



Dilhorne House Caverswall Road
Dilhorne, Stoke-On-Trent, ST10 2PH

Offers Over £895,000

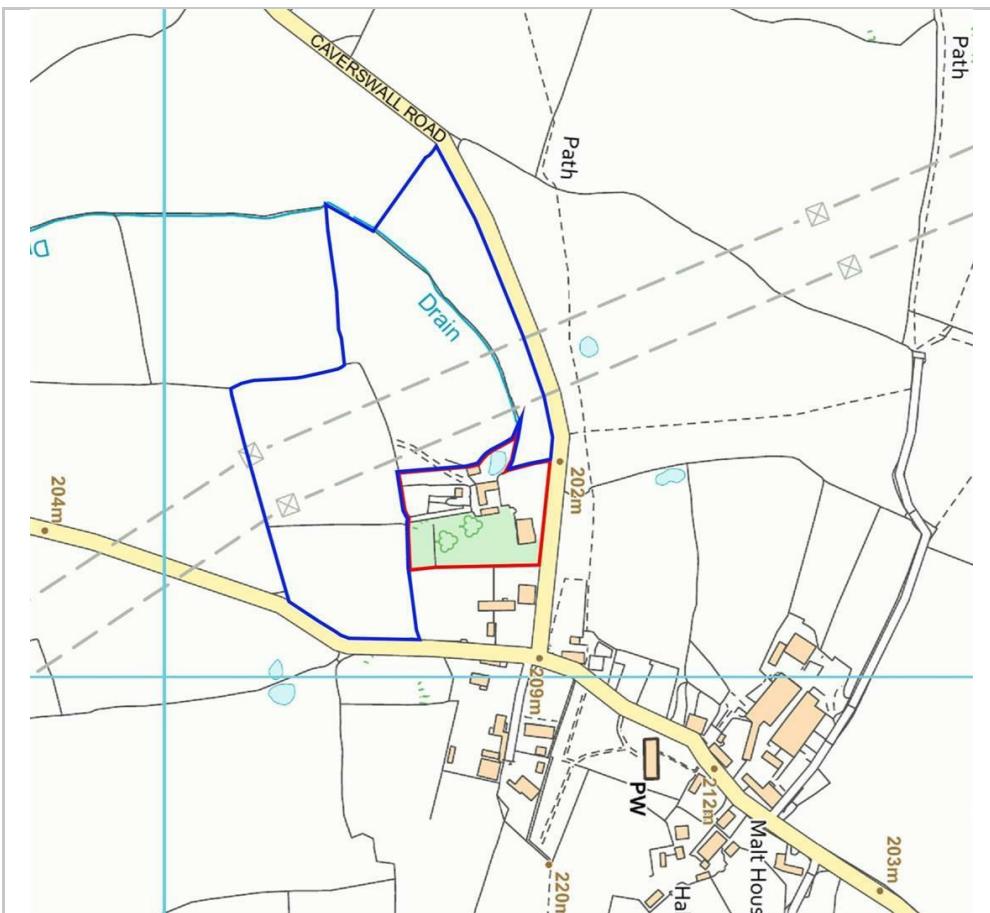


Dilhorne House enjoys a quiet location on the outskirts of the village of Dilhorne, being set back from Caverswall Road. The property comprises a spacious seven bedroomed dwelling which would benefit from modernisation and improvement but has considerable potential to provide an excellent family home or may be suitable for other uses including a residential rest home if desired. The property has the added benefit of good sized private gardens and a range of traditional farm buildings which may have potential for alternative uses, subject to necessary planning consents. Dilhorne House offers a wide variety of original and characterful features such as Minton Tile floors, gold inlays in some reception rooms, a large cellar, stunning feature bay windows and chimneys designed like chess pieces - all adding a touch of charm to this eccentric home.

The extent of the property that is offered for sale is shown on the attached plan, edged in red and extends to approximately 1.95 acres.

