



The Farmhouse Breach Road Brown Edge, Stoke-On-Trent, ST6 8TR

Lets just take a moment and delve into the depths of classic British country living. If a bit of elegance and grandeur is what you seek, then I present you with this incredible and prominent family residence, located within the popular village of Brown Edge. Surrounded by rolling countryside and far stretching views, its portrait would be better fitted to a postcard or artists masterpiece. I introduce you to The Farmhouse, oozing charm and full of traditional features, the main accommodation has been extended by its current owners. Boasting a large lounge, complete with vaulted ceiling and open stone feature fireplace housing multi fuel log burner, dining room, modern fitted kitchen with utility room and downstairs cloakroom. To the first floor, there are three fantastic sized bedrooms and a huge master bathroom complete with free standing bath and separate double shower unit. Externally, The Farmhouse's immediate gardens are made up of a large patio area, extensive lawn and summerhouse. There are numerous outbuildings, including a fully equipped two storey one bedroom annex, complete with lounge, kitchen/diner and bathroom. A brick built stable block and a double garage with electric roller doors. The exterior is finished off with a fully enclosed paddock and far stretching views over the British Countryside. Quality and luxury surges beautifully through this detached Farmhouse, it really does have the Wow factor and is ready for someone to appreciate it, in all its stunning glory. Take a look today and be ready to be blown away.

Offers in excess of £600,000

The Farmhouse Breach Road

Brown Edge, Stoke-On-Trent, ST6 8TR



- SUPERB FARMHOUSE & PLOT
- LOUNGE AND DINING ROOM
- HUGE FAMILY BATHROOM
- 12 ACRES OF LAND AVAILABLE AT SEPERATE NEGOTIATION
- OPEN REACHING VIEWS
- KITCHEN & UTILITY ROOM
- SEPARATE ACCOMMODATION IN ANNEX
- IMMACULATE THROUGHOUT
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING & Paddock

Ground Floor

Entrance Hall

The property has a wooden entrance door and a double glazed window to the side aspect. Stair case leading to the first floor. Radiator. Open stone built fireplace.

Cloakroom

5'6" x 3'0" (1.68 x 0.93)

A low level W.C and wash hand basin with tiled splashback.

Lounge

18'8" x 14'1" (5.69 x 4.30)

Full height double glazed windows overlook the rear garden with open views and double doors leading out. Valuated ceiling with exposed beams. Stone feature wall with multi fuel log burner. Television point. Two radiators.

Dining Room

15'10" x 12'8" (4.84 x 3.88)

Two double glazed windows overlook the rear and one to the front. Feature stone fireplace housing multi fuel log burner. Radiator.

Kitchen

12'6" x 10'9" (3.83 x 3.28)

Double glazed patio doors lead out onto the side courtyard. Fitted with a range of wall and base storage units with inset Belfast ceramic sink unit, coordinating work surface areas and tiled walls. Free standing Belling range master style cooker. Integrated dish washer and wine cooler. Radiator.

Utility Room

6'2" x 5'6" (1.89 x 1.68)

A double glazed window overlooks the side aspect. Space for fridge/freezer and plumbing for washing machine. Wall and base storage units and radiator.

First Floor

First Floor Landing

Loft access hatch.

Bedroom One

16'2" x 12'5" (4.94 x 3.81)

A double glazed window overlooks the rear aspect

with skylight. Exposed floorboards and vaulted ceiling. Two radiators.

Bedroom Two

16'1" x 10'8" (4.92 x 3.26)

A double glazed window overlooks the side aspect. Two radiators.

Bedroom Three

10'7" x 8'8" (3.23 x 2.65)

A double glazed window overlooks the side aspect. Radiator.

Bathroom

10'9" x 9'7" (3.28 x 2.93)

A double glazed window overlooks the side aspect. Fitted with a suite comprising free standing bath, double shower unit complete with waterfall shower head, low level W.C and wash hand basin. Extractor fan and shaver point. Feature rustic open fireplace. Full length wall mounted radiator.

