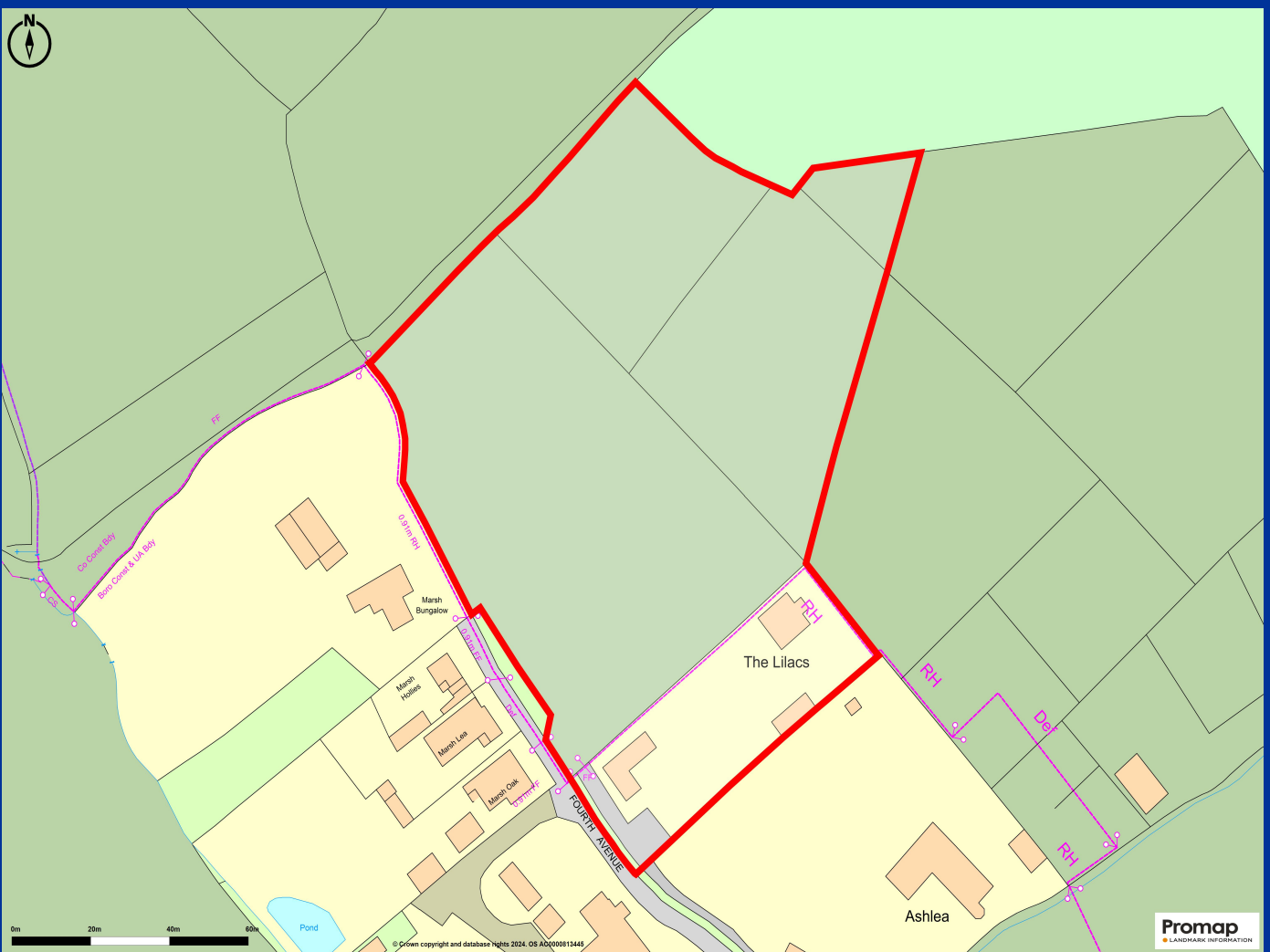




Brookhouse Lane, Stoke-On-Trent, ST2 8ND.
Offers in the Region Of £620,000

Whittaker Est. 1930
& Biggs

Brookhouse Lane, Stoke-On-Trent, ST2 8ND.



An exciting opportunity to purchase this wonderful small holding, which is nestled within 3.61 acres of land and comprises of a four bedroom detached house, grazing paddocks, stabling for two horses with tack room, additional storage for both hay and shavings which could be converted into extra stables if required. The property also boasts mature gardens, outbuildings and a recently installed 20m x 40m menage. The property is ideal for those with equestrian interests, with the added benefit of being very close to Wetley Moor Common, where you can also enjoy 118 hectares of land and excellent hacking with your horse. Access to the property is via a private road, offering a great deal of privacy, excellent views, a contemporary home with a versatile layout.

