



## Springbank House, 19 Springbank, Stoke-On-Trent, ST7 3LA

£480,000

# 19 Springbank, Stoke-On-Trent ST7 3LA

A distinguished four bedroom detached period home, enjoying open views, generous grounds and exceptional potential.

Occupying a prominent position in one of Scholar Green's most desirable residential locations, this handsome four bedroom detached period home enjoys an enviable setting adjacent to open fields, combining a semi-rural outlook with the convenience of a well connected village location.



Council Tax Band: F



With its attractive brick façade, symmetrical elevation and classic architectural styling, the property immediately offers a sense of character, prominence and charm. Internally, the home reflects the appeal of its era, with well-proportioned rooms, high ceilings, a spacious central galleried landing, and a number of retained features that provide an excellent foundation for sympathetic updating.

Last sold over 50 years ago, Springbank House presents an exciting opportunity for purchasers to stamp their own mark, to enhance and personalise to create a characterful family home within in a setting where homes of this calibre and position are rarely available.

The accommodation is both generous and versatile, extending to a sizable lounge that is particularly impressive in scale and character, featuring exposed ceiling beams and a fireplace that creates a superb focal point. To the rear of the lounge there are French doors allowing access onto the gardens and views over the adjacent land. There is also a separate dining room, ideal for formal entertaining and family gatherings, together with a well-sized breakfast kitchen, should these two rooms be combined then it would create an impressive open plan kitchen, without the need to extend. For convenience there is a ground floor cloakroom.

Leading off from the main hallway, there is access down to a sizable cellar, which has natural light and offers great potential or as useful storage.

To the first floor, the home continues to impress with a large and airy landing, enhancing the overall sense of space and offering flexibility for future reconfiguration. There are four genuine double bedrooms, each enjoying a pleasant outlook, with several rooms benefitting from far-reaching views towards surrounding greenery and open countryside. The family bathroom is fitted with both a panelled bath and separate shower cubicle, catering well for modern family living.

Externally, the property is equally compelling. It sits proudly within a generous corner plot, with gardens extending to the front and side plus an enclosed rear courtyard, and an attractive approach that enhances its kerb appeal. From the rear courtyard there is a useful outside utility / store, all of which further contribute to the practicality and long-term versatility of the home. There is also a driveway providing ample off-road parking in addition an attached garage.

A particularly appealing aspect of this property is the scope for future improvement and enlargement. Subject to the necessary consents, the plot and existing footprint may lend themselves to further extension allowing a buyer to unlock further potential.

The lifestyle offering here is equally impressive. The Macclesfield Canal is within easy reach, providing picturesque towpath walks, while a selection of well-regarded independent pubs, including the charming thatched Bleeding Wolf, are close by. The nearby village of Mow Cop offers its famous folly and far-reaching panoramic views, together with an abundance of scenic countryside walks, further enhancing the appeal of this location.

Springbank House is in a semi-rural location but remains highly convenient, with excellent access to the motorway network via Alsager, and straightforward links to Congleton, Sandbach and surrounding areas, making it ideal for both commuters and families alike.

This is a home that offers far more than square footage alone , it offers presence, provenance and possibility. A property of enduring character and traditional design, ready to be reimagined for modern living while retaining the qualities that make homes of this type so sought after.

Offered for sale with no onward chain, this represents a rare opportunity to acquire a characterful detached family residence in a prime village location, with open views, excellent proportions and outstanding potential.

#### **Entrance Hall**

Having stairs to the first floor landing, access to cellar room. Radiator, picture shelf, wall light points.

#### **Vestibule**

Allowing access through to the kitchen and ground floor cloaks, having built in store cupboard.

#### **Rear Vestibule**

Having access to the rear courtyard.

#### **Ground Floor Cloaks**

Having a pedestal wash hand basin and low-level WC. Fully tiled walls with Georgian style obscured timber framed window to the rear aspect, tiled floor.

#### **Dining Room**

12'11" x 12'11"

Having a timber framed Georgian style window to the front aspect overlooking the gardens. Radiator, coving to ceiling, wall light points, serving hatch through to the kitchen.

#### **Lounge**

23'7" x 13'0"

Having a single glazed timber framed Georgian style window to the front aspect, UPVC double glazed patio doors to the side aspect with full length glazed panelling and matching side panel opening out onto the side patio. Exposed mock beams to ceiling, wall light points, radiators. Feature marble fireplace with slate hearth housing a woodburning cast-iron stove. Feature arched niche with inset lighting.

#### **First Floor Gallery Landing**

16'9" x 5'10"

Having a Georgian style window to the front aspect having far reaching views on the horizon. Access to loft space.

#### **Bedroom One**

13'1" x 13'1"

into wardrobe. Having a range of bespoke handcrafted oak wardrobes with fitted storage, hanging rail and incorporating central dressing table with inset lighting, wardrobes and overhead storage. Wall light points, radiator, Georgian style window to the front aspect with views on the horizon.

#### **Bedroom Two**

13'1" x 12'8"

into wardrobe. Having a range of bespoke handcrafted fitted wardrobes, with central dressing table wardrobes having incorporating storage, hanging rail and overhead storage and matching drawers. Georgian style window to the front aspect having views on the horizon. Radiator.

#### **Bedroom Three**

11'8" x 10'1"

Having fitted wardrobes with incorporating drawers, mirrored frontage with drawers below and incorporating end display shelving. Timber framed UPVC Georgian style window to the side aspect having views over the adjoining fields. Radiator.

