



10/12 Fairview Villas, Baldwins Gate, Staffordshire ST5 5DB

**Tinsley
Garner**
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NO UPWARD CHAIN.

Quite probably one of the most remarkable and interesting properties for sale in the area! Fairview Villas started life as a pair of traditional bay-fronted semis, and has since been re-imagined to create a functional and highly adaptable family home which is finished to a high specification and beautifully presented both internally and externally. This is a spacious family home which would easily lend itself to multi-generational occupation. Step outside and you will discover a large private garden, designed for maximum enjoyment with oodles of space for outdoor living, hot tub and outdoor heated swimming pool. The house is at the heart of this popular Staffordshire village with local amenities within strolling distance of the front door and easily accessible to some beautiful Staffordshire countryside.

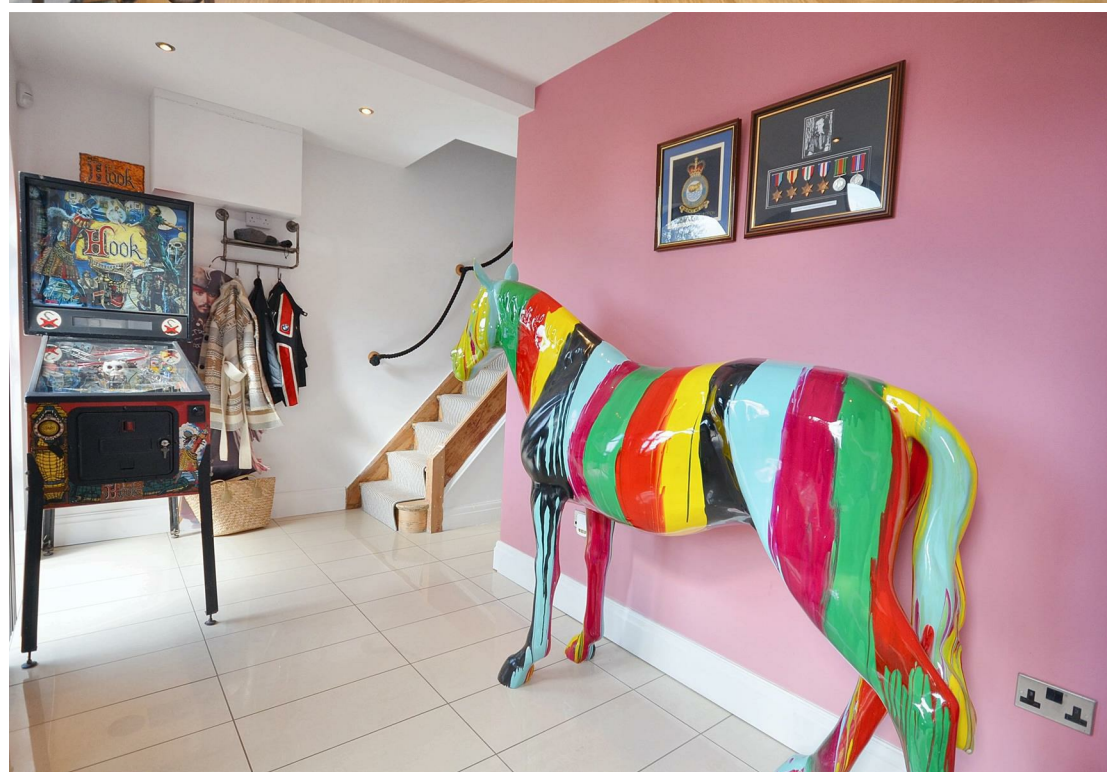
Downstairs

Welcoming reception hall with contemporary style front door and floor to ceiling arched window, porcelain tile floor and door leading through to the open plan dining room and kitchen. Bay window to the front and floor to ceiling arched window. The kitchen features an extensive range of bespoke contemporary cabinets with a blend of painted and wood effect doors and concrete effect work surfaces. Food preparation area and Kitchen island with waterfall edge counter top and breakfast bar seating four. Fitted appliances comprising; ceramic induction hob, dual eye level ovens, dish washer and wine cooler. Utility area with integrated fridge and freezer. Oak effect herringbone pattern flooring throughout. Glazed folding doors opening through to the lounge and external French doors opening to a secluded patio. the lounge is an extension to the rear of the house, featuring a lantern roof light window, floor to ceiling windows to the side and wide bi-fold doors opening to the patio area at the rear. There is a study off the entrance hall and cloakroom with WC.

Upstairs

The house still retains two staircases, one from the entrance hall and the second from the dining area. hence there are two landings. The main bedroom has a large picture window to the rear of the house overlooking the garden and has built-in wardrobes to the length of one wall. Adjacent shower room with a white contemporary style suite. There are three further double bedrooms, the fourth bedroom having an adjoining dressing room. Family bathroom with white suite comprising; roll top bath, basin & WC.





Outside

The house as a huge block paved frontage providing parking for a a number of cars and / or larger vehicles. To the rear, there is the most delightful private garden which enjoys a westerly aspect ensuring sunshine throughout the day and into the late evening. The gardens are designed with pleasure in mind and offer oodles of space for outdoor living, featuring several patio and sitting areas and wooden deck with pergola and hot tub. In addition there is a well maintained heated outdoor swimming pool in a patio area which also features a Hawaiian style breeze house. Swimming pool and land currently included in price, negotiation available without additional land.

