Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

Brook Lane Endon Stoke on Trent ST9 9EZ







Offers In The Region Of £695,000

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Brook Lane, Endon, Stoke on Trent, ST9 9EZ

Close your eyes and make a wish for your perfect new home
Just take a look at this stunning property in Endon with plenty of space to roam
DETACHED with FIVE BEDROOMS and immaculate all through
Does this sound like the right place for you?
With a gorgeous breakfast kitchen and a dining room to impress
When you see this wonderful home I'm sure you'll say YES!
The outside offers a extensive gardens, garage/ workshop and drive for numerous cars
Be sure not to miss out, remember the only number you need is ours!

The Coach House is a delightful five bedroom detached family home, set within a highly regarded sought after location commanding spectacular views over the Staffordshire Moorlands and conveniently placed close to the old part of Endon village. The property offers superb living and bedroom accommodation, including part of the original building which has the family room, Studio Suite, fuel store and workshop suitable for conversion as extra living accommodation or separate annex/office space having separate entrance (subject to necessary consents). Externally, there is extensive formal gardens surrounding the property along a well stocked orchard and paddock. An internal viewing of this immaculate and versatile home is HIGHLY recommended to fully appreciate the history and position offered. It is believed 'The Coach House' was used by coaching staff and horses during overnight stays at the Inn and parts of the original building still remain.

A private sanctuary and serene environment, perfect blend of privacy and community. Whether you're looking to settle down with your family or simply want to upgrade to a larger space, this property offers endless possibilities. Don't miss the opportunity to make this house your home and enjoy the best of village living in the heart of Endon. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Brook Lane.

Entrance Hall
Light spacious hall with large windows to the front aspect. Stairs off to the first floor. Useful cloaks cupboard.

Separate WC
Double glazed window. Low level WC and wash hand basin.

Lounge
23'9" x 14'6" (7.25 x 4.44)
Beautifully presented large lounge with feature fireplace housing multi burner on stone hearth. Wood block flooring. Three double glazed windows. Bi folding doors to the dining room. Accommodating radiator.

Dining Room
15'3" x 11'11" (4.67 x 3.65)
Double glazed window to the rear aspect and double glazed door with access into the rear garden. Radiator.

Breakfast Kitchen
Boasting an excellent range of base cupboards and drawers with worktops over. Double sink and mixer tap. Part tiled splash backs. Range style cooker with extractor hood. Space for breakfast table. Double glazed window to the rear aspect. Tiled floor. Radiator. There is an external door to the side courtyard.



Utility Room
12'3" narrowing to 8'10" x 9'11" (3.74 narrowing to 2.70 x 3.03)
With a range of wall mounted units, worktops with cupboards below. Ceramic sink, mixer tap. Plumbing for automatic washing machine. Double glazed window. Tiled floor. Door access to the garage.

First Floor

Landing
With two double glazed windows. Radiator. Loft access. Cupboard housing gas central heating boiler.

Master Bedroom
14'6" x 10'7" (4.44 x 3.24)
The bedroom area has two double glazed windows. Radiator. Access to the dressing area and en-suite shower room.

Dressing Area
14'6" narrowing to 7'7" x 10'11" to robe (4.44 narrowing to 2.33 x 3.35 to robe)
L- shaped room with double glazed window. Two double wardrobes. Radiator.

En-Suite Shower Room & Family Bathroom
6'6" x 6'5" (1.99 x 1.98)
Suite comprises, shower cubicle housing New Team shower unit, vanity wash hand basin and low level WC. Tiled walls. Radiator.

Bedroom Two
15'4" x 12'0" (4.68 x 3.66)
Double glazed window. Radiator.

Bedroom Three
11'3" x 9'7" (3.45 x 2.94)
Double glazed window. Radiator.

Bedroom Four
11'3" x 9'9" (3.45 x 2.99)
Double glazed window. Radiator.

Bedroom Five/ Family Room
17'2" x 15'11" (5.25 x 4.86)
This is the original part of the Coach House and the family room. Double glazed window. Two radiators. Access to the Studio.

Studio
13'6" x 12'8" (4.14 x 3.88)
Double glazed window and sky light. Vaulted ceiling. There is sealed hatch to the workshop below.

Externally
To the front of the property there is access to the driveway which provides ample off road parking. The Coach House boasts formal gardens with mature trees and shrubs, central patio with wrought iron pergola and path to a secret garden, external power points and lighting. There is also a side courtyard area with private seating. An orchard offers an extensive range of fruit trees. The double fronted garage benefits from lighting and power connections. The whole paddock is enclosed by stock proof fencing.