Interested parties should note that additional land may be available by separate negotiation, the full extent of the land is shown on the attached plan edged in blue and interested parties may offer to purchase part or all of the additional land if required. The whole of the blue edged land extends to 10.85 acres or thereabouts.

Inspection of Dilhorne House is highly recommended to fully appreciate the estate.



Dilhorne House Caverswall Road

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Directions

From Wetley Rocks turn left into Blakeley Lane signposted Cheadle. Follow this road turning right at the end and turn left signposted Dilhorne. Continue through the village turning right into Caverswall Road where Dilhorne House is situated on the left hand side.

Accommodation Comprises:

Entrance Hall

208" x 140" (6.32 x 4.27)

Pair of stained glass double doors, fireplace with stove, Minton tiled floor, staircase with wrought iron balustrade, access to cellar, electric storage heater.

Reception Room One

190" x 13'11" (5.80 x 4.25)

Bay window with full height double doors with shutters, window with shutters, open fireplace, feature coving with inset gold decoration, electric storage heater.





Reception Room Two
138" x 12'11" (4.19 x 3.96)

Bay window with full height double doors with shutters, window to side with shutters, open fireplace, electric storage heater.

Inner Hall

Minton tiled floor, leading to a wash room with basin on decorative supports, red and black tiled flooring, built-in store cupboards. A separate W.C houses a low level lavatory, red and black tiled flooring, panelled walls, window.

Reception Room Three
22'1" x 16'0" (6.74 x 4.89)

Bay window with full height double doors with shutters, two double glazed windows, open fireplace, two electric storage heaters. Pantry off having window and fixed shelving.

Dining Kitchen
25'7" x 11'2" (7.81x 3.42)

Cupboard and drawers, work surfaces, stainless steel sink unit, inglenook fireplace with Royal range cooker, electric storage heater, window, tiled floor. Pantry off with work tops on brick supports, shelving, window to side, tiled floor.



Utility Room

13'0" x 12'10" (3.97 x 3.92)

Base cupboards with work surfaces, one and a half bowl sink unit, plumbing for washing machine, former fireplace with chest of drawers, hot water cylinder, tiled floor, external door, double glazed window.

Cellar One

10'7" x 10'2" (3.23 x 3.10)

Brick floor, work tops on brick supports.

Cellar Two

7'11" x 7'0" (2.42 x 2.14)

Brick floor, stone stillage, arch roof, brick floor.

Wine Cellar

7'0" x 5'7" (2.14 x 1.71)

Stone stillage on brick supports, brick floor, arch roof.

First Floor Landing

Wrought iron balustrade and window.

Bedroom One

14'1" x 14'0" (4.31 x 4.29)

With window.

Bedroom Two

14'0" x 13'5" (4.28 x 4.10)

Window to side and ornamental tiled fireplace.

Bedroom Three

11'7" x 11'1" (3.55 x 3.38)

Window to front, ornamental fireplace, built in sore cupboard.

Shower Room

9'4" x 6'10" (2.85 x 2.10)

Corner shower cubicle, pedestal wash hand basin, low level lavatory, window to side. Built in airing cupboard, separate W.C housing high level lavatory, window to rear.

Bathroom

10'5" x 8'4" (3.19 x 2.55)

Cast iron bath, pedestal wash hand basin, fully tiled walls, window.

Bedroom Four

12'8" x 10'7" (3.88 x 3.24)

Window being secondary glazed, built in store cupboards.

Landing

Access to second staircase. Window to rear and fire door.

Bedroom Five

17'10" x 10'9" (5.45 x 3.30)

Sash window to side, decorative corner fireplace.

Bedroom Six

17'9" x 11'5" (5.42 x 3.50)

Window to rear.

Bedroom Seven

19'1" x 14'3" (5.82 x 4.35)

Two windows to front, decorative fireplace.

Coach House

Gated access to courtyard with Coach House and Former Smithy. Gated access to further outbuildings, parking and gardens.

