



FOLLOWWELLS

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Hill Top House Harley Thorn Lane, Beech - ST4 8SL  
£950,000

- Grand, Detached Country Residence
- Commanding, Elevated Position
- Grounds Extending to Approx. 1.68 Acres
- Sweeping Drive Approach & Triple Garage
- Accommodation Extending to over 3,500 sq ft
- Tennis Court and Paddock
- No Upward Chain

A grand old country house built c. 1905 and retaining many original features including oak wall paneling throughout the reception hall and cloakroom. The house holds a commanding and elevated position and enjoys some stunning, far reaching rural views to the South East. Grounds extend to approximately 1.68 acres including mature gardens, paddock with separate access and a tennis court (in need of maintenance). The house itself provides spacious accommodation extending to in excess of 3,500 sq ft.

The sweeping, tarmac drive approaches the house through double gates and provides extensive parking and also leads to a triple garage. We believe there is scope to create an independent annexe making use of the garages and multi-purpose room (subject to the necessary planning and building regulations) which could be ideal for a dependent relative.

Internally, the accommodation provides five reception rooms as well as a conservatory and breakfast kitchen and to the first floor are five double bedrooms with two bathrooms. The grand central hall is absolutely beautiful with oak paneling to the walls, parquet flooring and a wide, oak staircase leading to the first floor. The three principle reception rooms each have open fireplaces with the drawing room, sitting room and garden room all enjoying an aspect to the front of the house making the most of the spectacular views. The traditional, guest cloakroom harks back to a different time with oak paneled walls and built in cloaks cupboard.





The bright and airy kitchen has an island unit and ample space for table and chairs whilst at the rear of the house a hallway gives access to the scullery and a very useful, multi-purpose room which could be ideal as a playroom, home office or gym.

To the first floor is a large central landing providing access to five double bedrooms and two bathrooms. The principle bedroom is an exceptional size with a wide bay window looking out to the front and a huge dressing room fully fitted with wardrobes and having further bay window to the front. The second bedroom has glazed double doors opening out onto a balcony at the front of the house, again making the most of the beautiful views.

The gardens lie predominantly to the front and side of the house including lawned areas, wildflower meadows and borders planted with a variety of specimen shrubs and trees including Acers, Azaleas and Rhododendrons as well as mature trees including a beautiful Copper Beech.

Beech sits on the edge of Hanchurch Woods approx. five miles to the South of Newcastle under Lyme. The area is surrounded by some stunning countryside and nearby amenities include Trentham Gardens and Estate and the very popular Fitzherbert Arms Pub at Swynnerton. J15 of the M6 is just a couple of miles away with Stoke Train Station approximately 10 minute drive away.

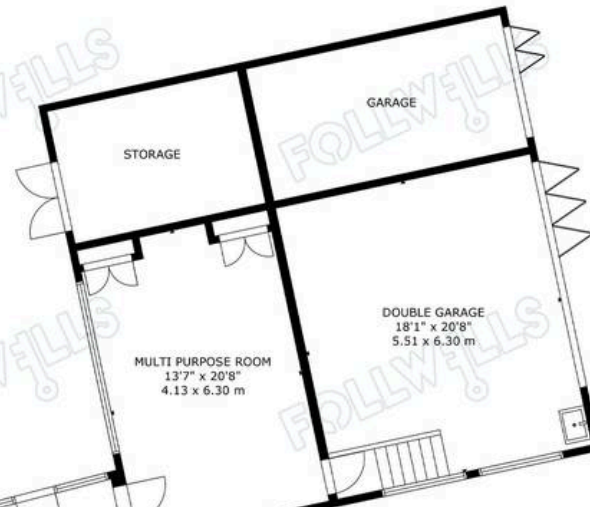
This beautiful old house represents a genuinely rare opportunity and we would strongly recommend a detailed internal inspection.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F





GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA  
 TOTAL: 358 m<sup>2</sup>/3,856 sq ft  
 GROUND FLOOR: 213 m<sup>2</sup>/2,293 sq ft, FIRST FLOOR: 145 m<sup>2</sup>/1,563 sq ft  
 EXCLUDED AREAS: BALCONY: 7 m<sup>2</sup>/78 sq ft, DOUBLE GARAGE: 35 m<sup>2</sup>/374 sq ft  
 BOILER ROOM: 7 m<sup>2</sup>/75 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