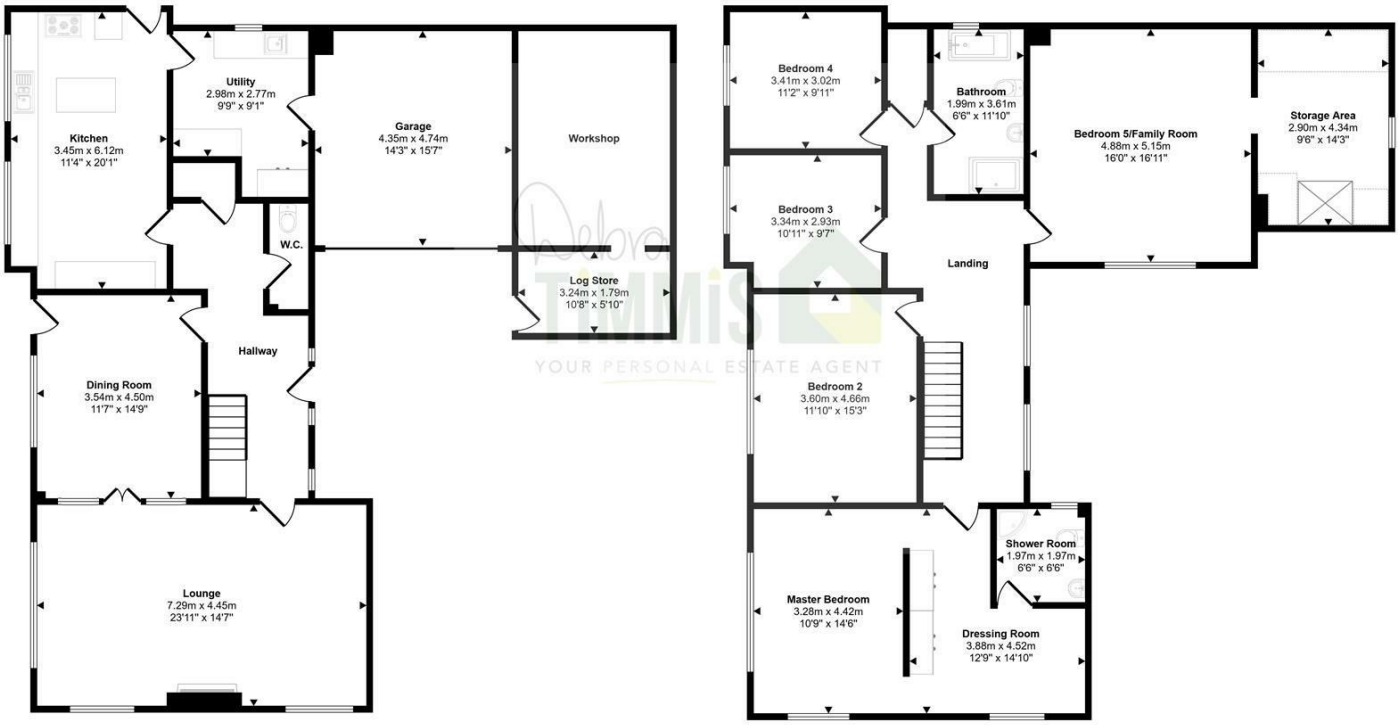
Garage
16'7" x 16'2" (5.06 x 4.94)
Electric door. Power and light.

Attached Log/Store
12'8" x 7'1" (3.87 x 2.18)
With light and open access to the workshop.

Workshop
14'2" x 13'0" (4.33 x 3.98)
With light.



Approx Gross Internal Area
284 sq m / 3055 sq ft



Ground Floor
Approx 145 sq m / 1556 sq ft

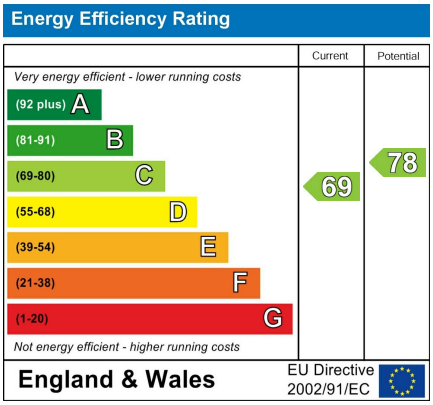
First Floor
Approx 139 sq m / 1499 sq ft

Denotes head height below 1.5m

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.



Tenure: Freehold
Council Tax Band: F



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