You're welcomed into the grounds via a gated access, the timber stables are located to left hand side, with yard area, power and light connected. There is access from the stabling to the grass paddocks, with further gravel hardstanding, providing vehicle access to the menage. The menage is fully fenced and is laid with 'Surefoot Equestrian Recycled Carpet Fibres'. Mature gardens are located to the front/rear of the property, with brick outbuildings located on the right-hand side, with parking for vehicles.

The property is accessed via the porch, which is located to the frontage, with useful WC room off. The living room is a light and airy space, having wood burning stove, set within a fireplace and access to the inner hallway and dining kitchen. The dining kitchen has a good range of fitted units to the base and eye level, integral Bosch dishwasher, Neff hob with extractor fan, Bosch fan assisted oven, Worcester gas fired boiler, space for a free-standing fridge/freezer, ample room for a dining table and chairs with access to the driveway. The inner hallway provides access to the first floor and two bedrooms.

To the first floor are two double bedrooms, with bedroom one having fitted wardrobes and ensuite shower room. Bedroom two has a walk-in wardrobe and is serviced via a separate shower room.

A viewing is highly recommended to appreciate this homes location, plot, versatility, views, equestrian facilities and further potential.

- Services:
- Heating: LPG (Tank located to the rear of the property).
 - Water: Mains
 - Electric: Mains
 - Sewerage: Mains

Entrance Porch

UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation, radiator.

WC

UPVC double glazed window to the front elevation, lower level WC, wall mounted sink unit, loft access,

Living Room 17' 10" x 16' 0" (5.43m x 4.88m) max measurements

UPVC double glazed window to the side and front elevation, two radiators, wood burning stove set on slate hearth.

Dining Kitchen 18' 3" x 11' 5" (5.55m x 3.48m)

Range of fitted units to the base and eye level, four ring Neff hob, extractor fan, Bosch electric fan assisted oven, stainless steel one and half bowl sink unit with drainer and chrome mixer tap, Bosch integral dishwasher, wood style worksurfaces, space for freestanding fridge/freezer, tiled splashbacks, UPVC double glazed window to the front elevation, UPVC double glazed door and window to the side elevation, two radiators, tiled flooring, underfloor heating, Worcester gas fired boiler set in cupboard.

Inner Hallway

Radiator, access to the first floor.

Bedroom Three 11' 6" x 11' 2" (3.50m x 3.41m)

Radiator, UPVC double glazed window to the rear elevation.

Bedroom Four 11' 4" x 8' 4" (3.46m x 2.54m)

Radiator, UPVC double glazed window to the rear elevation.

Rear Porch/Utility

UPVC double glazed window to the side and rear elevation, UPVC double glazed door to the side elevation, radiator, worksurface space, plumbing for washing machine, space for dryer.

First Floor

Landing

Velux style window to the rear elevation, eaves storage, radiator, storage cupboard off.

Bedroom One 16' 5" x 9' 7" (5.00m into wardrobe x 2.91m)

Radiator, eaves storage, UPVC double glazed window to the rear elevation, built in wardrobes.

Ensuite 7' 11" x 5' 1" (2.42m x 1.54m)

Corner shower cubicle incorporating Triton electric shower, WC, vanity unit with storage cupboard beneath and mixer tap, radiator, UPVC double glazed window to the side elevation, shaver point.

Bedroom Two 15' 2" x 8' 4" (4.62m x 2.53m)

UPVC double glazed window to the side elevation, Velux style window to the front elevation, radiator, walk in storage cupboard.

Externally

To the front is gated access with gravelled driveway, area laid to lawn on either side, hedged boundaries. Timber stabling with tack room, power and water within the stables.

Brick store with glazed windows to the side elevation with wooden door. Brick/timber constructed open fronted carport/wood storage offering under cover parking for two vehicles. Wooden shed and concrete shed offering further storage. Area laid to lawn at the front with raised borders, hedged boundaries.



To the side is gravelled driveway, area laid to lawn, well stocked borders, hedged boundaries, outside power socket.

To the rear is an LPG tank, area laid to lawn, gated access onto the graveled track, grass paddock, menage laid to recycled carpet, with lighting, fenced boundary, power sockets.





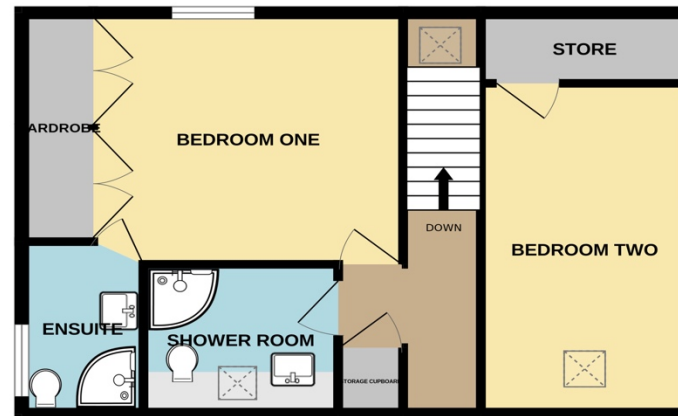
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GROUND FLOOR



FIRST FLOOR





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