



STEPHENSON BROWNE

## Butterton, Newcastle

ST5 4EB



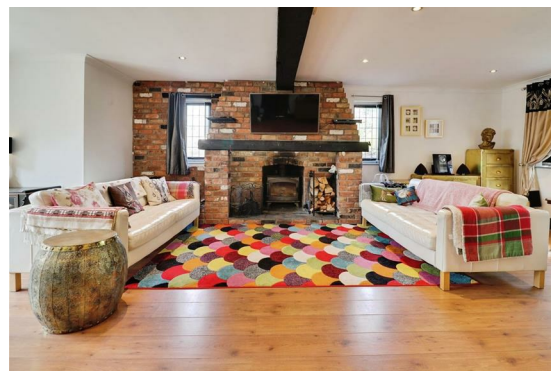
**By Auction £460,000**

## DESCRIPTION

Available via the "Iam Sold" Modern Method of Auction, this stunning four-bedroom detached former coach house in the charming village of Butterton, Newcastle, offers a rare opportunity to own a home where classic character meets modern luxury.

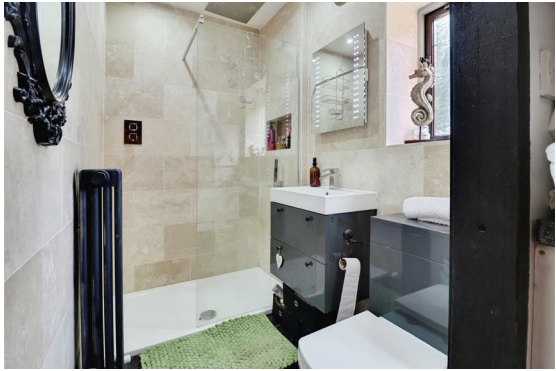
Approached via electric double gates, the property features a large driveway for multiple vehicles and a separate gate providing direct access to the front door. Set on a generous, private plot, the beautifully landscaped gardens include two large patio areas, accessed from the kitchen and dining room, alongside an oriental-style bridge, waterfall, and mist jets that create a magical evening ambience.

Inside, the home boasts two spacious reception rooms, including a lounge with brick-built fireplace and log burner, and a versatile dining room. The breakfast kitchen is fitted with granite surfaces, a range-style double oven, American-style fridge freezer, wine cooler, and high-end appliances. Upstairs, four generous bedrooms include two en suites, while each bathroom features travertine tiling with underfloor heating and colour-changing Bluetooth mirrors that play music and charge devices. The family bathroom impresses with a circular bath, dual basins, heated towel alcove, and an over-bath networked mirror TV. Security and convenience are fully



integrated, with alarm, CCTV, broadband-enabled features, and a Nest thermostat. With gated access, extensive driveway parking, and beautifully designed gardens, this property combines luxury, style, and practicality.

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter a Reservation Agreement with a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), minimum £6,600, payable in addition to the purchase price and counted towards Stamp Duty Land Tax. Completion is required within 56 days. Buyers should confirm mortgage suitability before bidding.



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hallway

### Lounge

26'1" x 16'4"

### Kitchen/Breakfast Room

15'9" x 15'3"

### Office/Study/Dining Room

15'6" x 11'4"

### Utility Area

3'6" x 2'7"

### Shower Room

10'4" x 4'8"

## First Floor

### Landing

### Bedroom One

13'0" x 12'4"

### En-Suite

8'4" x 3'9"

### Bedroom Two

10'3" x 9'7"

### En-Suite

7'8" x 4'6"

