

36 Dilhorne Road, Cheadle, Staffordshire ST10 1PR

Price guide £450,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

Guide Price £450,000 – £475,000 Bursting with character, charm and individuality, this exceptional four-bedroom detached dormer bungalow offers a rare opportunity to acquire a truly distinctive family home. Seamlessly blending traditional features with quirky styling and generous, flexible accommodation, this is a property that makes a lasting impression from the moment you arrive.

At the heart of the home is the superb kitchen and dining room—an impressive social space designed for family life and entertaining, featuring Shaker-style cabinetry, wooden work surfaces and a central island with breakfast bar. The inviting bay-fronted lounge is equally captivating, with beautiful parquet flooring and a stove-style gas fire creating a warm and cosy atmosphere.

The ground floor also provides a spacious bay-fronted principal bedroom, two further versatile bedrooms and a luxurious four-piece family bathroom. Upstairs, the spectacular dormer bedroom offers outstanding proportions, two dormer windows, a dedicated seating area, concealed eaves storage and a generous adjoining dressing area—ideal for adapting into a home office or creative space.

The beautifully designed gardens provide several areas for relaxing and entertaining, including Indian sandstone patios, an artificial lawn and raised composite decking with glass balustrading. A fantastic detached entertainment suite, formerly used as a private bar, offers endless possibilities, while a detached garage, ample off-road parking and excellent storage add further practicality.

A wonderfully unique home offering space, versatility and personality in abundance—early viewing is highly recommended to appreciate everything this remarkable property has to offer.







The Accommodation Comprises

Entrance Hall
12'8" x 4'10" (3.86m x 1.47m)
A charming and welcoming entrance hall, accessed through a distinctive timber-framed glazed door. The attractive porcelain tiled floor adds both style and practicality, while a radiator provides warmth. From here, the accommodation flows seamlessly into the main hallway.

Traditional Lounge
11'11" x 14'11" (3.63m x 4.55m)
A beautifully presented reception room, brimming with traditional character and charm. A feature bay window overlooks the front, while an additional side window allows plenty of natural light to fill the space. The warm wooden parquet flooring complements the room perfectly, with a stove-style gas fire set into a characterful recess, complete with a hearth and striking timber beam above.

Breakfast Kitchen/ Dining Area
20'10" x 10'4" (6.35m x 3.15m)
Forming the true heart of the home, this impressive and generously proportioned kitchen and dining room provides a wonderful setting for everyday family life and entertaining. An attractive range of cream Shaker-style cabinetry is beautifully complemented by warm oak work surfaces, while the central island with breakfast bar creates a stylish and sociable focal point.
A Galvani 1.5 bowl composite quartz in matte black sink with spring neck mixer tap is positioned beneath a UPVC window, with a further large window to the side elevation flooding the room with natural light. The kitchen also benefits from an integrated dishwasher, together with a freestanding oven—which is included within the sale—and an extractor hood above.
The porcelain tiled flooring continues seamlessly from the hallway, enhancing the flow and sense of space. A charming feature archway and exposed wooden staircase add character, with the staircase rising to the first-floor dormer accommodation. A composite stable-style Rockdoor provides external access, while a contemporary horizontal radiator, separate utility room and useful storage cupboard complete this exceptional and highly practical living space.

Storage Cupboard
6'9" x 3'2" (2.06m x 0.97m)
A useful storage cupboard located just off the kitchen, featuring a window and providing space for a fridge/freezer, while also housing the combination boiler.

Utility
6'9" x 3'2" (2.06m x 0.97m)
Featuring plumbing and space for a washing machine, additional space for a tumble dryer and a useful fitted work surface.

Ground Floor Principal Bedroom Two
11'11" x 12'6" (3.63m x 3.81m)
A generously proportioned principal bedroom featuring an attractive bay window, which allows plenty of natural light into the room. Laminate flooring provides a practical finish, while a double radiator ensures warmth and comfort. Extensive fitted cupboards offer excellent storage, complemented by matching freestanding furniture which is also included within the sale.

Bedroom Three
11'2" x 8'5" (3.40m x 2.57m)
A well-proportioned and versatile bedroom, finished with practical laminate flooring and benefiting from a radiator & UPVC window.

Bedroom Four
7'11" x 8'5" (2.41m x 2.57m)
A versatile fourth bedroom featuring laminate flooring and a radiator, ideally suited for use as a child's bedroom, guest room or home office.

