



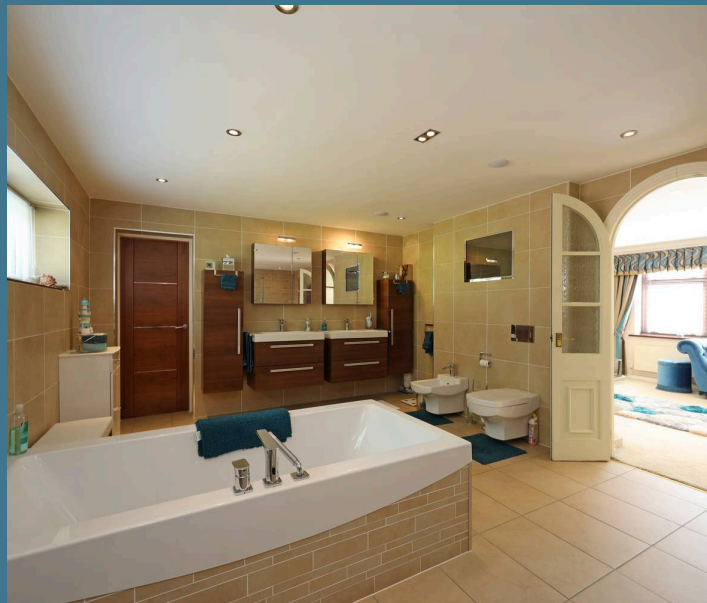
**FOLLOWWELLS**

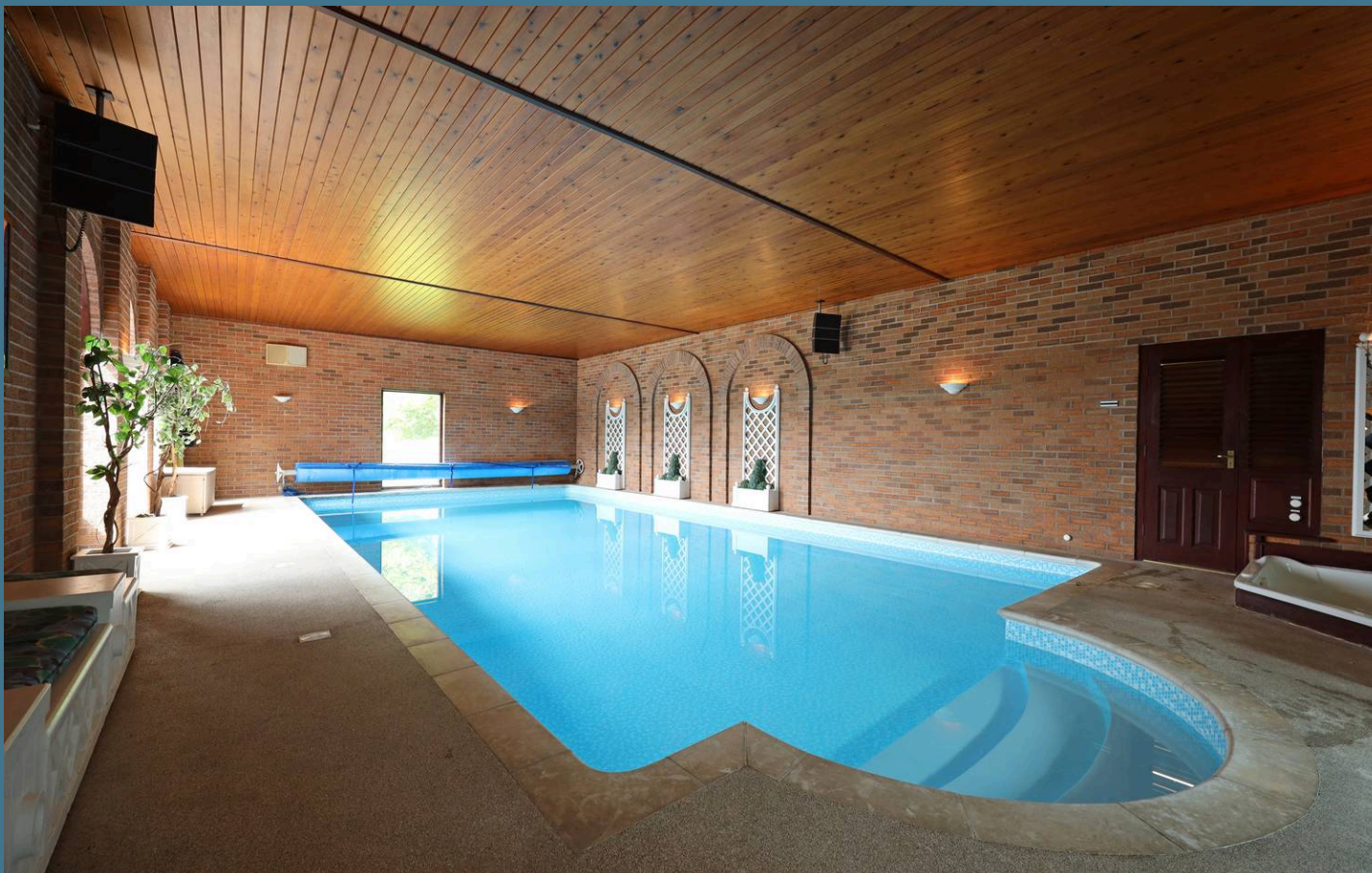
Cliff Cottage, Knowl Wall, Beech - ST4 8SE

