



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Manor House

Foxt, Stoke-On-Trent, ST10 2HN

Offers In The Region Of £550,000



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The Manor House

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An impressive and elegant stone and brick four bedroom detached residence believed to date back to 1862, The Manor House offers family sized living and bedroom accommodation briefly comprising open plan living and dining room, further formal dining room, kitchen with pantry, cloakroom and lower ground floor cellar. To the first floor are four spacious bedrooms and utility room, which could be utilised as an en-suite shower room, together with family bathroom benefitting from a feature sunken bath. Externally, this home does not disappoint, offering wrap around formal gardens, driveway, space for garage/summerhouse or similar and gated access to the paddock of land. The land extends to approximately 1.1 acres or thereabouts with a small woodland area beyond with views over the countryside. A property with character and charm which MUST be viewed to be fully appreciated.

Situation

Manor House is situated in the sought after village of Foxt within a Conservation Area and within easy commuting distance to the Staffordshire, Derbyshire and Cheshire borders. The property is situated in an elevated position commanding far reaching views over the surrounding countryside.

Accommodation Comprises:-

Entrance Hall

Entrance door leading into hallway with stairs off to first floor and stairs off to basement level.

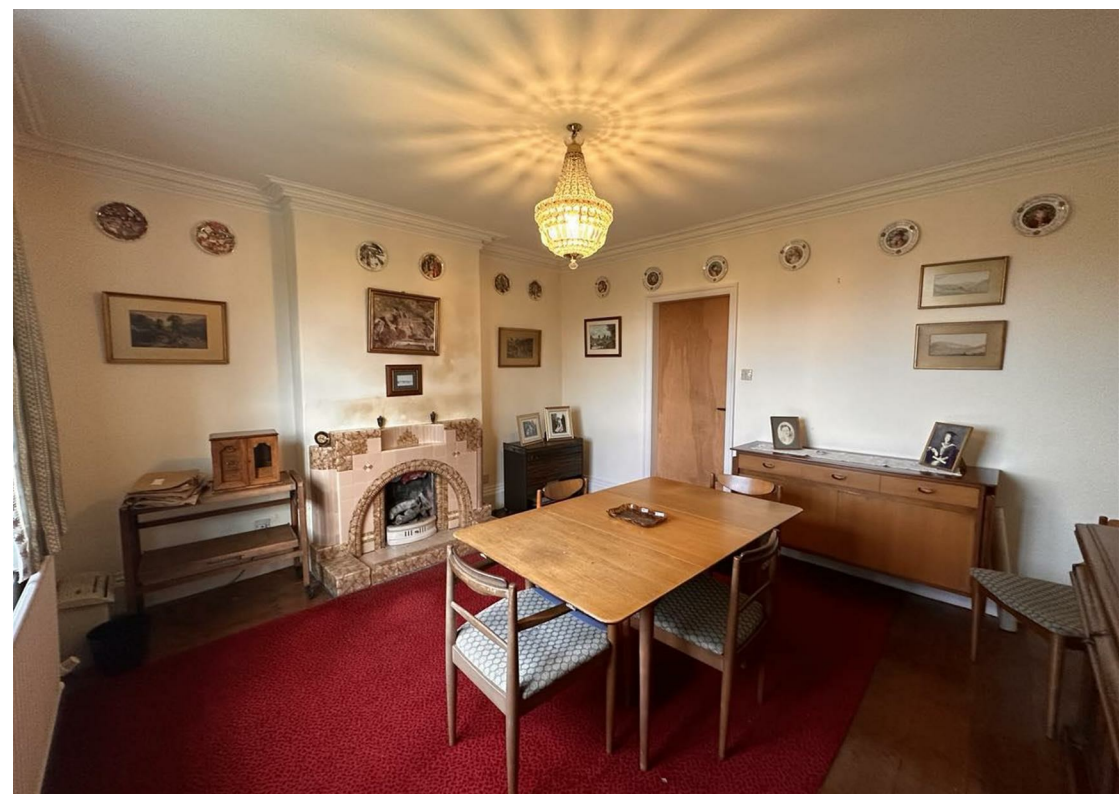
Cloakroom

With low level lavatory, wash hand basin set in a vanity unit, radiator and exposed beams.

Lounge

32'6" x 16'0" (9.91m x 4.89)

A fantastic sized room offering a large living space with windows to both front and side aspects, radiators and a multi stove log burner set on a feature stone surround.





Kitchen

10'2" x 14'4" (3.10m x 4.37m)

With a good range of base and wall units, double stainless steel sink unit with drainer, stainless steel mixer tap, plumbing for a washing machine and space for a free standing fridge freezer. The kitchen has exposed beams, radiator and window to side aspect. Pantry store off.



Dining Room

12'11" x 13'11" (3.96m x 4.25m)

Again, another good sized room which can be utilised for various uses such as a dining room, office, snug or a craft room, benefitting from an open fire on a tiled hearth with tiled surround and window to the front aspect.

Porch

With uPVC double glazed doors and windows to side aspect and uPVC window to the rear aspect.



First Floor Landing

With window to the front aspect overlooking rolling countryside.

Bedroom One

12'11" x 14'5" (3.95m x 4.40m)

A good sized double bedroom with window to the front aspect and radiator. Ensuite off

En-suite

4'1" x 12'5". (1.26m x 3.79.)

