



14, Northesk Street, Stone, ST15 8EP



Asking Price £620,000

Beautifully renovated Victorian town house of grand proportions. The former Padwicke House was one of the first properties to be built on Northesk Street which has been skilfully converted into two houses, of which number 14 is one. This is a truly lovely house which offers effortlessly spacious living accommodation with a wealth of original period features combined with great outside space making it a very practical proposition as a family home. The accommodation features a welcoming hallway with original Minton tile floor, two formal reception rooms, traditional style kitchen with space for casual dining and French doors opening onto a loggia style garden room. The bedroom accommodation is arranged over two floors featuring four double bedrooms, study, en-suite shower room to the main bedroom and two full bathrooms. Moving to the outside there is a large and remarkably private landscaped walled garden to the rear, combined with secure off road parking for two cars and a detached single garage. Fabulous - viewing essential.



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Enclosed Porch

Entrance Hall

A spacious reception area which features the original period Minton tile floor in gleaming condition, original wooden part glazed front door with side light windows. Staircase to the first floor landing with below stairs access to the cellar. Half glazed door to the side of the house giving access to the courtyard. Radiator.

Cloakroom & WC

With suite comprising: WC & wash basin in vanity unit. Red quarry tile floor. Radiator.

Sitting Room

14'1" x 13'0"

A sumptuous living area which has a bay window to the front of the house with fitted plantation shutters, chimney breast with a lovely period style Aragon limestone fire surround, Italian slate hearth and 'Clock' multi-fuel stove. Built-in bookcases and storage cupboards to the chimney alcoves. Original cornice, picture rail & ceiling rose. Stripped wooden floor, period style radiator & second radiator with decorative cover.

Dining Room

14'0" x 13'6"

An elegant room for formal entertaining which has a rear facing aspect with window overlooking the courtyard garden. Chimney breast with a beautiful period fireplace with slate surround, decorative tile inset & hearth, cast iron grate and open fire. Original cornice, picture rail & ceiling rose. Radiator.

Kitchen

17'5" x 11'1"

Traditional style kitchen which features an extensive range of traditional style wall & base cupboards with painted wooden cabinet doors and contrasting black granite work surfaces with Belfast ceramic sink unit & chrome pillar tap. Chimney breast with Rangemaster dual fuel range cooker with concealed extractor, Samsung larder refrigerator and fully integrated dish washer. Two windows to the side of the house overlooking the courtyard, window seat. Red quarry tile floor.

Breakfast Room

11'1" x 8'11"

Cosy casual dining area which adjoins the kitchen and has French doors to the rear opening to a loggia to the rear of the house. Engineering brick floor and period style ceramic tiles to one wall, window to the side of the house. Period radiator.

Cellar

13'11" x 12'10"

A large dry cellar with access from below the stairs.

First Floor Landing

Spacious landing area which has a window to the front of the house & staircase to the second floor accommodation. Radiator.

Bedroom 1

13'3" x 14'0"

Double bedroom with window to the rear of the house. Chimney breast with period cast iron fireplace and ceramic tiled hearth. Radiator. Door though to a dressing area which has a built-in wardrobe and window to the side of the house.

En-Suite Shower Room

Fitted with a white suite comprising: oversize corner quadrant shower enclosure with glass screen & thermostatic rain shower, pedestal wash basin & WC. Tiled shower enclosure & tile effect vinyl flooring. Chrome heated towel radiator. Window to the side of the house.

Bedroom 2

13'3" x 13'0"

Double bedroom with bay window to the front of the house. Chimney breast with cast iron period fireplace with decorative tile hearth. Radiator.

Study / Bedroom 5

10'10" x 8'10"

Ideal as an occasional bedroom or quiet study, to the rear of the house with window overlooking the garden. Radiator.

Family Bathroom

Fitted with a stylish period style suite comprising: freestanding bathtub with Victorian style mixer shower attachment, pedestal wash basin and high level WC. Part ceramic tiled walls & tiled floor. Window to the side of the house with plantation shutter, chimney breast with feature cast iron Victorian fireplace. Radiator.

Second Floor Landing

Skylight window to the rear of the house. Large linen cupboard.

Bedroom 3

14'4" x 13'6"

Double bedroom with dormer window to the rear of the house. Corner chimney breast with Victorian cast iron fireplace. Radiator.

Bedroom 4

16'0" x 10'9"

Double bedroom with dormer window to the front of the house. Corner chimney breast with Victorian cast iron fireplace. Radiator.

Guest Bathroom

Stylish guest bathroom which feature a suite comprising: frees-standing slipper bath with Victorian style chrome mixer shower, corner quadrant shower enclosure with glass screen & thermostatic shower, pedestal wash basin & WC. Wood panelled walls to half height, ceramic tiled floor. Dormer window to the front of the house. Radiator.

Outside

A unique feature of the house is the loggia style garden room to the rear of the kitchen. A fabulous inside/outside entertaining space with brick pillars, pitched tile roof with skylight windows and wood burning stove.

Gardens

The house stands well with stone steps leading from the road and a forecourt garden. The rear gardens are a revelation; beautifully landscaped and offer a remarkable amount of privacy for a house in this location. There is a courtyard garden to the side of the house which extends into an enclosed lawn garden with raised beds, shrub and flower borders. Enclosed parking area to the rear with space for two cars and a detached brick built double garage, with electrically operated shutter door, light & power.

General Information

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

Council Tax Band D

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



