



The Smithy, Park Drive, Stoke-On-Trent, ST4 8AB



Asking Price £685,000

A fabulous Grade 2 listed period home in a truly unique setting at the heart of the historic Trentham Estate. The Smithy is a beautifully reimagined former blacksmith's workshop. It was first designed by Charles Barry for the Duke of Sutherland's Estate. Barry was best known for his role in rebuilding the Palace of Westminster. This is a spacious detached property, featuring a grand sitting room, separate dining room, stylish contemporary kitchen, large study, utility room and laundry. These are complemented by three double bedrooms, two with en-suites and an additional luxurious bathroom. The property is set around a central courtyard garden with all windows looking inwards and four rooms having direct access onto the private courtyard which provides plenty of space for outdoor living. The Smithy is located on a private estate next to Trentham Gardens, within strolling distance of Trentham Park Golf Club and enjoying beautiful parkland and countryside on the doorstep. A truly lovely property which is presented to a high standard throughout and caters for every requirement of twenty-first century living.



01785 811 800

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Entrance Into...

Sitting Room 25'5" x 23'10"

A grand sitting room with a fabulous entrance, featuring a circular front door with horseshoe shaped sandstone surround. A circular window overlooks the courtyard and there is a part-vaulted ceiling with Velux roof window. Chimney breast with raised stone hearth and wood burning stove. Engineered wood floor. Large radiator. Walk-in storage cupboard.

Guest Bedroom 8'4" x 15'9"

A cosy guest bedroom which has tall arched windows and French doors opening into the courtyard, patterned ceramic tile floor. Two radiators.

En-Suite 4'6" x 5'2"

Modern en-suite featuring a corner quadrant shower enclosure with glass screen and electric shower, vanity basin & WC. Ceramic tiled floor matching the bedroom. Chrome heated towel radiator.

Dining Room 15'9" x 8'6"

The dining room features tall arched windows, vaulted ceiling and French doors opening onto the courtyard. Amtico wood effect flooring extends through to the kitchen. Radiator. Walk-in storage cupboard.

Kitchen 19'0" x 12'5"

A stylish contemporary kitchen features an extensive range of cabinets with handleless cabinet doors and quartz composite countertop with underset 1½ bowl sink with chrome mixer tap. A matching island extends into a small breakfast bar. Integrated appliances comprise; ceramic induction hob with downdraft extractor, two eye-level ovens, bean to cup coffee machine, fully integrated microwave, warming drawer, full-height fridge, undercounter freezer and dishwasher. Tall windows and French doors open onto the courtyard. Amtico wood effect flooring and two period style radiators. Vaulted ceiling.

Study 17'2" x 11'8"

Window looking into the courtyard with fitted plantation shutters. Vaulted ceiling with skylight window. A range of wooden wall & base cabinets with painted doors and a solid beech countertop. Amtico wood effect flooring. Two period style radiators.

Bathroom 12'1" x 8'5"

A luxurious bathroom with contemporary style suite comprising; freestanding bathtub with chrome floor-mounted filler, walk-in shower enclosure, wall-hung vanity basin cabinet with light and mirror above. Enclosed cistern WC. Ceramic wall tiling to full height and part tiled, part wood effect flooring. Period style radiator.

Utility Room 9'3" x 7'7"

Featuring a range of wooden wall & base cabinets with painted doors and a solid beech countertop with inset sink unit. Amtico wood effect floor. Vaulted ceiling with skylight window. Period style radiator. Store cupboard with wall mounted gas fired central heating boiler and wooden shelving.

Rear Hall 12'9" x 3'10"

Window looking into the courtyard with fitted plantation shutters. Amtico wood effect flooring. Period style radiator.

Bedroom 3

14'11" x 11'9"

Double bedroom with vaulted ceiling and skylight window. Oak wood effect flooring. Period style radiator

Main Bedroom

17'6" x 11'6"

Spacious double bedroom with window looking onto the courtyard and vaulted ceiling with skylight window. Engineered cork floor and period style radiator.

En-Suite

9'7" x 5'8"

Wet-room en-suite with walk-in shower, wall-mounted washstand with countertop sink, chrome mixer tap and an LED mirror above with two pin charger, tiled shower area and patterned ceramic tiled floor. Contemporary style radiator.

Utility Room

17'5" x 7'10"

Large utility area and work space which features and extensive range of wall and base cabinets with wooden counter tops and Belfast ceramic sink unit. Space for an washing machine and dryer and integrated wine fridge. Wood effect floor. Three heated towel radiators. French doors opening onto the courtyard.

Outside

The house is set around a central courtyard garden with four rooms having access onto the outside space. The courtyard is cobbled with an area of artificial lawn and has gated access onto the drive at the side of the house with potential to park a car within the courtyard. The gardens are very private with plenty of space for outdoor living and sunshine throughout the day in various parts of the garden. There is allocated parking for three cars on the private drive at the side. Two permits allow extra parking on Park Drive. The Smithy owns the planted areas adjoining the house on the front and sides.

Garage

18'4" x 10'8"

The garage is one of the estate's original horse carriage houses. It is a double-height space fronted by a pair of wooden bi-fold doors. Light and power.

General Information

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The estate is maintained by 43 shareholder properties, of which The Smithy is one. The share for The Smithy would be transferred to the new owners. The service charge is £855 per annum which covers the cost of maintenance of common areas. Park Drive is a private road which is owned and maintained by the estate shareholders.