Offers Over £1,400,000

Cliff Cottage originally started life as an executive dormer residence enjoying stunning views over the North Staffordshire countryside. It is conveniently situated to the southerly rural outskirts of the city of Stoke-on-Trent, which includes easy access to the M6 with Junction 15 being a 5 minute drive away. The property over the years has been substantially extended, doubling in size. A rather impressive two storey recreational area includes a full-size heated swimming pool with patio doors opening onto a large sun terrace. Within the pool area there is a Jacuzzi having separate male and female shower/changing rooms. To the first floor is a recreational bar/cinema room and a full-size snooker room. Adjoining the swimming pool area, is a large sun lounge currently used as a gymnasium being fully equipped with various gym equipment (available under separate negotiation).

The property is approached via brick pillar security gates and a long driveway, which leads to substantial parking provision in front of the property. Cliff Cottage stands handsomely elevated overlooking the grounds which extend to approximately 4 acres (1.6 hectares) and even includes a golf pitch and putt area with bunker and an enclosed all weather surface and illuminated tennis court. Principally the living accommodation provides three/four reception areas and a kitchen with breakfast/dining area enjoying delightful elevated views over the grounds and rural landscape beyond. Bedroom accommodation provides at least six bedrooms with possibility to create further bedrooms if required. The master bedroom is currently situated on the ground floor incorporating a large dressing room with walk in wardrobes and an incredibly spacious and luxurious ensuite bathroom.





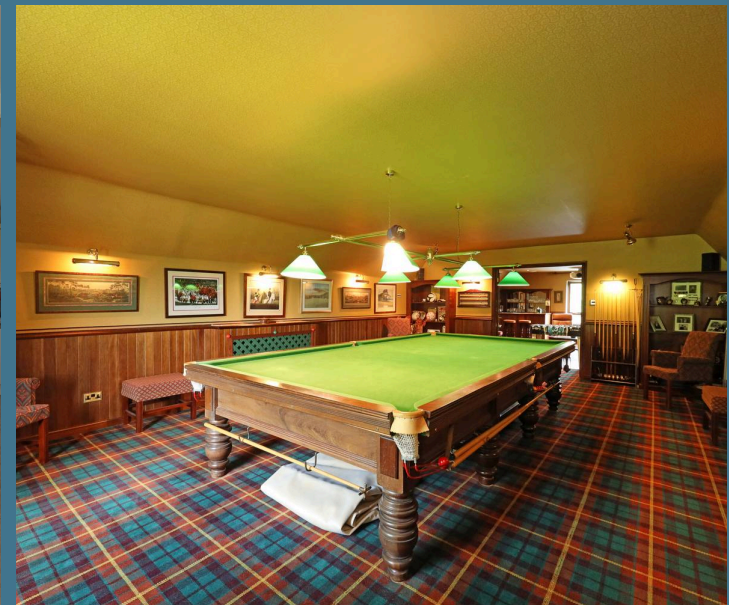
The main entrance is through double doors leading to the reception hallway with coats cupboard and fitted bench. Immediately in front is a return staircase leading to the first floor with storage underneath. From the hallway is a cloakroom suite with WC and large vanity wash hand basin. There are three principal reception rooms comprising of a large front facing living room having a gas fire in basket grate with tiled hearth, opposite the living room is a dining room fitted with display shelving and covered units. A third reception sitting room has a study recess and patio door leading onto the rear garden. To the far end of the hallway is the ground floor master bedroom suite which provides the option to create more reception space and enjoys further views over the grounds. Access to the bedroom is from an equally large dressing room fitted with a range of bedroom furniture and walk in wardrobes. There is archway access to the main bedroom area with further fitted furniture and glazed double doors open to a truly impressively and spacious modern en-suite bathroom with under floor heating. This is fitted with a feature central freestanding bath and wet shower area with ceiling mounted rain shower, twin wall hung vanity wash basins with matching medicine cabinets, WC and bidet. Additionally off the bathroom is a further walk in wardrobe.