With shower cubicle, low level lavatory, vanity wash hand basin and window to the side aspect. Also with loft access.



Bedroom Two

12'10" x 13'11" (3.92m x 4.25m)

Double sized bedroom with window to front aspect and radiator.

Bedroom Three

10'8" x 14'5" (3.27m x 4.41m)

Double sized bedroom with window to side aspect and radiator.



Bedroom Four

7'8" x 10'5" (2.34m x 3.19m)

With window to side aspect, radiator and loft access.

Bathroom

14'6" x 10'7" (4.42m x 3.23m)

suite comprising sunken bath, shower cubicle, low level lavatory, bidet and pedestal wash hand basin. with two radiators. Airing cupboard housing immersion heated tank and two windows to the side aspect.

Utility Room

10'8" x 4'9" (3.27m x 1.46m)

With base units and sink unit. Wall mounted shelving.

Cellar

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

With light connected.

Externally

The property has a sizeable driveway providing ample off road parking leading to gated access to the land and spacious lawned area, which could be suitable for the erection of a garage or summerhouse or similar garden building.

Gardens

Wrap around large lawned gardens with mature shrubs and trees along with patio area and pathways. Gated access to the land from the driveway. Far reaching views to the front, side and rear elevations.

Land

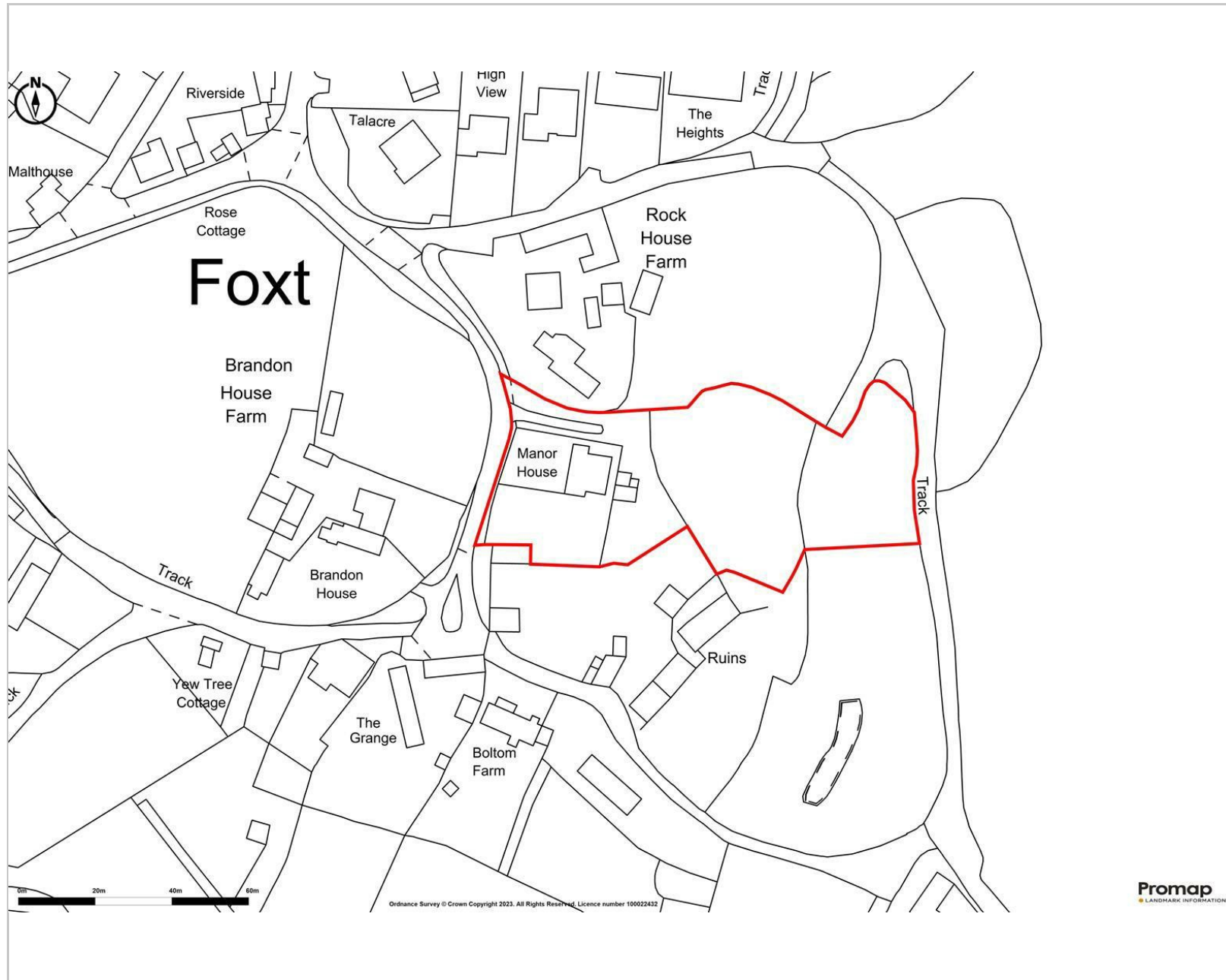
The land consists of a paddock suitable for grazing and a small area of woodland beyond and extends to 1.1 acres or thereabouts.

Council tax Band and Local Authority

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



Plan



Services

We believe all mains services are connected.

Tenure & Possession

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

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Floor Plan



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.

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Area Map



Energy Efficiency Graph