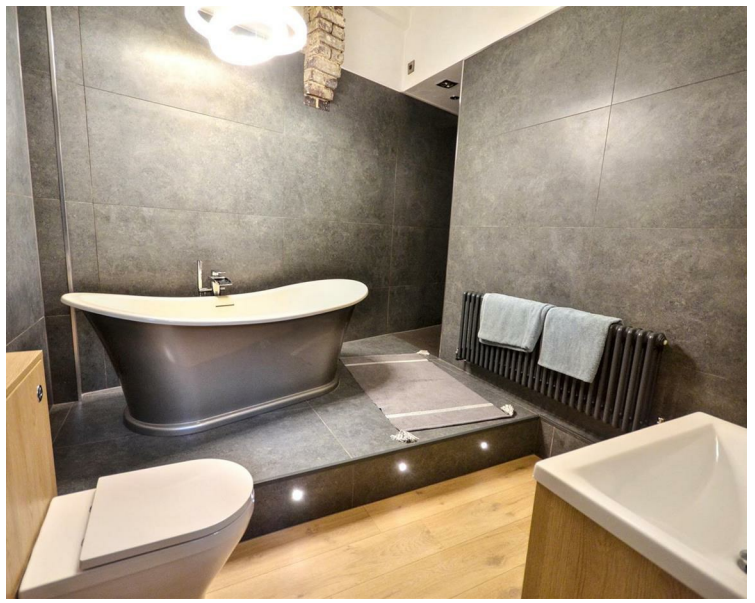
Services; Mains gas, water, electricity & drainage. Gas central heating.

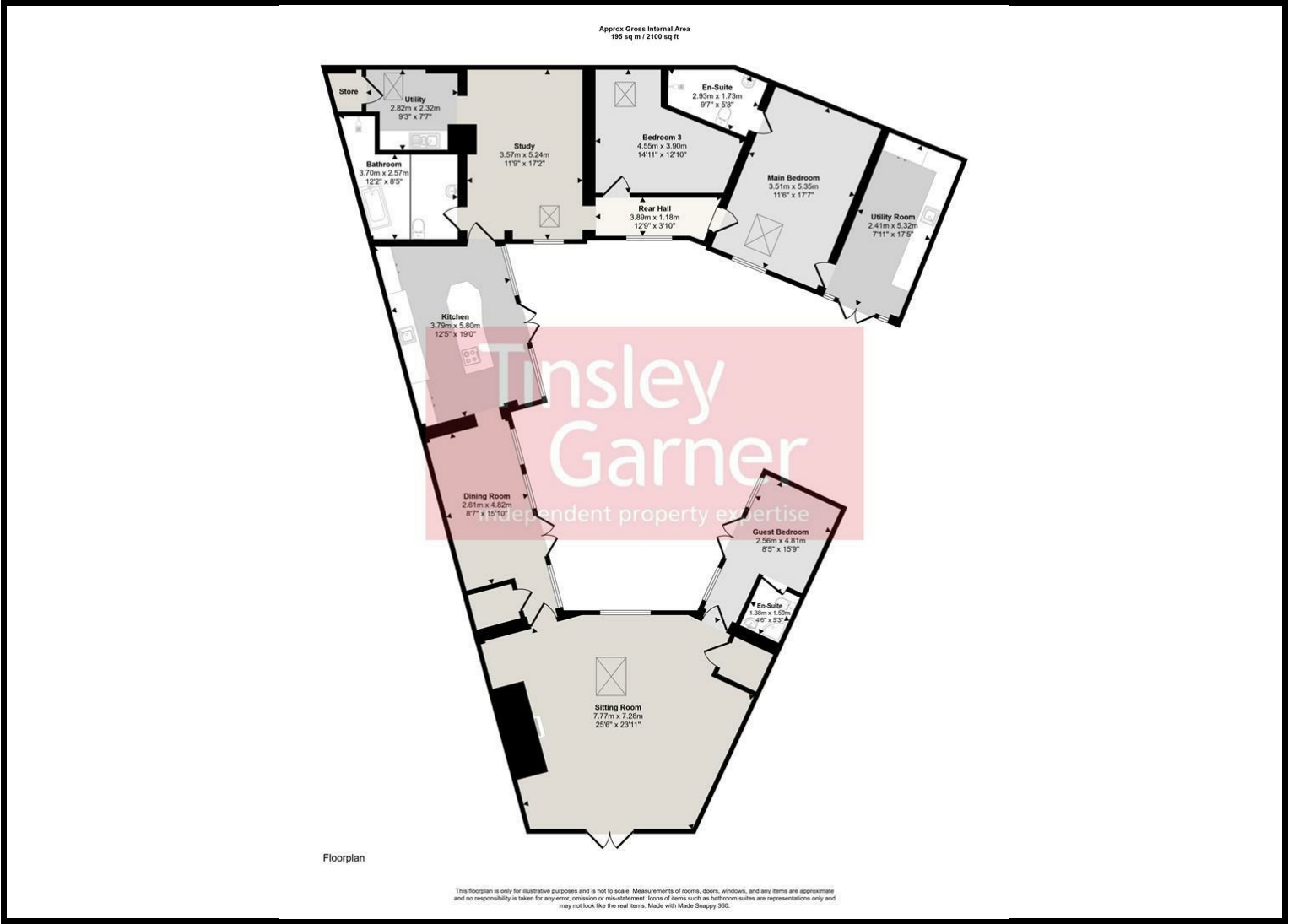
Council Tax Band E

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	39	69
England & Wales		
EU Directive 2002/91/EC		