





This unique and characterful detached home dates back to 1845, and offers a wonderful opportunity to own a property full of charm, original features and individuality, together with a substantial garden, ample off-road parking and a detached double garage. The property occupies a generous plot and provides spacious and versatile accommodation, making it an appealing home for a variety of buyers.



The property is approached via a gravelled driveway providing ample off-road parking for multiple vehicles, with established trees, shrubs and planting creating a mature and attractive setting. To the side is a detached garage, currently providing excellent storage and parking, whilst also offering exciting potential for conversion into additional accommodation, such as a home office, studio or annexe, subject to the necessary planning permissions and building regulations.

Inside, the property retains plenty of character and charm, with feature fireplaces creating attractive focal points within the reception rooms. The accommodation begins with an entrance porch leading into the dining room, which benefits from a feature fireplace, before continuing through to the well-equipped kitchen. The kitchen offers a good range of fitted wall, base and drawer units, together with a range cooker, integrated microwave and space for further appliances.

An inner hallway leads through to the spacious lounge, again featuring an attractive fireplace and open fire. A rear porch provides access to the garden, whilst a useful WC completes the ground floor.

To the first floor, there are three good-sized bedrooms, providing comfortable and versatile accommodation. The principal bedroom benefits from fitted blinds, whilst the shower room is conveniently positioned to serve all of the bedrooms.

Outside, the property really comes into its own. The generous enclosed rear garden is mainly laid to lawn and provides an excellent amount of outdoor space, whether for children to play, gardening or simply enjoying the surroundings. A paved patio provides an ideal area for outdoor dining and entertaining, while mature borders, established trees, plants and shrubs create a private and well-established garden setting. There is also a garden shed and greenhouse, adding further practicality.

The location provides a particularly attractive balance between accessibility and countryside. Situated between Meir and Caverswall, the property is surrounded by attractive Staffordshire countryside and enjoys a semi-rural feel, whilst being conveniently positioned for access to Stoke-on-Trent and the surrounding towns. Caverswall itself has retained much of its rural character and is well placed for those who enjoy open countryside and country walks.

There are a range of everyday amenities within the surrounding area, with local shops and facilities nearby and further shopping, leisure and recreational facilities available within easy reach. The area also benefits from access to local primary schools, including St Peter's CE Primary School in Caverswall.

For commuters, the property is well positioned for access to the wider road network, with regular bus services available nearby and Blythe Bridge railway station providing further transport options.

Offering an abundance of character, a substantial garden, generous parking and a large detached garage with potential for further use, this is a truly individual home with plenty to offer. The combination of original features, versatile accommodation and a convenient yet attractive setting makes this a property that is sure to appeal to those looking for something a little different.

Early viewing is highly recommended to fully appreciate the space, character and potential this unique home has to offer.