Annex

Open plan Lounge/Kitchen/Diner

Lounge

17'5" x 8'9" (5.32 x 2.68)

A double glazed window to the rear aspect and a full height double glazed window to the front aspect. Television point. Electric storage heater.

Kitchen/Diner

13'8" x 12'7" (4.17 x 3.84)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Electric oven and hob with cooker hood above. Under stairs storage cupboard and cupboard housing water meter. Space for table and chairs.

First Floor

Landing/Dressing Area

12'7" x 8'10" (3.84 x 2.70)

Bedroom Annex

17'4" x 8'9" (5.29 x 2.68)

A double glazed window overlooks the front aspect. Valuated ceiling and electric storage heater.

Bathroom

12'9" x 7'2" (3.91 x 2.20)

A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Partly tiled and electric storage heater.

Exterior

The property has double gated access, with a large tarmacadam driveway with ample off road parking. The properties immediate garden is laid to lawn with patio seating area and summerhouse. There is an enclosed paddock and open views over the rolling Staffordshire countryside.

Outbuildings

Stable Block

19'1" x 17'7" (5.83 x 5.38)

Brick built stable block with vaulted ceiling and electric roller door.

Double Garage

39'4" x 16'3" (12.00 x 4.96)

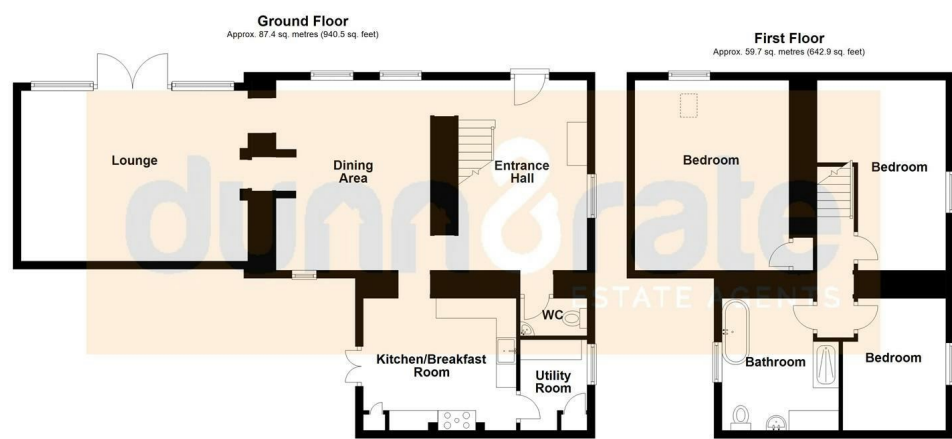
Electric roller door, wooden access door and two windows to the rear. Power and lighting.

Land

Adjacent to the property there is 12 acres of land that is available at a seperate negotiation.

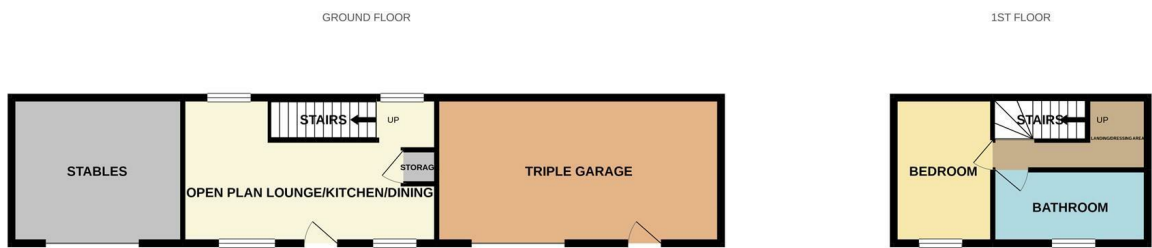


Floor Plan



Total area: approx. 147.1 sq. metres (1583.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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