



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Coach House

Brook Lane

Endon, Stoke-On-Trent, ST9 9EZ

**Offers In Excess Of £725,000**



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## The Coach House

### Brook Lane

Endon, Stoke-On-Trent, ST9 9EZ

The Coach House is a delightful five bedroom detached family home, set in an elevated position, commanding spectacular views over the Staffordshire Moorlands and conveniently placed close to the old part of Endon village. The property offers comfortable living and bedroom accommodation, including part of the original building which has the family room, loft room, fuel store and workshop suitable for conversion as extra living accommodation or separate annex/office space having separate entrance (subject to necessary consents). Externally, there is extensive formal gardens surrounding the property along a well stocked orchard and paddock. An internal viewing of this immaculate and versatile home is HIGHLY recommended to fully appreciate the history and position offered.

#### Directions

From our Leek office on Derby Street, turn right onto Haywood Street and continue along this road and through the traffic lights, which will become Broad Street, go straight on at the mini roundabout and continue along Newcastle Road. Follow Ladderedge and proceed along Leek Road towards Endon. Turn right into The Village just before Willow Veterinary Clinic and The Black Horse public house. Continue along turning left into Brook Lane. Follow this road for a short distance where The Coach House is located on the left hand side identifiable by our For Sale board.

#### History

'The Cock Pheasant' was the coaching Inn next door on the old coaching route. It is believed 'The Coach House' was used by coaching staff and horses during overnight stays at the Inn and parts of the original building still remain.

#### Accommodation Comprises:

A covered porch provides access to the entrance hall.

#### Entrance Hall

With door to the front aspect, double radiator, stairs off, tiled floor and uPVC double glazed window to the front aspect.

#### Downstairs W.C

Housing a low level lavatory, wash hand basin set in a vanity unit, tiled floor and uPVC double glazed window to the front aspect.

#### Lounge

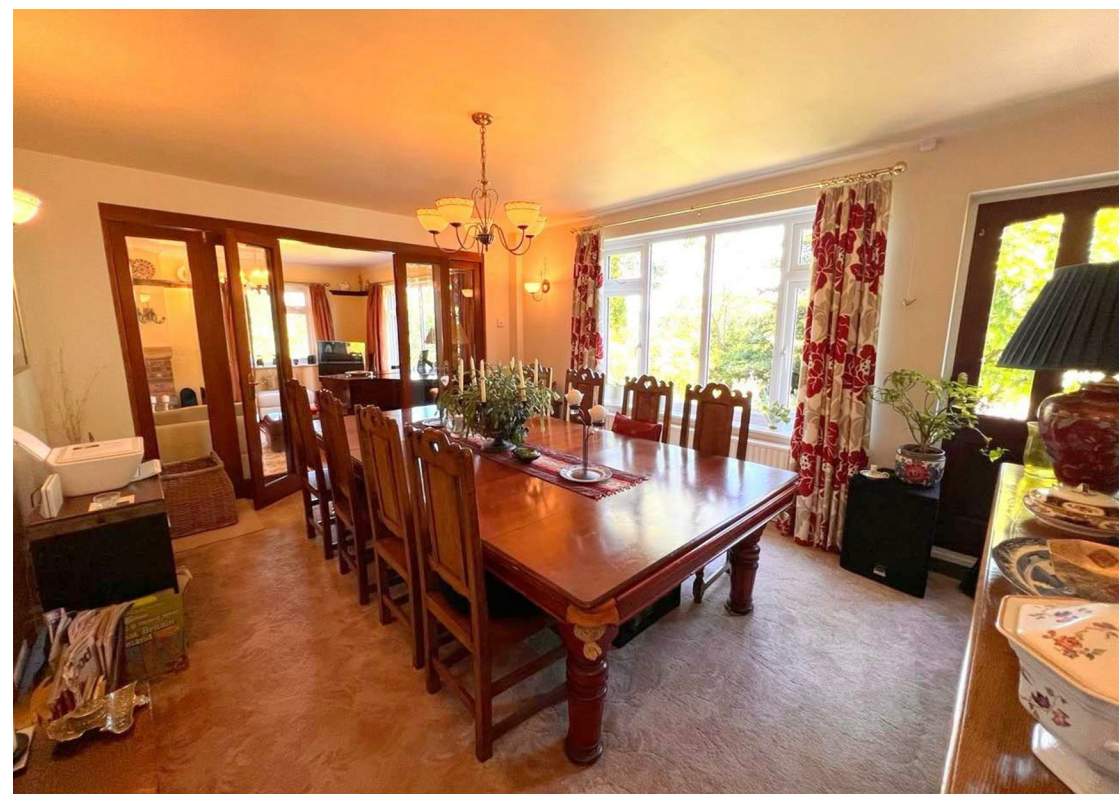
23'9" x 14'9" (7.25 x 4.51)

The lounge offers uPVC double glazed windows to three aspects, double radiator, feature fireplace including a multi fuel stove on a stone hearth, wood block floor and bi-fold doors to the dining room.

#### Formal Dining Room

15'5" x 12'0" (4.72 x 3.66)

With uPVC double glazed window to the rear aspect, external door to the rear aspect and double radiator.





**Dining Kitchen**  
19'9" x 11'4" (6.03 x 3.47)

Boasting an excellent range of base cupboards and drawers with fielded panels, work surface, plumbing for a dishwasher, six ring Rangemaster Professional range cooker with STOVES extractor fan above, tile splash backs, double radiator, double bowl sink unit with mixer tap, two uPVC double glazed windows to the rear aspect and external door to the side courtyard.