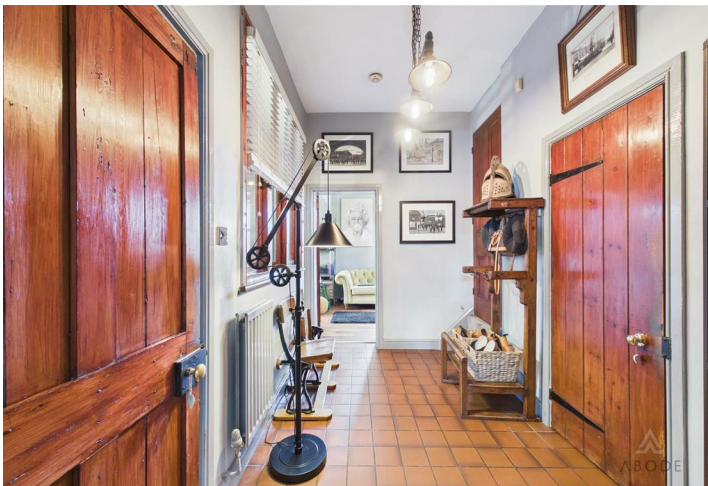
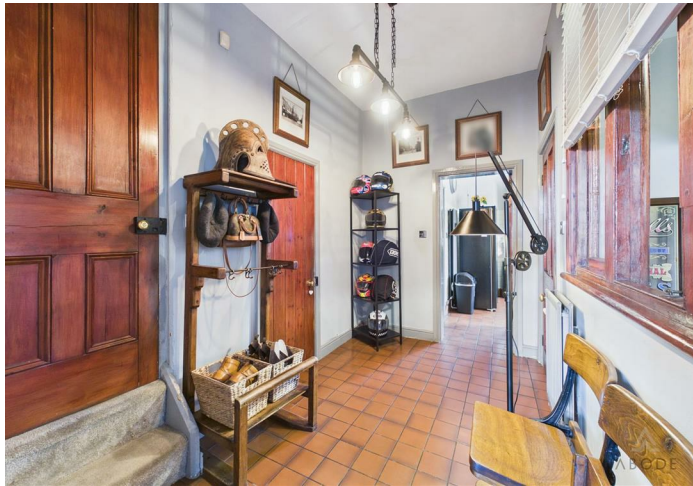
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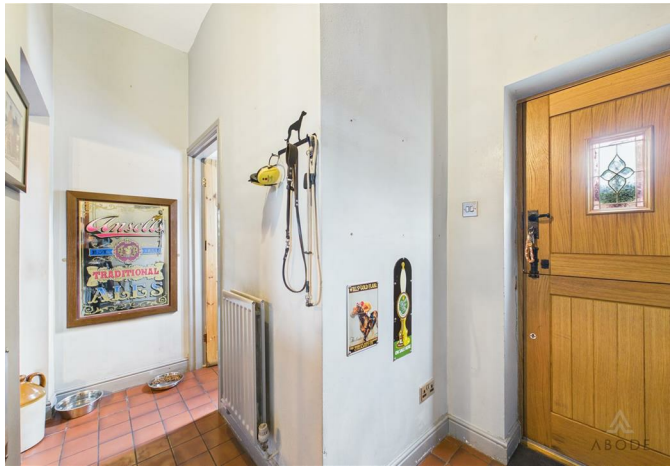
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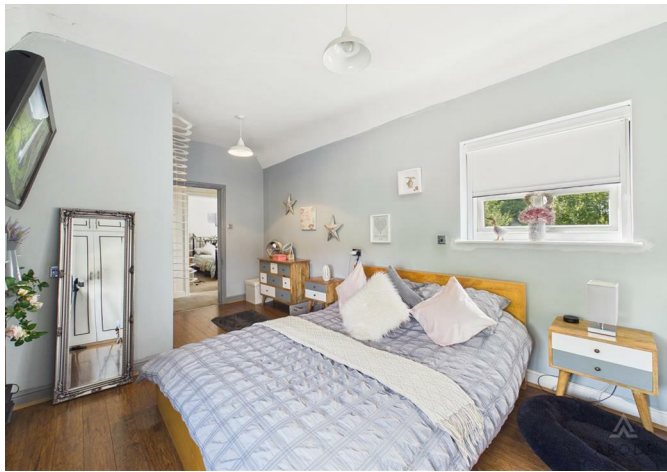
Please Note

Please note that the selling agent will be required to carry out ID/AML and source-of-funds checks for prospective purchasers. We understand that the current charge to purchasers for these checks is £49, although this will be confirmed by the selling agent upon receipt of an offer.



