



9 High Street, Dilhorne, Stoke-On-Trent, ST10 2PE

Offers In The Region Of £499,999

- Beautifully restored Grade II listed home, sympathetically renovated
- Rich in history and overflowing with original period charm and character throughout
- Highly versatile accommodation, ideally suited to multi-generational living, guest accommodation, or potential Airbnb/holiday let use
- Main residence and separate self-contained annexe featuring a kitchen, lounge, bedroom, bathroom and home office
- Four well-proportioned bedrooms, including two with ensuite facilities, plus a generous family bathroom
- Eco-friendly biomass central heating system located in the boiler room
- Useful cellar providing excellent additional storage space or potential workshop area

9 High Street, Stoke-On-Trent ST10 2PE

Whittaker & Biggs would like to welcome you to this remarkable Grade II listed home, a true gem, rich in history and overflowing with original period charm. With five spacious bedrooms and four well-appointed bathrooms, this character property offers highly versatile accommodation, making it ideal for multi-generational living, guest accommodation, or even the potential for Airbnb or holiday let use.

As you step inside, you will be greeted by a wealth of original features that tell the story of this enchanting home. The interiors are filled with character, showcasing stunning cast iron fireplaces, exposed brickwork, and beautiful exposed beams. The charming mix of brick and wooden flooring adds to the warmth and appeal of the living spaces, creating an inviting atmosphere for both relaxation and entertaining.



Council Tax Band: D



Ground Floor

Sitting Room

14'9" x 14'11"

Wood glazed window to the frontage, two wood glazed windows to the side aspect, wood door to the frontage, wood block flooring, multi fuel stove, exposed brick recess, flagged hearth, two traditional style radiators, ceiling beams.

Breakfast Kitchen

14'5" x 4'9"

Two wood glazed windows to the frontage, original brick floor, high gloss units to the base and eye level, under mount sink and a half, mixer tap with spray attachment, four ring electric hob, extractor hood, electric fan assisted oven, integral dishwasher, integral fridge freezer, two traditional radiators, original cast iron range fire place, ceiling beams.

Utility Room

10'6" x 4'11"

Wood glazed window to the rear aspect, original brick flooring, space and plumbing for a washing machine, space for a tumble dryer, ceiling beams.

Boiler Room

15'2" x 7'10"

Wood door to the frontage, wood glazed window to the frontage, housing the Biomass boiler and mega flow hot water cylinder, ceiling beams.

Inner hall

Stairs to the first floor, stairs down to the cellar, wood block flooring.

Snug

18'0" x 7'7" extending to 12'7"

Sealed unit double glazed window to the side aspect, wood door to the side aspect, wood block flooring, exposed brick fireplace, two traditional column radiators, built-in storage cupboards, ceiling beams.

Office

7'6" x 7'4"

Wood block flooring, beams, radiator, original brick work bench.

WC

5'8" x 2'8"

Sealed unit double glazed window to the side aspect, low-level WC, wall mounted corner wash hand basin, mixer tap, quarry tiled floor radiator.

First Floor

Landing

Wood glazed window to the side aspect, motion sensor lighting, exposed brick wall with inset beams, traditional radiator, stairs to the second floor, internal door to the annexe.

Bedroom One

14'11" x 14'2"

Two wood glazed windows to the frontage, wooden floor, traditional column radiator, ceiling beams, built-in wardrobes, ornamental cast-iron fireplace with tiled hearth.

En-suite One

7'10" x 7'4"

Wood glazed window to the side aspect, freestanding clawfoot roll top bath, mixer tap, low-level WC, pedestal wash hand basin, separate shower enclosure, rainfall showerhead, exposed wooden flooring, traditional heated towel rail.

Bedroom Two

14'11" x 12'6"

Two wood glazed windows to the frontage, exposed wooden flooring, ornamental cast-iron fireplace, traditional radiator, ceiling beams, wall mounted electric heater.

En-suite Two

6'6" x 5'2"

Shower enclosure, low level WC, pedestal wash hand basin, exposed wooden flooring, ceiling beams , wall mounted heated towel rail.

Second Floor

Landing

Exposed wooden flooring, ceiling beams, motion sensor lighting.

Bedroom Three

17'4" x 15'5"

Wood glazed window to the frontage, exposed wooden flooring, vaulted ceiling, ceiling beams, exposed brick wall with beams.

Bedroom Four

15'4" x 13'9"

Wood glazed window to the frontage, vaulted ceiling, exposed beams, exposed wooden flooring, traditional column radiator, wall mounted electric storage heater.

Bathroom

16'4" x 7'2" extending to 12'7"

Wood glazed window to the side aspect, vaulted ceiling, exposed beams, freestanding clawfoot bath with mixer tap, walk-in shower enclosure, pedestal wash hand basin, concealed cistern low-level WC. exposed wooden flooring, two traditional column radiators, eaves storage.

Cellar

14'6" x 7'5"

Original stone workbenches, power and light.

Annexe

Sitting Room

12'7" x 8'9"

Wood glazed windows to the side and rear aspects, wood door to the side aspect. original brick flooring, multi fuel stove, brick hearth, traditional column radiator, exposed beam, stairs to the first floor, under stairs storage cupboard.

Kitchen

13'10" x 8'10"

Sealed unit double glazed window to the side aspect, base units, stainless steel work surfaces, Belfast sink unit, mixer tap with spray attachment, four ring electric hob, extractor hood, electric oven, space for an under counter fridge, wood block flooring, traditional column radiator.

Bathroom

10'4" x 5'4"

Sealed unit double glazed windows to the side and rear aspect, freestanding clawfoot slipper bath with shower mixer tap, pedestal wash hand basin, low-level WC, walk-in shower enclosure, rainfall showerhead, traditional column radiator.

Entrance / Utility

8'3" x 4'8"

Wood door to the side aspect, sealed unit double glazed window to the side aspect, wood block flooring, space and plumbing for a washing machine.

Landing

12'6" x 8'9"

Sealed unit double glazed window to the side aspect, exposed wooden flooring, traditional column radiator, exposed beams.

Bedroom (5)

12'9" x 8'9"

Wood glazed window to the rear aspect, exposed wooden flooring, traditional column radiator, exposed beam, stairs to the second floor.

Office / Attic Room

12'5" x 8'11"

Wood glazed window to the side aspect, vaulted ceiling, exposed beams, exposed wooden flooring, traditional column radiator.

Externally

Shared driveway to the frontage, artificial lawn to the side aspect, paved patio, wall and hedge boundary, original brick well remains with taps.

AML REGULATIONS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		