sink with mixer tap, range-style cooker with contemporary extractor above, integrated oven and space for an American-style fridge freezer. A granite-topped breakfast bar provides informal seating and creates a natural sociable hub within the room.

Large-format tiled flooring complements the contemporary finish, whilst the partially vaulted ceiling and rooflights introduce an abundance of natural light. The kitchen opens seamlessly into the adjoining family accommodation.

Utility Room

13'8" x 5'1"

A practical utility room fitted with work surface incorporating a stainless-steel sink and mixer tap, base storage cupboards and provision for a washing machine. Wall cupboard, tiled flooring, radiator and external door. Cupboard housing the Baxi gas-fired central heating boiler.

Utility Room

Galleried Landing

A particularly attractive feature of the property, continuing the architectural character of the conversion with pitched ceilings, exposed beams and A-frame timbers, complemented by exposed brick detailing and a rooflight. The landing overlooks the impressive reception space below and provides access to the first-floor accommodation.

Bedroom One

16'9" x 12'2"

A substantial principal bedroom featuring a striking pitched and beamed ceiling with exposed A-frame, rooflight and traditional gable window. Lobby area with built-in airing cupboard housing the hot-water cylinder. Wall lighting and radiator. Door leading to the private en-suite.

En-Suite Shower Room

Beautifully finished with limestone wall tiling and fitted with a quality Villeroy & Boch suite comprising wash hand basin with Hansgrohe mixer tap and dual-flush WC. Generous fully tiled shower enclosure with thermostatically controlled Hansgrohe shower. Partially pitched and beamed ceiling, heated towel rail, inset lighting and extractor fan.

Bedroom Two

16'4" x 12'4"

Another impressive double bedroom showcasing the character of the conversion with magnificent exposed beams and A-frame timbers. Wall lighting, radiator and access to both the private en-suite shower room and Minstrels' Gallery.

Minstrels' Gallery

8'0" x 4'5"

A delightful and highly individual architectural feature, providing a gallery overlooking the impressive reception hall below.

En-Suite Shower Room

Finished with limestone flooring and attractive mosaic wall tiling. Fitted with a white Villeroy & Boch suite comprising wash hand basin with Hansgrohe mixer tap and dual-flush WC, together with a generous mosaic-tiled shower enclosure with thermostatically controlled shower. Heated towel rail and inset lighting.

Bedroom Three

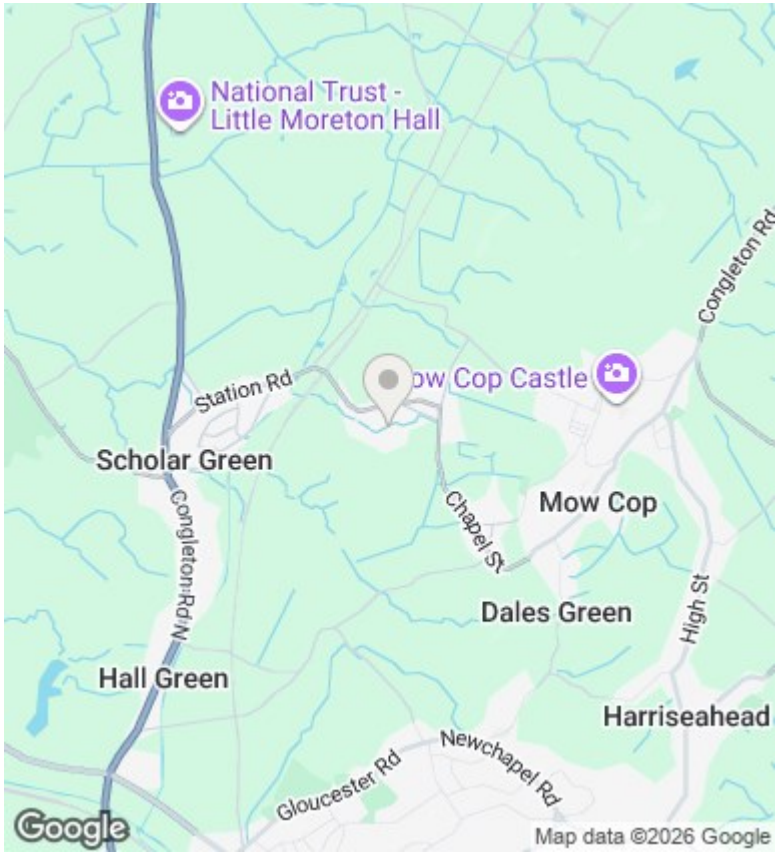
12'2" x 10'0"

A charming double bedroom retaining considerable character with a pitched and beamed ceiling, exposed A-frame timbers and attractive exposed brick detailing. Wall lighting and radiator.

Bedroom Four

14'7" x 9'1"

A further generously proportioned bedroom featuring a pitched ceiling, rooflight and traditional window providing excellent natural light. Wall lighting and radiator.



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

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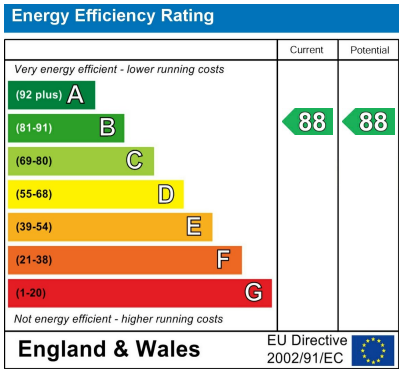

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