

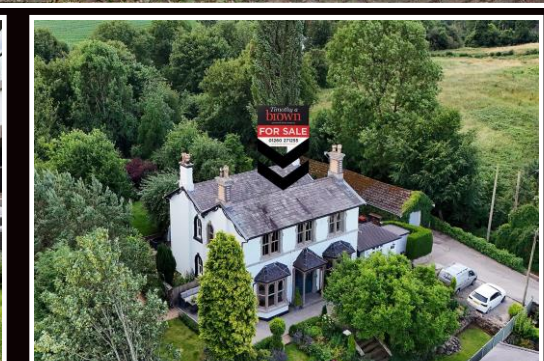
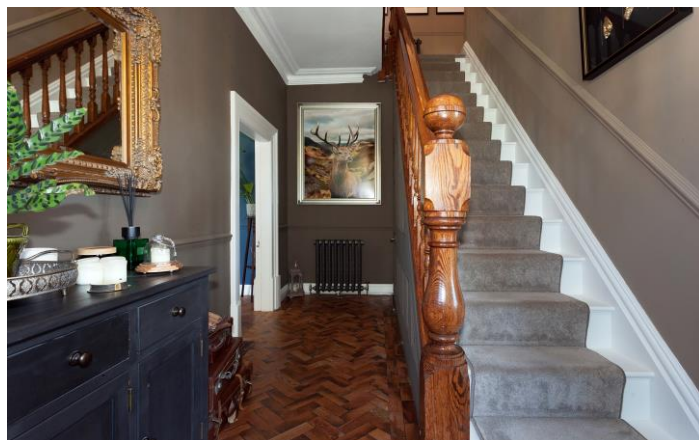
Energy performance certificate (EPC)		
39 Portland Drive Scholar Green, STOKE-ON-TRENT ST7 3BS	Energy rating D	Valid until 7 July 2030
Property type Semi-detached house	Certificate number 9125-3053-7255-3275-1280	
Total floor area 154 square metres		

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/energy-ratings-for-landlords) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>)

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 rating](#) ([https://www.gov.uk/guidance/energy-ratings-for-landlords](#))

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

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D	49.9	48.9
39-54	E		
21-38	F		
1-20	G		



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: £675,000

- EXQUISITE THREE BEDROOM SEMI-DETACHED PERIOD RESIDENCE
- SUBSTANTIAL BARN INCLUDES A GARAGE, OFFICE, STOREROOMS & WORKSHOP – POTENTIAL FOR CONVERSION (STC)
- TWO MAGNIFICENT BAY FRONTED RECEPTION ROOMS
- BEAUTIFULLY APPOINTED BESPOKE FITTED KITCHEN
- BASEMENT CINEMA ROOM
- UTILITY/CLOAKROOM & LUXURIOUS BATHROOM
- SEAMLESS BLEND OF PERIOD CHARM & MODERN LUXURY
- EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING
- SUBSTANTIAL ESTABLISHED GARDENS & GROUNDS
- NESTLED IN THE HEART OF SEMI-RURAL SCHOLAR GREEN VILLAGE

FOR SALE BY PRIVATE TREATY (Subject to contract)

Portland House: A Timeless Masterpiece of Elegance and Grandeur including a huge, detached two-storey barn – ripe for conversion (STC).

Step into a world where period charm seamlessly blends with modern luxury at Portland House, an exquisite residence offering unparalleled living in the heart of Scholar Green. This magnificent property has been meticulously preserved and thoughtfully enhanced, presenting a home of exceptional character, spaciousness, and unique amenities.

A Grand Welcome: Approach through a charming portico porch, supported by elegant pillars, leading to a timber panelled door adorned with beautiful stained glass and leaded upper lights. Inside, the **16-foot entrance hall** immediately impresses with its original centre ceiling rose, intricate coving, dado rail, and a stunning **oak herringbone floor**. A graceful oak staircase with detailed spindles and a newel post ascends to the first floor, while a discreet door reveals the unique lower-level cinema room.

Luxurious Living Spaces: The ground floor boasts two magnificent bay-fronted reception rooms, each exuding warmth and sophistication. The **18'8" lounge** features a cast iron open coal fireplace, period-style radiators, and the same exquisite oak herringbone flooring, creating an inviting space for relaxation. Adjacent, the equally impressive **18'9" dining room** is a true focal point, complete with elegant half-height panelling and a charming cast iron wood-burning stove set within a stone fireplace, perfect for intimate gatherings or grand entertaining.

