



SAMUEL  
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ESTATE AGENTS



3

Bedrooms



2

Bathrooms



3

Receptions



- DRIVEWAY FOR A MULTITUDE OF VEHICLES
- COMPOSITE FRONT DOOR
- OPEN PLAN KITCHEN BREAKFAST
- QUARTZ BREAKFAST BAR & WORK SURFACES
- LARGE OPEN PLAN LOUNGE DINER
- BI FOLD DOORS TO GARDEN
- THREE TRIPLE SIZED BEDROOMS, TWO ENSUITE
- SOLAR PANELS OWNED OUTRIGHT GENERATING AROUND £1700 PER ANUM
- STABLES AT REAR OF PROPERTY



Ready to rein in something special? This is one property that leads the field... An outstanding opportunity to acquire this unique, self-built three-bedroom detached, constructed in 2022 and occupying a generous plot on Mount Road.

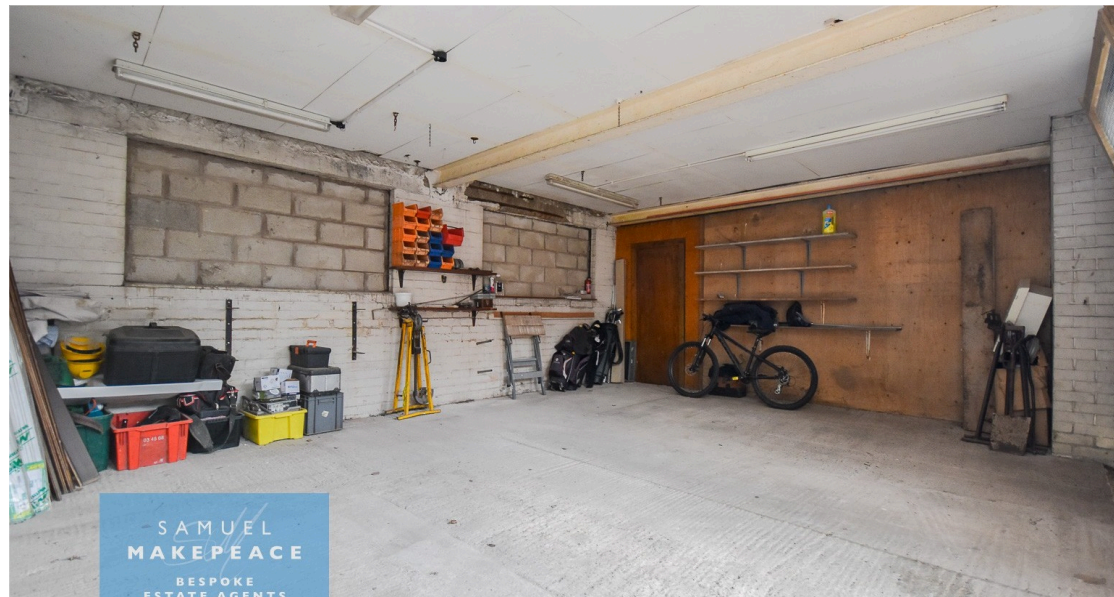
A key feature of the property is the impressive stable block located to the rear. This substantial unit benefits from power and lighting and offers excellent potential for a wide variety of uses including home business premises, beauty or wellness studio, home mechanic/garage or further development subject to the necessary planning permissions. Whether you're building a business, fixing engines, or finally starting that "one day" project—this space is ready when you are. The stables could also be converted, into a residential annex which would be ideal for teenagers, elderly members of the family or just visitors that want their own space. The workshop area, which can also be used as a separate space or opened back up into one large unit, also provides access to a loft space, creating an additional usable level and further enhancing its flexibility.

The heart of the home is the superb, immaculately presented, open-plan kitchen, living and dining space, designed for modern family living and entertaining. The kitchen is fitted with a range of contemporary units with quartz worktops and a central island with breakfast bar—because every great kitchen deserves a place to gather. Integrated appliances include a hob, double oven and grill, cooker hood, microwave, wine cooler, fridge freezer, and hot water tap, along with space for a washer and dryer (which can be included). A sunken steel sink with drainer and a stable-style composite rear door complete the kitchen area—blending practicality with a subtle nod to the property's character.

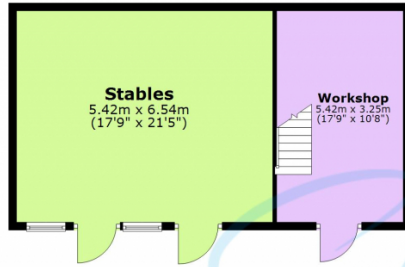
The lounge/dining space is particularly impressive in size, featuring a dual aspect with a bay window to the front and bi-fold doors to the rear, allowing for an abundance of natural light and seamless access to the garden. This is truly ideal for summer living and that highly sought-after indoor/outdoor lifestyle—BBQs, gatherings, or simply a quiet evening with the doors wide open.

To the ground floor are two well-proportioned double bedrooms, both benefiting from stylish built-in wardrobes. One bedroom features a pristine modern ensuite shower room with a wet room-style finish—perfect for a touch of everyday luxury. There is also a spacious WC fitted with a bathroom system. To the first floor, the landing area offers access to a storage area which also allows access to the loft space—because you can never have too much storage. The main bedroom is a huge double room with dual aspect windows and a perfect contemporary ensuite shower room with tiled walls and a fitted bathroom system. A true retreat at the end of the day.

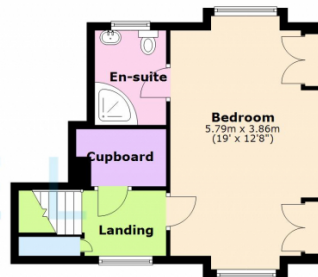
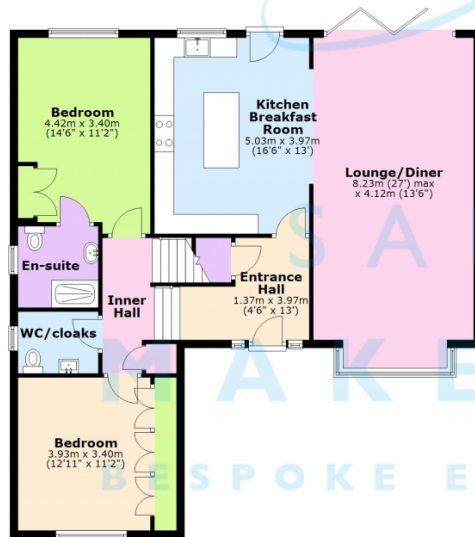
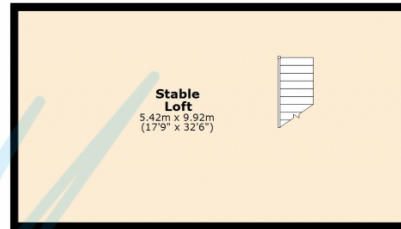
Externally, the property sits on a substantial plot offering extensive off-road parking to the front for multiple vehicles—family, visitors, clients... everyone's covered. A side and rear driveway provides convenient access to the rear of the property and the stables, making it as practical as it is impressive.



Ground Floor



First Floor



Total area: approx. 256.9 sq. metres (2765.0 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 89                      | 90        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Address: The Stables, Mount Road, Kidsgrove

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