Garage One

17'7" x 16'6" (5.36 x 5.05)

Double doors, brick floor, inspection pit, lighting, loft storage over.

Garage Two

16'6" x 11'4" (5.03 x 3.46)

Double doors, brick floor, lighting.

Former Smithy

16'10" x 16'9" (5.15 x 5.12)

Brick floor, light and power.

Cow Shed

32'1" x 16'7" (9.78 x 5.07)

With concrete floor, cold water tap and lighting.

Storage Room

16'10" x 3'4" (5.15 x 1.02)

Being a former dairy, concrete floor, water, lighting and power connected, loft storage over.

Outbuildings

Corrugated open fronted former Hay Barn - 9.78m x 6.28m

Open fronted former Cattle Shed - 7.10m x 5.40m

Former Loosebox

16'9" x 9'7" (5.13 x 2.93)

Concrete floor, water connected, lighting.

Former Livestock Room

25'7" x 16'11" (7.82 x 5.17)

Originally a stable.

Concrete floor, lighting, cold water tap, loft storage over.

Saddle Room

14'4" x 8'0" (4.37 x 2.44)

Window and door to front, loft storage over.

Gardens and Land

Gravelled driveway providing ample parking. Formal gardens surround the property, paths lead to orchard with various established fruit trees.

The land edged in red on the attached plan extends to 1.95 acres or thereabouts and the additional land available extends to approximately 10.85 acres or thereabouts.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Council Tax and Local Authority

We believe the property is in band G and the local authority is Staffordshire Moorlands District Council.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

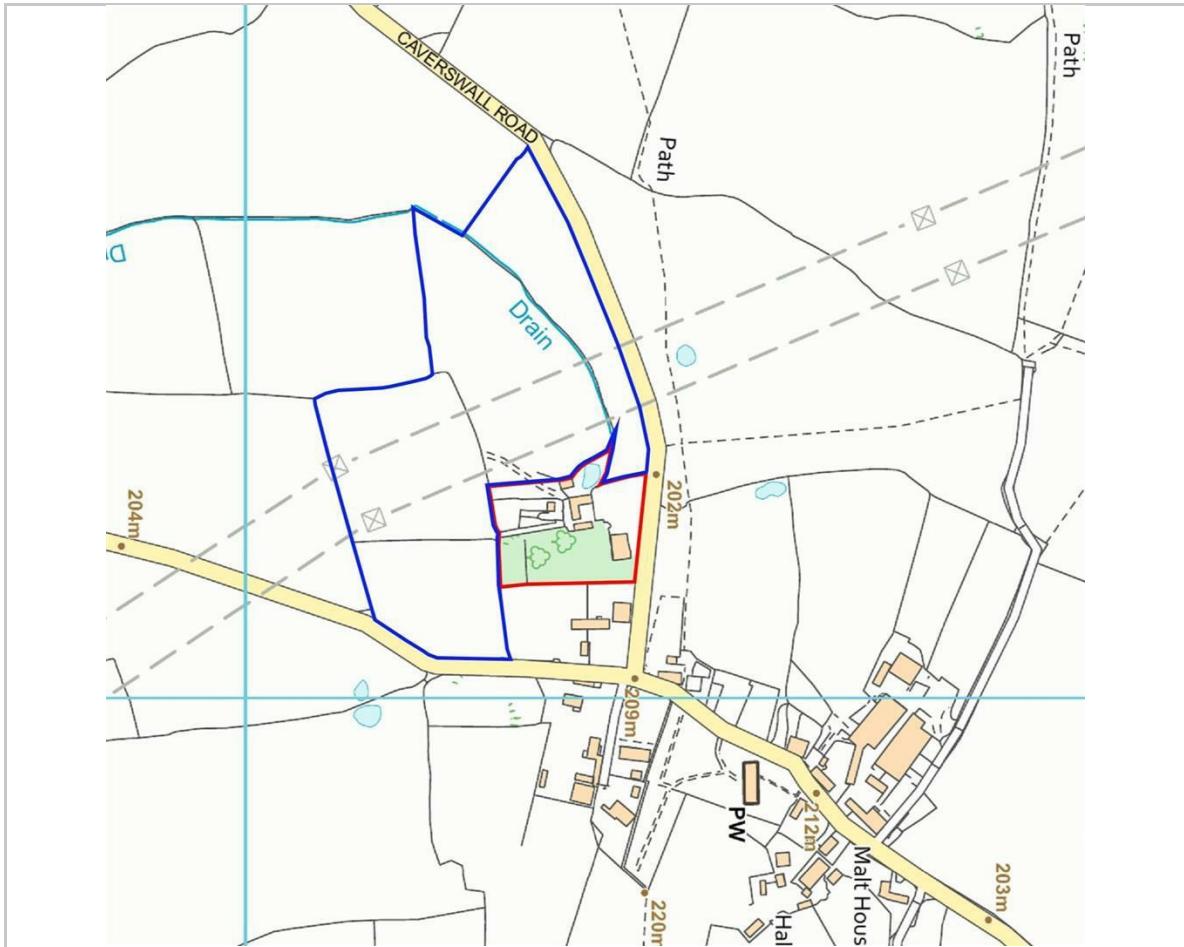
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Measurements