#### **Bedroom Four**

9'10" x 10'2"

plus doorway

Having a Georgian style timber framed window to the rear aspect overlooking the adjacent fields. Built in wardrobe with mirrored fronted doors and end display shelving. Built in airing cupboard housing hot water cylinder. Radiator.

#### **Family Bathroom**

7'6" x 6'5"

plus shower having a panelled bath, WC and pedestal wash and basin, with separate enclosed shower cubicle having an electric shower and perspex shower screening with smoked glass, pivoted door. Chrome heated towel radiator, fully tiled walls, Georgian style window to the rear aspect overlooking the adjacent fields.

#### **Cellar**

11'5" x 12'1"

Cellar room having radiator, built in shelving and storage cupboard, electric lighting, single glazed window to the side aspect.

Externally from the rear aspect there is direct access onto an enclosed courtyard having a brick built wood store and walled retaining boundary. Side access through to the front of the property and rear timber stable door allowing access to the attached garage.

#### **Garage**

19'5" x 9'10"

Having a metal up and over door. Timber framed window to the rear aspect, electric lighting & power, timber stable door to the rear.

#### **Utility room accessed externally**

11'0" x 8'9"

Having a Belfast sink, plumbing for washing machine, timber framed window to the rear aspect, timber stable side entrance door giving access to the gardens. Electric lighting and power. Baxi gas fired central heating boiler.

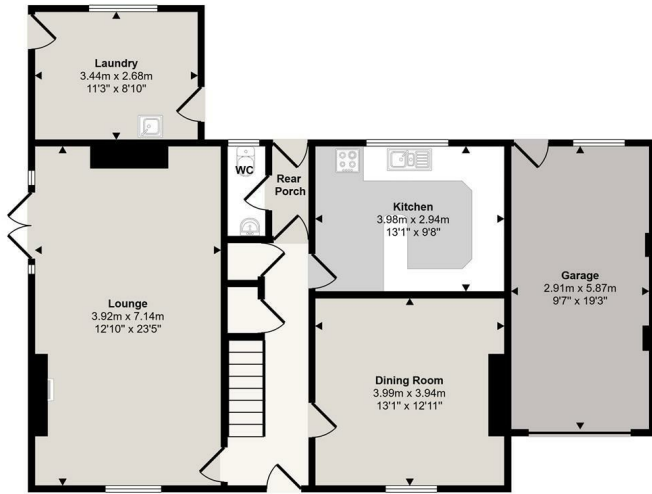
#### **Externally**

Having wraparound gardens to the front and side laid to lawn with feature borders, including established Rose bushes and seasonal shrubs, paved patio to the side of the property, adjoining open fields to the rear aspect and enjoying a good degree of privacy.

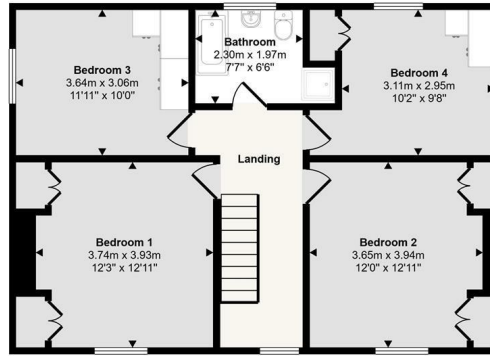




Approx Gross Internal Area  
169 sq m / 1819 sq ft

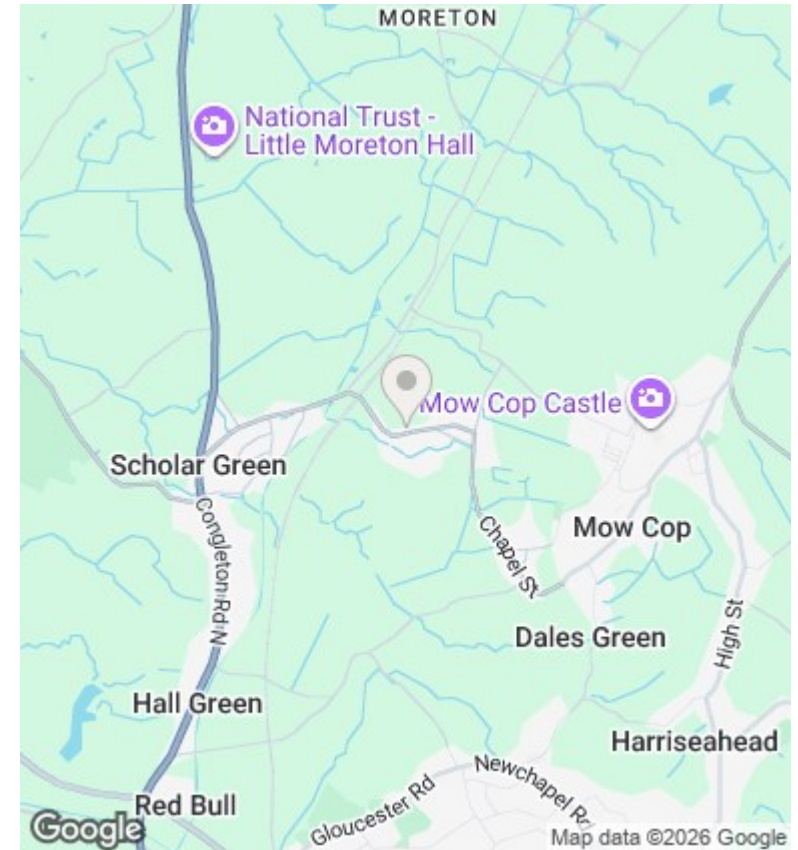


Ground Floor  
Approx 98 sq m / 1055 sq ft



First Floor  
Approx 71 sq m / 764 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	