



16 Northesk Street, Stone, Staffordshire, ST15 8EP

**Tinsley  
Garner**  
independent property expertise









A handsome Victorian detached house in the heart of Stone. This is a beautifully renovated Victorian town house of grand proportions which offers effortlessly spacious family accommodation that combines a wealth of original period features including one of the best preserved Minton tile floors we have ever seen, with thoughtfully designed accommodation catering for every requirement of modern family living. The accommodation is arranged over three floors, combining generously proportioned living and entertaining space with an elegant sufficiency of 6 bedrooms, two luxurious bathrooms and domestic ancillary accommodation. The house has been remodelled and extensively updated by the current owners and presents a rare opportunity to acquire an elegant period home of outstanding quality and proportion in one of Stone's most sought-after locations. Viewing is essential.

#### Accommodation

##### Ground Floor

The house features a grand reception area with its original Minton mosaic tile floor in gleaming condition, wooden front door with stained glass panels, fan light and walk-in bay to the side with French door leading on to a secluded patio area. The sitting room is dual aspect with bay window to the front of the house and bay to the rear overlooking the patio and gardens, feature period fireplace and wood burning stove. Dining room with bay window to the front of the house, stripped wooden floor and chimney breast with modern fireplace and wood burning stove.

The rear of the house has been remodelled by the current owners to connect the lounge and kitchen, creating a large open plan space for living, dining and entertaining. The Lounge has a rear facing window overlooking the courtyard garden, chimney breast with period fireplace and wood burning stove, stripped wooden floor. The kitchen features a range of painted wooden cabinets with quartz counter top and Belfast twin bowl sink unit with chrome mixer tap. Chimney breast with Aga range. The kitchen enjoys lots of natural light with windows to both sides and tall vaulted ceiling with skylight windows. Quarry tile floor extending through to the adjoining utility room and WC. Large dry cellar with access from the entrance hall.

##### First Floor

Long staircase from the entrance hall rising to a spacious first floor landing with return staircase to the second floor accommodation. There are three large double bedrooms together with a dressing room / nursery with connecting doors to the two main bedrooms, complemented by two luxurious bathrooms.







## Second Floor

Second floor landing with skylight window. Two bright and spacious double bedrooms, with windows to the front and rear of the house respectively and both having their original feature Victorian fireplaces.

## Outside

To the side of the house there is a secure ginnel with access through to the rear of the house, side door to the entrance hall together with self contained workshop. Parking for the property is to the rear accessed off the lane which runs between Kings Avenue and Northesk Street. There is secure off road parking for 3/4 cars with roller shutter outer door and a detached brick built single garage with motor operated roller shutter door.

The house is located at the heart of Stone town, within strolling distance of the town centre and railway station and within easy reach of local schools and other amenities either on foot or by car.

## Gardens

The house enjoys great outside space with a large private walled garden, so much so that you would hardly guess you are living in the centre of town. There are several outside sitting areas providing plenty of opportunity for outdoor living and a large area of lawn to the rear and side of the house, planted borders with a variety of established trees and shrubs. To the front there is a forecourt garden with dwarf wall and hedge border.

## General Information

Services; Mains gas, electricity, water & drainage. Gas central heating (new boiler installed in 2023)

Council Tax Band F

Tenure; Freehold

Asking Price £795,000

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





Approx Gross Internal Area  
348 sq m / 3743 sq ft



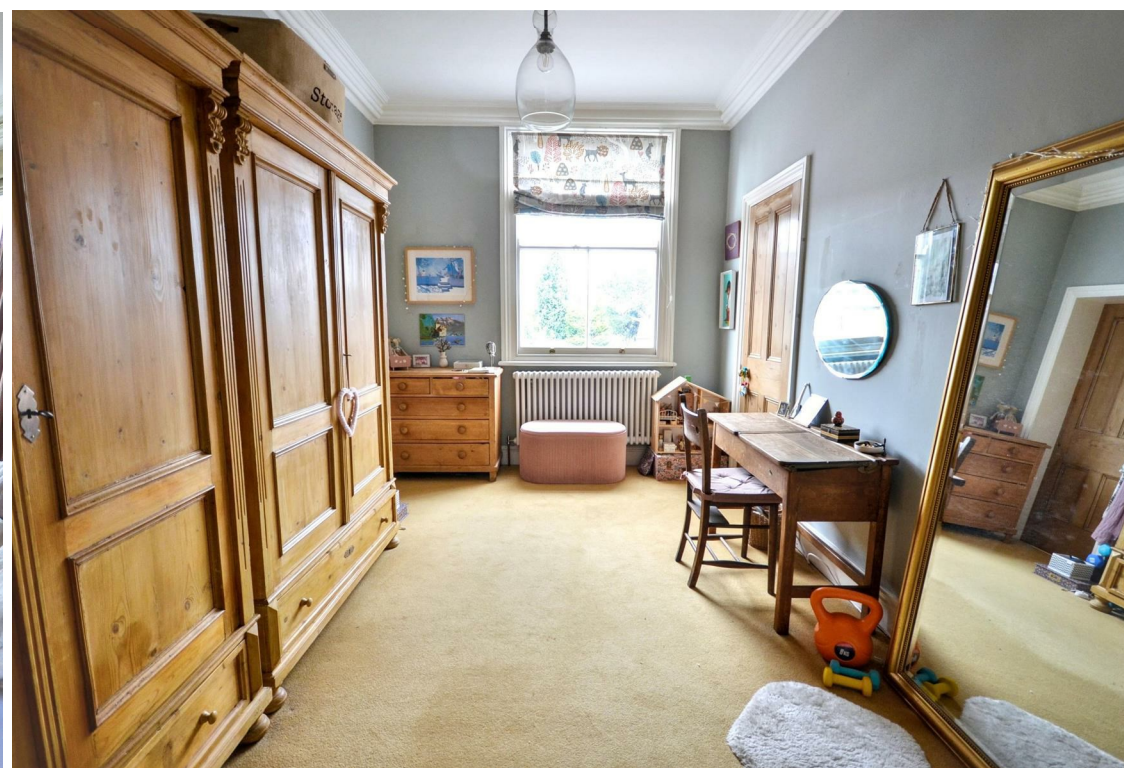
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 |                         |           |
|                                             | 62                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 | 39                      | 69        |
| England & Wales                                                 | EU Directive 2002/91/EC |           |











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