The modern fitted breakfast kitchen comprises an extensive range of units with marble work tops having induction hob with extractor above and integrated dishwasher beneath. There is an integrated one and a half electric oven and combined microwave oven with full upright fridge and separate freezer either side. The kitchen opens to a delightful breakfast/dining area with further matching units and has a stunning glazed aspect enjoying views over the grounds. From the kitchen there is a further inner hallway having storage cupboard and a separate utility housing a freestanding central heating boiler and a large Belfast style sink with cupboard units.

The principal first floor accommodation has the main staircase leading to a landing area with airing cupboard. There is a further landing with front facing window having access to two large family double bedrooms, having fitted furnishings and vanity wash basins. In addition, is a further large family double bedroom with fitted furnishings. A further large single bedroom is currently being used as an office. A four piece family bathroom services these bedrooms fitted with bath, separate enclosed shower, feature inset sink wash basin with vanity unit and WC. The bathroom also has loft access to the remaining roof void. At the end of the landing is the original master bedroom having fitted bedroom furnishings and attractive views over the sun terrace and countryside. Continuing through this bedroom is another landing area with skylight recess with store cupboard over the second staircase. From this landing there is a second bathroom incorporating a standard three-piece suite. This area could easily be utilised into a full ensuite dressing area to create an alternative first floor master bedroom suite. These rooms also have direct access from the second staircase located in the ground floor inner hallway. The recreational rooms currently provide a family bar entertaining room with ceiling mounted drop-down cinema screen and projector.

From this room double doors open to a full size snooker room with half panelling to walls, display shelving and a full size snooker table which is also available under separate negotiation. The whole recreational section of the property can be accessed externally and completely separately from the main property making it ideal for hosting large parties without infringement onto the principal property. Alternatively, there is option to create a substantial separate annex or amalgamate with the main house to create a truly impressive country residence.





Externally, the property stands within grounds of approximately 4 acres, principally laid to lawn with hedge screening to boundaries, mature shrubs and specimen trees including a small orchard and further deciduous trees on the boundary perimeter. There is option to create paddock land which currently incorporates a pitch and put golf hole and bunker. The substantial sun terrace has steps leading to formal garden area with feature fountain and store shed. The pathway continues to the tennis court with an all weather surface and fence enclosure with natural screening and flood lights. To the rear of the property is a smaller private garden with patio areas.

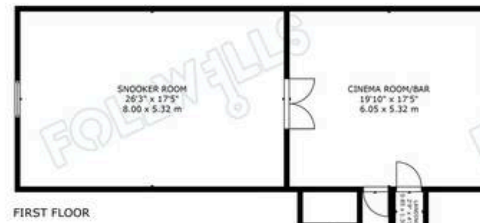
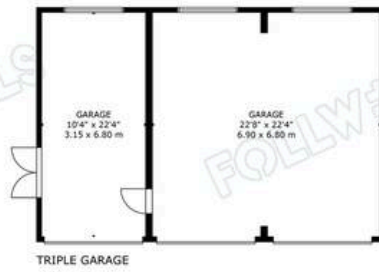
Garaging is extensive comprising of a large double garage adjoining the property with twin up and over doors with separate access door to rear, power connection and secondary boiler for underfloor heating to the master en-suite bathroom. The rear of these garages has a separate detached brick built triple garage block/workshop with power connection and remote roller doors and separate personal access door.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F





GROSS INTERNAL AREA  
 TOTAL: 548 m<sup>2</sup>/5,895 sq.ft  
 GROUND FLOOR: 317 m<sup>2</sup>/3,409 sq.ft, FIRST FLOOR: 231 m<sup>2</sup>/2,486 sq.ft  
 EXCLUDED AREAS: GARAGE: 34 m<sup>2</sup>/369 sq.ft, TRIPLE GARAGE: 70 m<sup>2</sup>/750 sq.ft  
 PORCH: 5 m<sup>2</sup>/52 sq.ft, SWIMMING POOL: 108 m<sup>2</sup>/1,166 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

