

Outside :

MAIN SIDE GARDEN : These feature a terrace area ideal for sitting out/BBQing, overlooking the lawns with specimen trees, whilst to one corner is a raised timber decked terrace with pergola - a beautiful dining area. Continuing into the gardens you'll find exposed feature brick walls with lighting, a vegetable garden and fruit trees with the Macclesfield canal behind as a beautiful backdrop.

FRONT : Central stone steps lead up to the front terrace with wide pathways laid with porcelain tiles. The front façade is simply exquisite with stone sills and headers and portico porch to the main entrance. Adjacent to the front are established flower borders and a lower section of lawns. Extensive concrete driveway offering ample parking for numerous vehicles.

AGENT NOTE: The property is presently held together with an adjoining detached barn/outbuilding which is being offered for sale separately. The sale of Portland House will therefore be subject to an agreed division of the existing title. The precise boundaries, rights of access, parking arrangements, services and any rights or easements to be granted or reserved will be confirmed by the vendor's solicitor prior to exchange of contracts. Interested parties should satisfy themselves through their legal advisers as to the extent of the property to be conveyed.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East **TAX BAND:** E

DIRECTIONS: SATNAV ST7 3BS

Energy performance certificate (EPC)		
39 Portland Drive Scholar Green STOKE-ON-TRENT ST7 3BS	Energy rating D	Valid until: 3 July 2035 Certificate number: 0320-3052-7203-3275-3200

Property type	Semi-detached house
Total floor area	154 square metres

Rules on letting this property

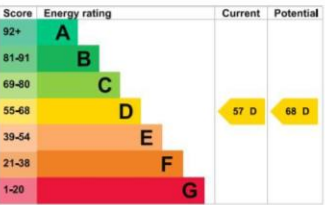
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

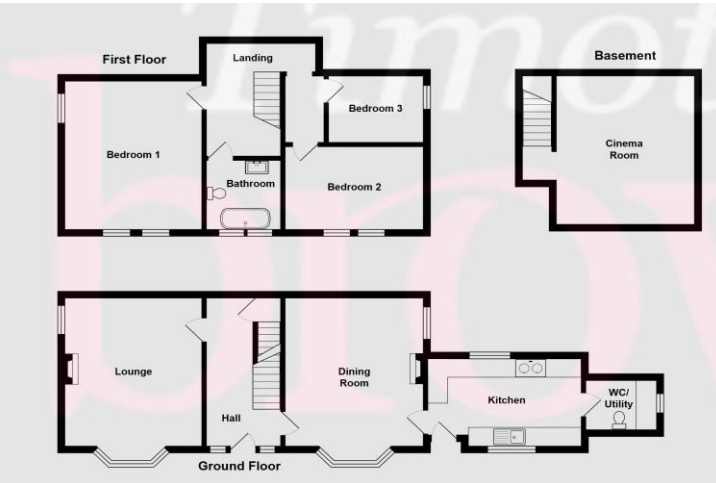


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Portland House,
39 Portland Drive, Scholar Green,
Stoke-On-Trent, Staffordshire ST7 3BS

Selling Price: £550,000

- EXQUISITE THREE BEDROOM SEMI-DETACHED PERIOD RESIDENCE
- TWO MAGNIFICENT BAY-FRONTED RECEPTION ROOMS
- BEAUTIFULLY APPOINTED BESPOKE FITTED KITCHEN
- IMPRESSIVE BASEMENT CINEMA ROOM
- UTILITY/CLOAKROOM & LUXURIOUS FAMILY BATHROOM
- WEALTH OF ORIGINAL PERIOD FEATURES THROUGHOUT
- SEAMLESS BLEND OF PERIOD CHARM & MODERN LUXURY
- BEAUTIFULLY ESTABLISHED GARDENS WITH TERRACES & ENTERTAINING AREAS
- PICTURESQUE SETTING WITH THE MACCLESFIELD CANAL BEYOND
- NESTLED IN THE HEART OF SEMI-RURAL SCHOLAR GREEN VILLAGE

Portland House: An Exceptional Period Home of Elegance and Character

Step into a world where period charm seamlessly blends with modern luxury at Portland House, an exquisite three-bedroom residence occupying a delightful position in the heart of Scholar Green.

Meticulously preserved and thoughtfully enhanced, this distinctive home offers beautifully proportioned accommodation filled with original character, complemented by an impressive specification and wonderfully established gardens.

A Grand Welcome: Approach through an attractive portico porch, supported by elegant pillars, leading to a timber panelled entrance door adorned with stained glass and leaded upper lights. Inside, the impressive 16-foot reception hall immediately sets the tone, displaying an original centre ceiling rose, intricate coving, dado rail and stunning oak herringbone flooring. A graceful oak staircase rises to the first floor, whilst a further staircase descends to the property's unique basement cinema room.

Magnificent Reception Rooms: Two superb bay-fronted reception rooms provide wonderfully versatile living and entertaining space. The 18'8" lounge combines elegant period detailing with a cast iron open coal fireplace, period-style radiators and oak herringbone flooring.

The equally impressive 18'9" dining room is a fabulous entertaining space, enhanced by half-height panelling and a cast iron wood-burning stove set within a stone fireplace and hearth.