**Utility**  
12'3" x 9'11" (3.75 x 3.03)

With a range of cupboards and drawers, work surface, plumbing for an automatic washing machine, space for a tumble dryer, Armitage Shanks Belfast sink, tile splash backs, uPVC double glazed window to the side aspect, single radiator, tile floor and pedestrian door to the garage.

**First Floor Galleried Landing**

With two uPVC double glazed windows to the front aspect, single radiator, loft access, built in airing cupboard housing a Baxi boiler and shelving.

**Master Suite**  
23'9" x 14'7" (7.26 x 4.45)

(Measurements including the en-suite) - The bedroom area has uPVC double glazed windows to two aspects and double radiator. The dressing area has a central divide including two double wardrobes. The en-suite offers a fully enclosed shower cubicle, wash hand basin set in a vanity unit, low level lavatory with concealed cistern, double radiator, uPVC double glazed window to the side aspect, fully tiled walls and cushioned floor.

**Bedroom Two**  
15'4" x 12'0" (4.69 x 3.67)

With uPVC double glazed window to the rear aspect and single radiator.

**Bedroom Three**  
11'3" x 9'7" (3.45 x 2.94)

With uPVC double glazed window to the rear aspect and single radiator.

**Family Bathroom**  
12'2" x 6'8" (3.73 x 2.05)

The bathroom consists of a white suite comprising a stand alone bath with central taps, low level lavatory, pedestal wash hand basin, double shower cubicle including a drying area, uPVC double glazed window to the side aspect, electric towel rail, part tiled walls and tiled floor.



#### Bedroom Four

11'3" x 9'10" (3.45 x 3.0)

With uPVC double glazed window to the rear aspect and single radiator.

#### Bedroom Five

17'3" x 15'11" (5.27 x 4.86)

This is the original part of The Coach House and the family room has uPVC double glazed window to the side aspect, both double and single radiator and open plan stairs to the loft room.

#### Loft Room

4.25 x 3.88

With double glazed skylight window, double glazed window to the side aspect, vaulted ceiling, hatch to the workshop and exposed beams

#### Externally

To the front of the property there is double gated access with off road parking for multiple vehicles, front gardens and access to the double fronted garage. The Coach House boasts formal gardens with mature trees and shrubs, central patio with wrought iron pergola and path to a secret garden, external power points and lighting. There is also a side courtyard area with private seating and wall mounted heater. An orchard offers an extensive range of fruit trees and paths leading down to further gardens. The double fronted garage benefits from lighting and power connections.

#### Fuel Store

12'8" x 7'1" (3.87 x 2.18)

With external door and lighting. Open plan to the workshop.

#### Workshop

14'2" x 13'0" (4.33 x 3.98)

With window to the front aspect and lighting.

#### Viewings

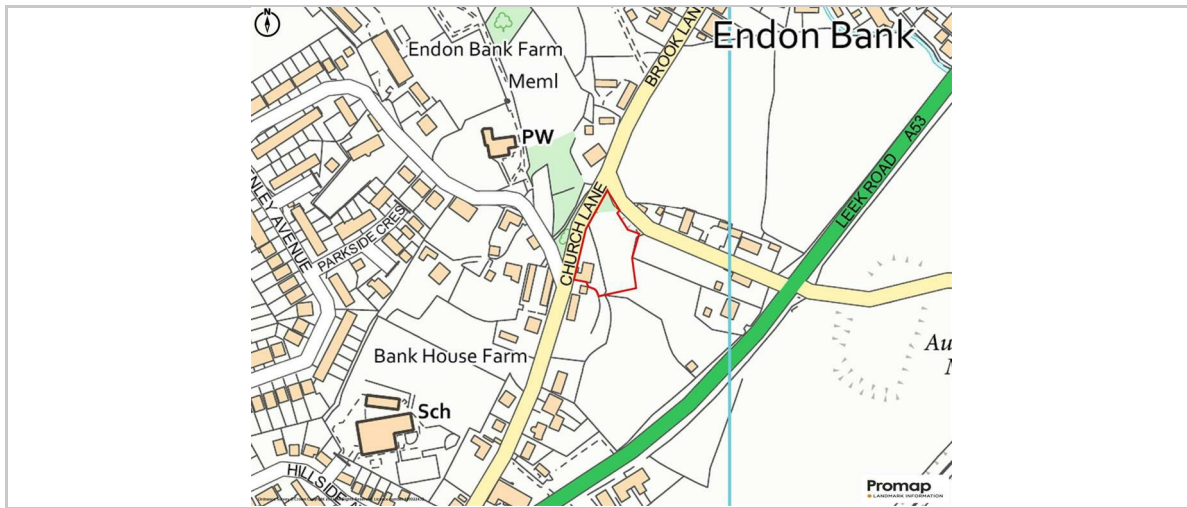
By prior arrangement through Graham Watkins & Co.

#### Council Tax Band, Local Authority and Services

The council tax is in band F and the local authority is Staffordshire Moorlands. We believe the property is connected to mains services. There is also an alarm system which can be set to certain zones and also covers the garage and store.



## Floor Plan



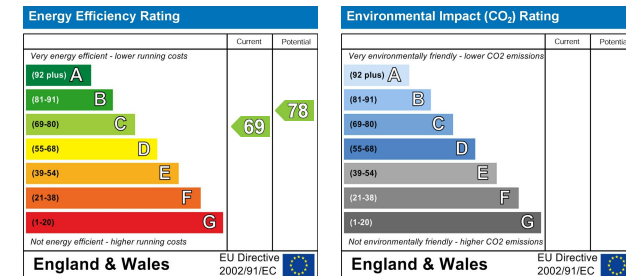
## Area Map



## 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.

## Energy Efficiency Graph



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.

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