For those amongst you seeking to work from home, there is a modern timber clad insulated & heated outdoor office which has French doors opening to the gardens.

The Village

Baldwins Gate is located about 5 miles to the west of Newcastle under Lyme. This is a busy village with good community spirit, with an excellent local primary school, doctor's surgery, newsagent and hair salon, petrol station, fabulous butcher and busy village pub all within walking distance. For anyone who enjoys a 'good' walk, both Whitmore Heath and Maer Hills are within walking distance of the front door.

There are great transport links to and from the village making the whole of Staffordshire and east Shropshire easily accessible. The village is within 10 minutes drive of jct 15 of the M6 and Newcastle, The Potteries and Market Drayton are all within easy reach. The Norths Staffs University Hospital complex and Keele University are both within 10 minutes drive. There is a regular local bus service linking Market Drayton with Newcastle and The Potteries.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

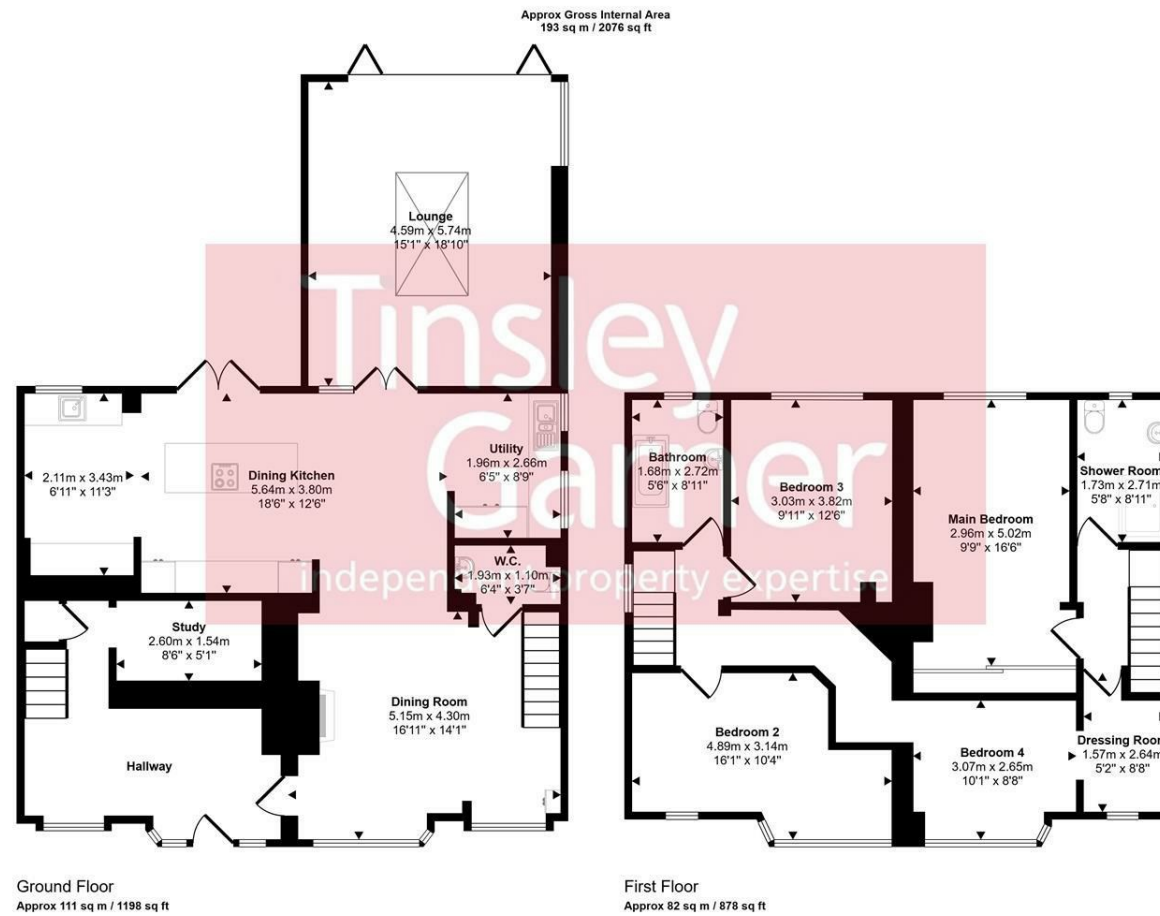
Council Tax Band F

Viewing by appointment

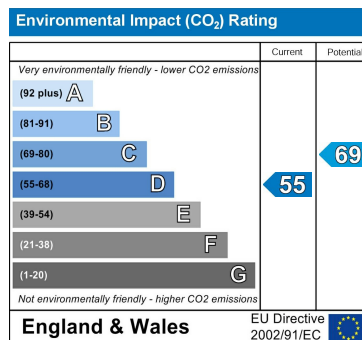
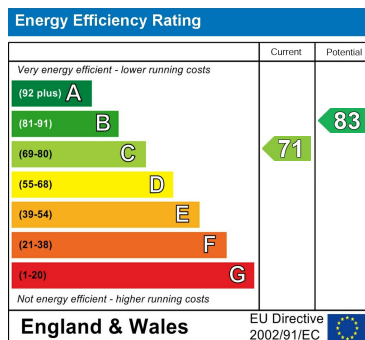
Freehold Asking Price £725,000

For Sale by Private Treaty, subject to contract.
Vacant possession on completion.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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