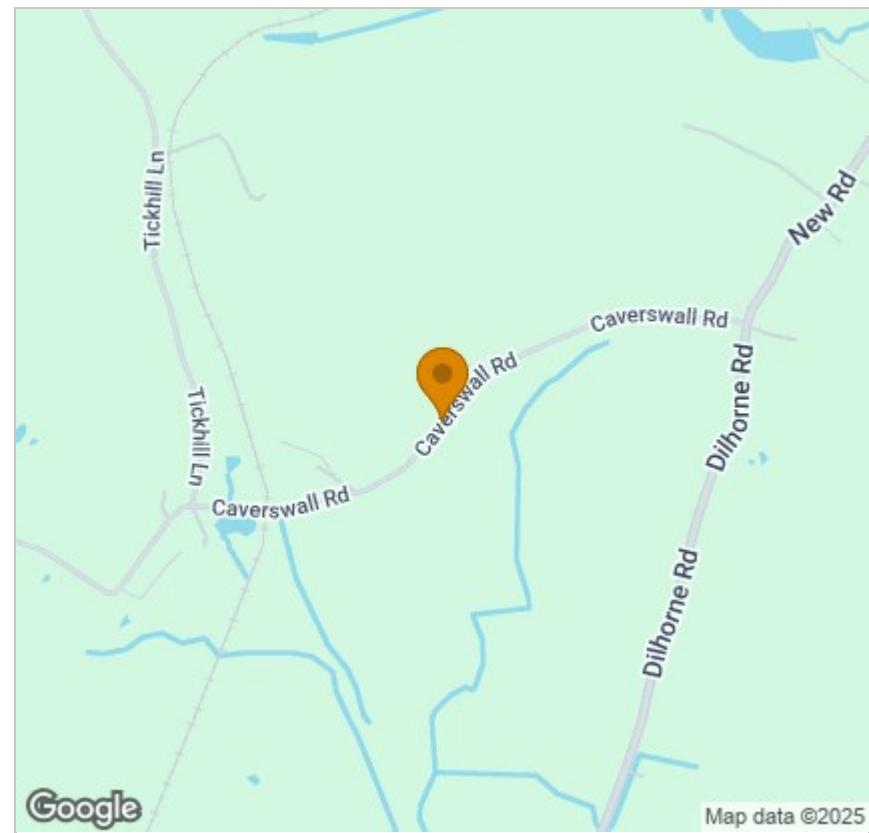
All measurements given are approximate and are 'maximum' measurements.







Area Map



Energy Efficiency Graph

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	12	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.