



**THE STABLES PARK DRIVE, STOKE-ON-TRENT, ST4 8AB**

**£599,950**



A truly exceptional, Grade Two listed period residence. The Stables is nestled within a private courtyard at the heart of the historic Trentham Estate. Originally constructed as a detached outbuilding to the Duke of Sutherland's residence and designed by the renowned Sir Charles Barry in the Italianate style, this remarkable home blends refined period elegance with sophisticated contemporary living. From the welcoming entrance hall, doors open into the formal dining room, a beautifully appointed kitchen with substantial central island and high-quality integrated appliances, and a separate utility/laundry room. The hall is further enhanced by an elegant spiral staircase rising to the first-floor landing. The magnificent dual-height lounge features vaulted ceilings, exposed timber beams, a striking mezzanine gallery, and French doors opening onto the west-facing courtyard. The ground-floor bedroom benefits from a dressing area and is positioned adjacent to a stylish contemporary WC. A second staircase leads to the impressive principal bedroom suite, galleried over the lounge and illuminated by skylights across the first floor. Bedroom three enjoys a sleek modern en-suite shower room with integrated sliding-door storage, while a fourth bedroom and a beautifully finished family bathroom complete the accommodation. A versatile store room opens directly onto the courtyard, ideal as a private gym, summer bar, or additional storage. The low-maintenance courtyard features a raised decked seating area, artificial lawn, planted borders, a cobbled driveway, and secure gated parking for two vehicles with EV charging point. The estate is maintained by forty-three shareholder properties, with an annual service charge of £855. In addition, the property enjoys a complimentary annual pass to Trentham Gardens and social club membership at Trentham Park Golf Club. A rare opportunity to own a beautiful and characterful home within a highly sought after location.





**Ground Floor**

**Entrance Hall**  
11'5" x 11'6"

**Utility Room**  
5'6" x 7'7"

**Dining Room**  
14'2" x 11'10"

**W.C.**  
5'0" x 4'8"

**Bedroom One (With dressing room)**  
14'1" x 11'9"

**Lounge**  
20'9" x 21'10"

**Storage Room**  
8'5" x 11'6"

**First Floor**

**Principal Bedroom**  
17'5" x 24'3"

**Bedroom Two**  
7'9" x 9'3"

**Family Bathroom**  
10'5" x 8'8"

**Bedroom Three**  
16'6" x 9'1"

**Ensuite Shower Room**  
5'9" x 10'5"

**Stephenson Browne AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





- Exceptional Grade Two listed period residence within the heart of the historic Trentham Estate
- Private courtyard setting offering seclusion, character, and architectural distinction
- Magnificent dual-height lounge with vaulted ceilings, exposed timbers, mezzanine gallery, and French doors
- Beautifully appointed kitchen with substantial central island and high-quality integrated appliances
- Four well-proportioned bedrooms including an impressive principal bedroom suite galleried over the lounge
- Versatile store room opening onto the courtyard, ideal as a gym, summer bar, or additional storage
- Landscaped, low-maintenance courtyard with raised deck, artificial lawn, and cobbled driveway
- Residents enjoy Trentham Gardens, woodland walks, golf, the Ice House, and estate events, with Poachers Cottage pub and Trentham Shopping Village nearby, plus a complimentary annual pass to Trentham Gardens and social club membership at Trentham Park Golf
- Secure gated parking for two vehicles with EV charging point
- Council: Stoke-On-Trent Tax Band: E. Tenure: Freehold.



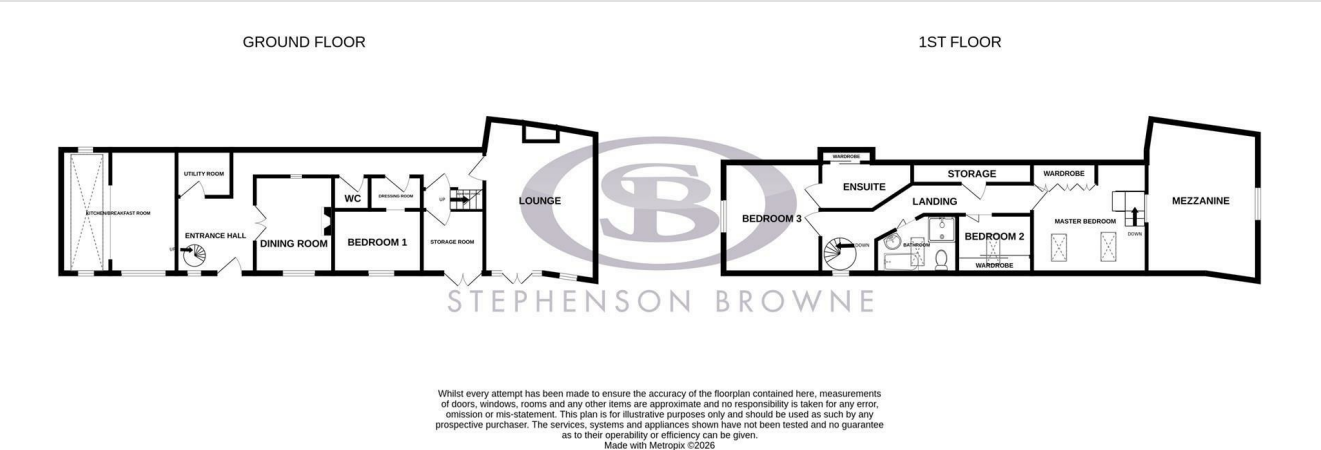








Floor Plan



Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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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		
Not energy efficient - higher running costs		
England & Wales	63	75
EU Directive 2002/91/EC		

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

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