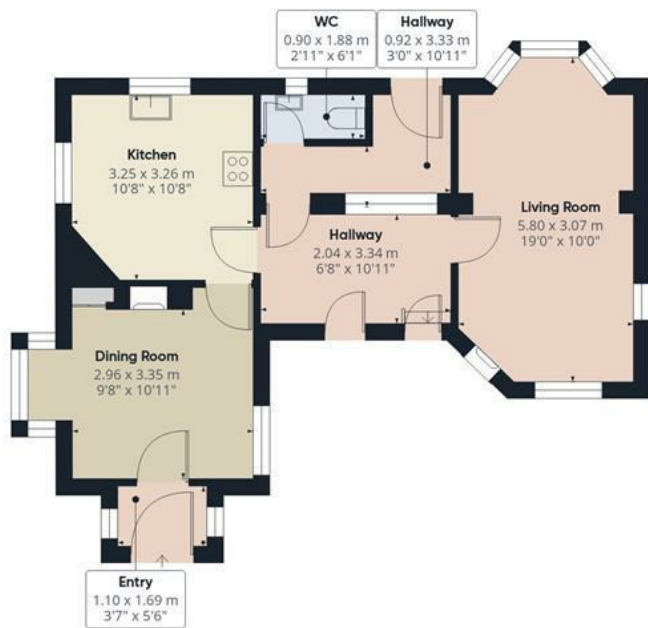












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

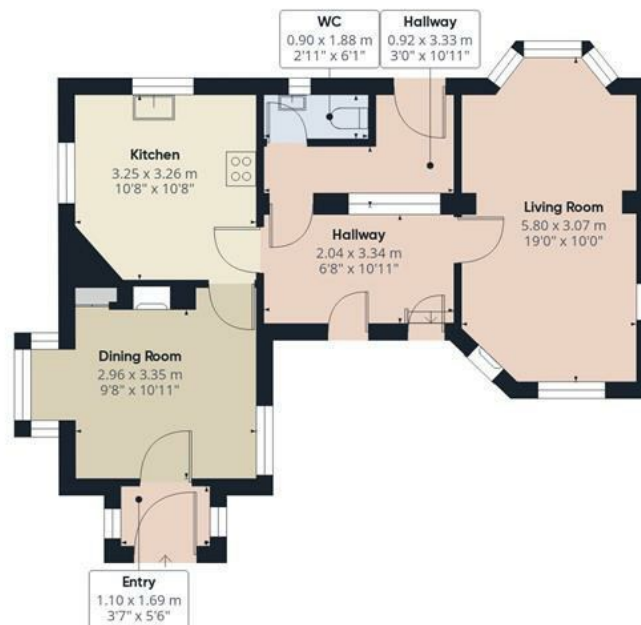
136.6 m²

1469 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

Approximate total area⁽¹⁾

98.3 m²

1057 ft²

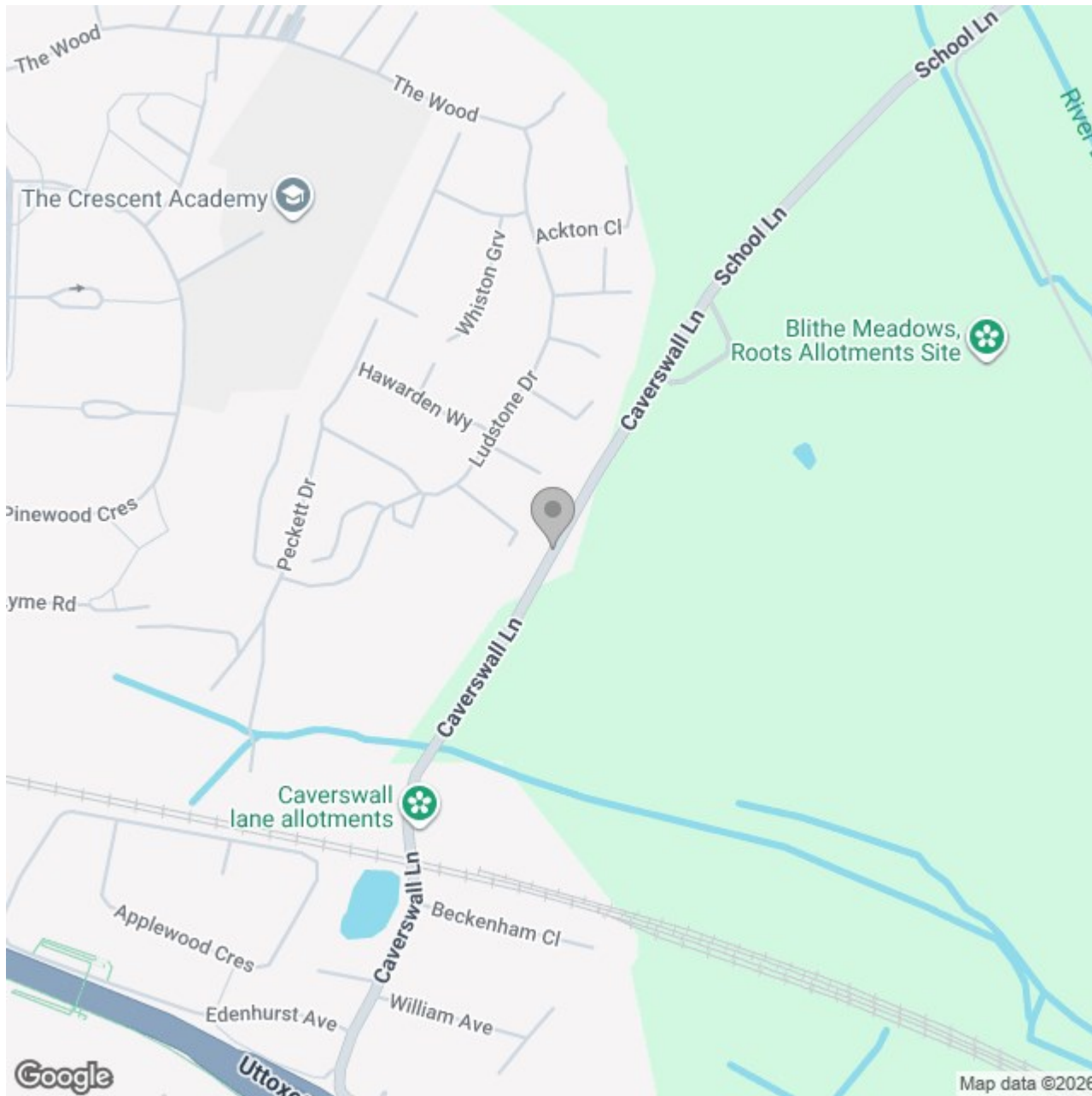


Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	