Bespoke Kitchen & Modern Comforts: At the heart of the home is the beautifully appointed 15'7" kitchen, fitted with a bespoke range of custom-painted wood grain units complemented by quartz preparation surfaces and a

ceramic sink. A gas-fired Aga range cooker takes centre stage, whilst further appointments include an integrated dishwasher, wine chiller and space for an American-style fridge freezer.

A useful utility/cloakroom provides additional practicality with a W.C., plumbing for a washing machine and wall-mounted Baxi gas central heating boiler.

A Cinema of Your Own: Descend to the superb 16' basement cinema room – an unexpected and highly individual feature with exposed brick walls, subtle lighting and oak-effect flooring, creating an atmospheric space for films and entertaining.

Elegant Bedrooms: The galleried first-floor landing retains the character evident throughout the property and gives access to three well-proportioned bedrooms.

The impressive 15'10" principal bedroom enjoys windows to two aspects together with a polished cast iron working open coal fireplace, period-style radiators and original detailing. Two further bedrooms provide comfortable and versatile accommodation.

The luxurious bathroom completes the first-floor accommodation and features a freestanding bath with antique-style fittings, an oak dresser incorporating a ceramic wash hand basin, W.C., antique-style heated towel radiator and electric underfloor heating.

Beautiful Gardens: The gardens are a particular feature of Portland House and provide a delightful setting for the property. The main side garden incorporates a generous terrace ideal for outdoor dining and BBQs, overlooking established lawns interspersed with specimen trees.

A raised timber decked terrace with pergola creates a wonderfully secluded entertaining area, whilst further

features include attractive exposed brick walls with subtle lighting, a productive vegetable garden and fruit trees.

The picturesque Macclesfield Canal beyond provides a beautiful backdrop to this exceptional home.

Portland House offers a rare opportunity to acquire a home of genuine individuality – combining elegant period architecture, impressive living accommodation and beautifully established gardens in the heart of this sought-after semi-rural village.

Viewing is highly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Portico entrance porch with pillar support. Timber panelled door with stained glass and leaded upper lights and matching side panels.

RECEPTION HALL 16' 1" x 7' 4" (4.90m x 2.23m) : Centre ceiling rose and original coving to ceiling. Dado rail. Period style radiator. Oak herringbone floor. Staircase to first floor with oak spindles and newel post. Door with stairs down to cinema room.

LOUNGE 18' 8" x 14' 0" (5.69m x 4.26m) into bay : Timber framed sealed unit double glazed bay window to front aspect. Two period style radiators. Centre ceiling rose. Original coving to ceiling. Picture rail. Dado rail. Cast iron open coal fireplace with stone hearth. Oak herringbone floor.

BASEMENT CINEMA ROOM 16' 0" x 13' 5" (4.87m x 4.09m) : Exposed brick walls. Subtle lighting. Oak effect flooring.

DINING ROOM 18' 9" x 14' 0" (5.71m x 4.26m) into bay : Timber framed sealed unit double glazed bay window to front aspect. Two period style radiators. Centre ceiling rose. Original coving to ceiling. Picture rail. Dado rail. Panelling to half height. Cast iron wood burning stove set within stone fireplace and hearth. Oak herringbone floor.

KITCHEN 15' 7" x 9' 4" (4.75m x 2.84m) : PVCu double glazed windows to front and rear aspects. Low voltage downlighters inset. Ceiling fitted speaker. Wood grain custom painted bespoke fitted kitchen with an array of eye level and base units having quartz preparation surfaces over with ceramic sink unit inset, with mixer tap. Gas fired Aga range cooker. Space for American style fridge freezer. Integrated dishwasher. Wine chiller. Oak effect flooring.

UTILITY/CLOAKROOM 7' 2" x 5' 2" (2.18m x 1.57m) : PVCu double glazed window to side aspect. Low level W.C. with concealed cistern. Space and plumbing for washing machine. Newly fitted wall mounted Baxi gas central heating boiler with 10 year warranty.

First Floor :

GALLERIED LANDING 12' 0" x 7' 6" (3.65m x 2.28m) : Central ceiling rose. Original coving to ceiling. Picture rail. Dado rail. Period style radiator.

BEDROOM 1 FRONT 15' 10" x 14' 0" (4.82m x 4.26m) : Timber framed sealed unit double glazed windows to front and side aspects. Central ceiling rose. Original coving to ceiling. Picture rail. Panelling to one wall. Two period style radiators. Polished cast iron working open coal fireplace with tiled hearth.

BEDROOM 2 FRONT 14' 0" x 8' 2" (4.26m x 2.49m) : Timber framed sealed unit double glazed window to front aspect. Coving to ceiling. Dado rail. Single panel central heating radiator.

BEDROOM 3 SIDE 9' 6" x 7' 2" (2.89m x 2.18m) : Timber framed sealed unit double glazed window to side aspect. Coving to ceiling. Dado rail. Double panel central heating radiator.

BATHROOM 7' 5" x 7' 4" (2.26m x 2.23m) : Timber framed sealed unit double glazed window to front aspect with window shutters. Freestanding bath with antique pillar tap. Oak dresser with ceramic wash hand basin. Low level W.C., Antique polished centrally heated towel radiator. Oak effect tiled floor with porcelain half tiled walls. Electric underfloor heating.