### Bedroom Three

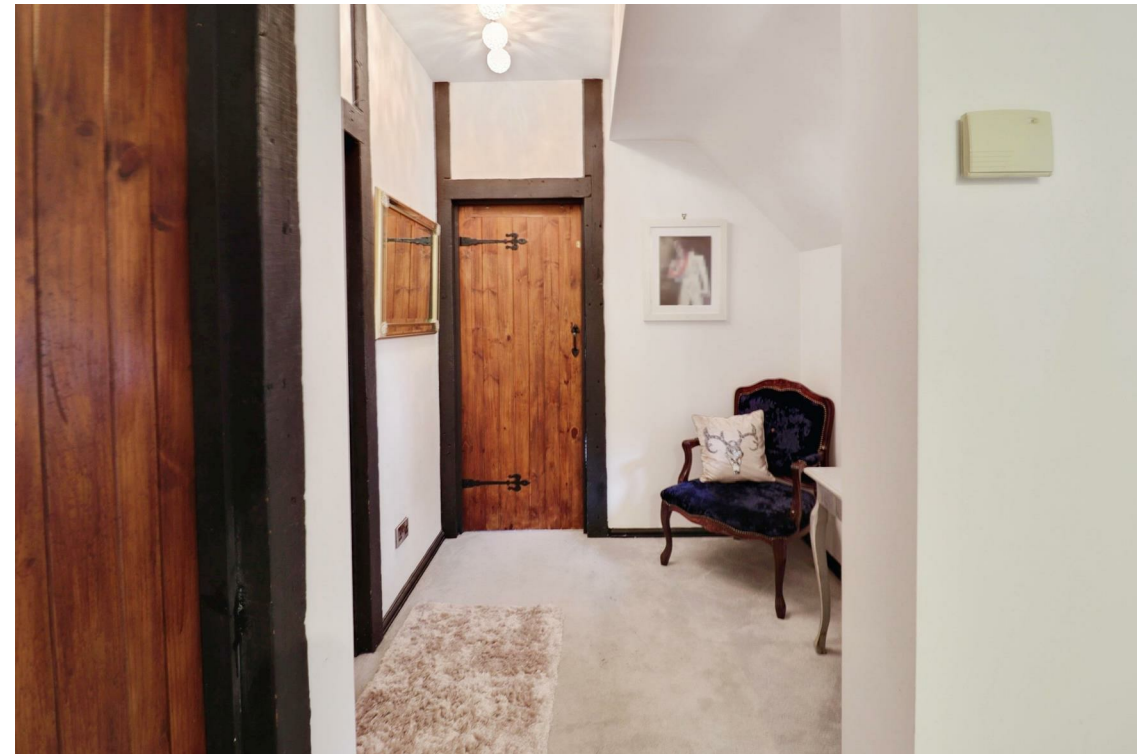
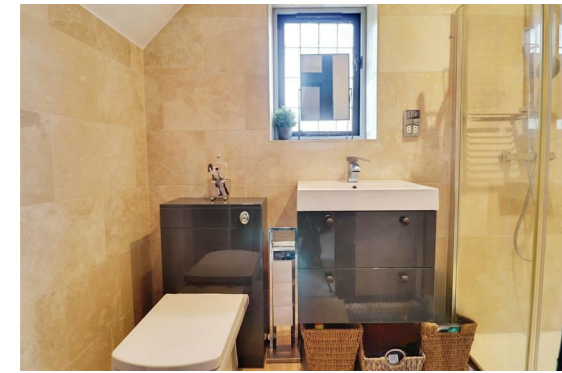
15'0" x 12'4"

### Bedroom Four

12'10" x 10'0"

### Bathroom

10'7" x 9'1"









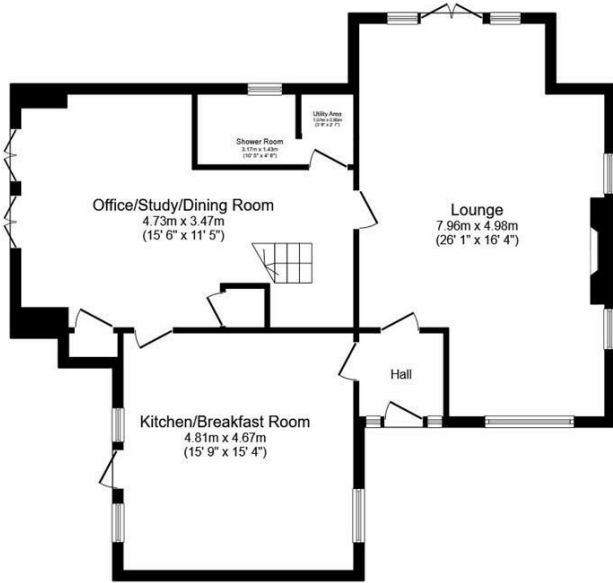


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## **Viewing**

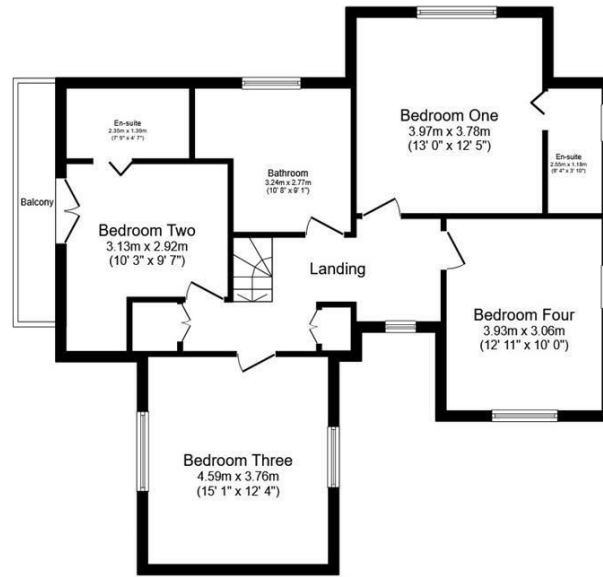
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans



## Ground Floor

Floor area 94.0 m<sup>2</sup> (1,012 sq.ft.) approx



## First Floor

Floor area 81.6 m<sup>2</sup> (879 sq.ft.) approx

Total floor area 175.7 m<sup>2</sup> (1,891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>England &amp; Wales</b>
		<b>85</b>	EU Directive 2002/91/EC

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