Luxury Bathroom
11'1" x 5'6" (3.38m x 1.68m)
A luxuriously appointed family bathroom featuring a stylish four-piece suite. This comprises a panelled bath with mixer tap, a corner shower enclosure with a curved hinged door, a waterfall showerhead and a separate handheld shower attachment. There is also a low-level flush WC and pedestal wash hand basin.
Two privacy-glazed windows provide natural light while maintaining seclusion. The room is beautifully finished with tiled flooring and striking wall tiles in a contrasting black-and-white design. Recessed spotlights and a sleek chrome radiator complete this sophisticated and contemporary space.

First Floor
Stairs rise from the Kitchen area to provide access into the:

Landing
A substantial loft space extending over the kitchen, offering excellent additional storage and potential for a variety of uses. The landing space also benefits from a Velux window providing natural light to the area

Master Dormer Bedroom One
23'3" x 17'8" (max) (7.09m x 5.38m (max))
An exceptionally spacious and impressive dormer bedroom, enjoying an abundance of natural light from two dormer windows. The generous proportions comfortably accommodate a dedicated seating area, creating the perfect space in which to relax and unwind. Recessed spotlights create a bright and welcoming atmosphere, while cleverly concealed storage alcoves beneath the eaves maximise the available space. A separate dressing area adds a further touch of luxury and practicality to this superb bedroom (listed below)

Dressing Area
9'2" x 11'10" (2.79m x 3.61m)
A generous and highly versatile adjoining space, filled with natural light from two roof windows. Currently arranged as a dressing area, it offers excellent potential to be fitted and adapted to suit the purchaser's individual needs—whether retained as a dressing room, transformed into a home office, hobby room or used as valuable additional living space.

Outside
The property occupies an enviable position and enjoys an attractive, traditional frontage. A central picket lockable gate, set between boundary walls, opens onto a paved pathway leading to the front entrance. Lawned gardens flank the pathway, complemented by further paved and gravelled seating areas, established shrubs and colourful lavender. Tongue and groove horizontal loglap fencing defines the side boundaries, creating an appealing and welcoming approach.
An attractive patterned-imprinted concrete driveway provides ample off-road parking and access to the property, with shared access also serving the neighbouring property to the rear. A convenient residents-only pedestrian walkway leads towards the main road, petrol station, Aldi and The Huntsman public house, with access reserved for No. 36 and three neighbouring properties.
To the rear, the property continues to impress with a thoughtfully designed enclosed garden. Three interconnecting patio areas laid with Indian sandstone provide the perfect setting for relaxing, outdoor dining and entertaining, while a low-maintenance artificial lawn offers an attractive year-round finish. To the side is a raised composite deck with stylish glass balustrading, creating an additional elevated seating area and to the other side of the property there is a sheltered storage area with shelving, perfect for housing garden tools or other outdoor essentials.

A superb detached studio with bi-folding doors provides an extremely versatile additional space, ideal for use as a home office, gym, creative studio or hobby room. This impressive building also benefits from a discreet WC and useful storage. The garden further includes a detached garage with connected light and power.

Entertainment Suite/ Bar
8'9" x 12'4" (2.67m x 3.76m)
A superb and highly versatile detached entertainment suite, formerly enjoyed as a private bar and offering excellent scope for a variety of uses. Bi-folding doors span the front of the building, opening the space beautifully to the garden and allowing an abundance of natural light to flow inside.
The suite features laminate flooring, recessed spotlighting, fitted shelving and a charming log-burning stove positioned in the corner. A roof window provides further natural light, while an alcove offers ample space for a large freestanding beer fridge or wine cooler. The building also benefits from connected light and power.
A separate WC with sink and hand dryer measuring approximately (5'4" x 2'9") completes the accommodation. This fantastic space would make an ideal home office, gym, games room, hobby studio or occasional guest room.

Detached Garage
15'11" x 8'0" (4.85m x 2.44m)
A useful detached garage providing secure parking for a vehicle or excellent additional storage space, complete with connected light and power.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

The seller advises that the property's roof has been completely replaced. The combination boiler was installed in 2021 and has been regularly serviced, with servicing currently up to date. Prospective purchasers should verify all relevant documentation through their solicitor during the conveyancing process.

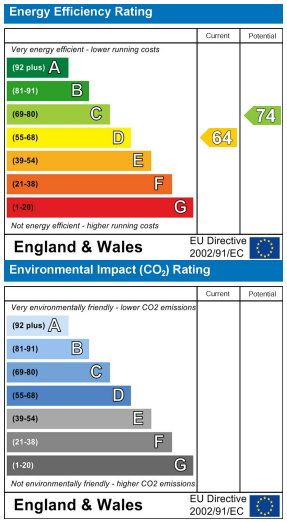












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