Culinary Delights & Modern Comforts: The heart of this home is the beautifully appointed **15'7" kitchen**, a custom-painted bespoke space featuring wood grain units, luxurious quartz preparation surfaces, and a ceramic sink with a mixer tap. Equipped for the discerning chef, it offers space for an American-style fridge freezer, and includes a gas-fired Aga range cooker, an integrated dishwasher and wine chiller. The oak effect flooring adds a touch of rustic elegance.

A convenient utility/cloakroom provides practical space with a low-level W.C., plumbing for a washing machine, and a wall-mounted Baxi gas central heating boiler.

The Ultimate Entertainment Hub: Descend to the **16' basement cinema room**, a truly unique feature designed for immersive entertainment. With its exposed brick walls, subtle lighting, and oak effect flooring, it promises countless hours of cinematic enjoyment.

Elegant Retreats Upstairs: Ascending the grand staircase, you arrive at a **12-foot galleried landing**, echoing the period features of the hall below. The first floor hosts three well-proportioned bedrooms. The **15'10" master bedroom** is a serene sanctuary with dual-aspect windows, a polished cast iron working open coal fireplace, and period-

style radiators. Two additional bedrooms offer comfortable accommodation, all maintaining the property's classic charm. The luxurious **7'5" bathroom** is a haven of relaxation, featuring a freestanding bath with antique pillar taps, an oak dresser with a ceramic wash hand basin, a low-level W.C., an antique polished centrally heated towel radiator, and elegant oak effect tiled floors with porcelain half-tiled walls.

An Outdoor Oasis & Expansive Grounds: Portland House sits proudly within its meticulously designed grounds. The **main side garden** is an entertainer's dream, boasting a spacious terrace ideal for al fresco dining and BBQing, overlooking lush lawns and specimen trees. A raised timber decked terrace with a pergola offers a beautiful, secluded dining area. Further exploration reveals charming exposed feature brick walls with subtle lighting, a productive vegetable garden, and fruit trees, all set against the picturesque backdrop of the **Macclesfield Canal**.

The **front of the property** is simply exquisite, with central stone steps leading to a front terrace laid with wide porcelain tiled pathways. The facade showcases beautiful stone sills and headers, complementing the pillared main entrance. Established flower borders and a lower section of lawns add to the curb appeal. An **extensive concrete driveway** provides ample parking for numerous vehicles, leading to the impressive barn.

The Versatile Barn: This substantial outbuilding offers incredible potential and versatile spaces:

- **1st Floor Section:** Includes a generous **20' garage** with an electrically operated roller shutter door, power, and light. A corridor leads to a dedicated **9'8" office** with low voltage downlighters, and a **5'10" store room**. A large **17'7" workshop** with power and light completes this level.
- **Ground Floor Barn:** Features multiple storage areas, including **Store Room 1 (12'1" x 13'9")**, **Store Room 2 (13'6" x 12'0")**, and **Store Room 3 (13'8" x 12'1")** with an **adjoining car pit (12'8" x 5'0")**. A dedicated **13'9" x 8'1" log store** is also present.

Portland House is more than just a home; it's a lifestyle. Combining historical elegance with modern comforts and an abundance of versatile space, it offers a truly unique opportunity for the discerning buyer.

Schedule your private viewing today and experience the timeless allure of Portland House.

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. Wall mounted Baxi gas central heating boiler.

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.

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 leading to:

DETACHED BARN :

1st Floor Section :

GARAGE 20' 0" x 13' 9" (6.09m x 4.19m) : Electrically operated roller shutter door. Power and light. Corridor to:

OFFICE 9' 8" x 8' 2" (2.94m x 2.49m) : Low voltage downlighters inset. Window to side.

STORE ROOM 5' 10" x 5' 0" (1.78m x 1.52m) :

WORKSHOP 17' 7" x 13' 9" (5.36m x 4.19m) : Power and light.

Ground Floor Barn :

STORE ROOM 1 13' 9" x 12' 1" (4.19m x 3.68m) :

STORE ROOM 2 13' 6" x 12' 0" (4.11m x 3.65m) :

LOG STORE 13' 9" x 8' 1" (4.19m x 2.46m) :

STORE ROOM 3 13' 8" x 12' 1" (4.16m x 3.68m) : with adjoining car pit 12' 8" x 5' 0" (3.86m x 1.52m)

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**.

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

DIRECTIONS: SATNAV ST7 3BS

