

Offers over £650,000

Platinum Property  
Independent Estate



Sandon Road, Hilderstone, ST15 8SL

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# Sandon Road, Hilderstone, ST15 8SL

**\*\*FOR SALE WITH NO UPWARD CHAIN\*\* DETACHED BARN CONVERSION\*\*RURAL LOCATION\*\*SPACIOUS & VERSATILE ACCOMMODATION\*\*** The Property sits on approximately 1.1 acres of ground, including gardens & Paddock. IMPRESSIVE RECEPTION HALL, with split stairs which are a stunning feature, THREE RECEPTION ROOMS, two with OAK FLOORS. the LOUNGE has a VAULTED CEILING, with brick built fireplace & log burner, Oak Flooring, KITCHEN, VAULTED CEILING, with a range of fitted units, oak work surfaces, Belfast sink, space for a range style cooker, UTILITY ROOM, having a range of fitted units, sink, space & plumbing for a washer, space for dryer, space for additional appliances, WC, with white suite, FOUR DOUBLE BEDROOMS (Two on the Ground Floor & Two on the First Floor,) THREE WITH EN-SUITES, the Fourth Bedroom has its own Private Bathroom. The Main Bedroom has a VALUTED CEILING, with freestanding Bath in the Bedroom, PLUS a full EN-SUITE SHOWER ROOM. Externally, the property is accessed via a long driveway, there is plenty of parking for numerous vehicles, there is an extensive lawn, Indian Stone patio, walled garden, not forgetting the Paddock, room for a Pony here.

The property is located in Sharpley Heath, which is between Hilderstone & Cresswell, and enjoys far reaching open views.

Commuter links are within easy reach, as are highly regarding schools & amenities.

**ENTRANCE HALL**

12'10" x 12'10" (3.93m x 3.93m)

**BREAKFAST ROOM**

15'7" x 12'2" (4.77m x 3.71m)

**KITCHEN**

26'5" x 8'9" (8.07m x 2.69m)

**REAR HALLWAY**

8'11" x 3'5" (2.73m x 1.05m)

**UTILITY ROOM**

9'1" x 8'6" (2.78m x 2.60m)

**WC**

4'9" x 4'7" (1.46m x 1.42m)

**RECEPTION ROOM/DINING ROOM**

17'0" x 12'3" (5.19m x 3.75m)

**LOUNGE**

23'0" x 17'0" (7.03m x 5.19m)

**BEDROOM THREE**

15'0" x 12'6" (4.58m x 3.83m)

**EN-SUITE SHOWER ROOM**

6'5" x 5'0" (1.96m x 1.54m)

**BEDROOM FOUR**

11'5" x 11'4" (3.49m x 3.47m)

**EN-SUITE SHOWER ROOM**

11'5" x 3'10" (3.49m x 1.17m)

**FIRST FLOOR ACCOMMODATION****STAIRS & LANDING**

13'3" x 12'0" (4.04m x 3.67m)

**BEDROOM ONE**

16'1" x 12'2" (4.92m x 3.72m)

**EN-SUITE SHOWER ROOM**

7'0" x 3'10" (2.15m x 1.18m)

**BEDROOM FOUR**

16'1" x 11'5" (4.92m x 3.49m)

**BATHROOM**

8'11" x 7'0" (2.74m x 2.15m)

- NO UPWARD CHAIN
- DETACHED BARN CONVERSION, SITTING ON CIRC 1.1 ACRES INCLUDING Paddock
- SPACIOUS & VERSATILE ACCOMMODATION
  - THREE RECEPTION ROOMS
  - KITCHEN, UTILITY ROOM, WC
- FOUR BEDROOMS, THREE WITH EN-SUITES, FURTHER BATHROOM
  - LONG DRIVEWAY
- PARKING FOR NUMEROUS VEHICLES
  - COUNTRYSIDE LIVING AWAITS
  - MUST BE VIEWED

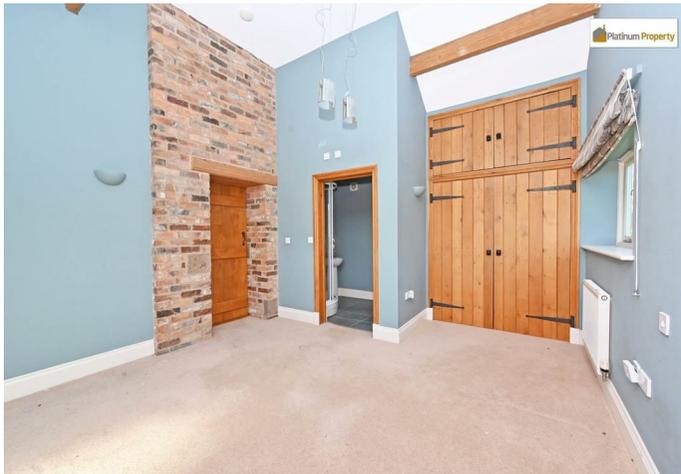
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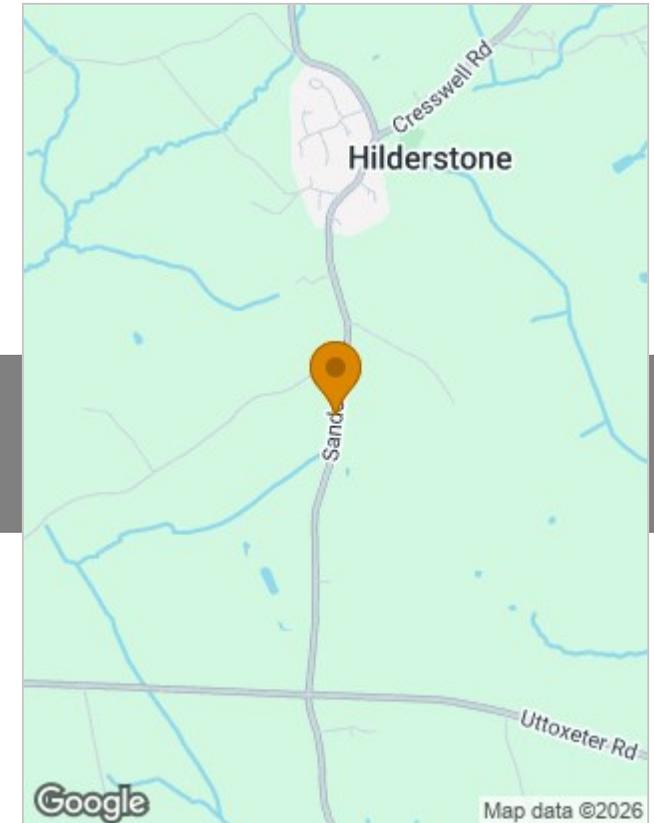


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## Floor Plans



## Location Map



## Viewing

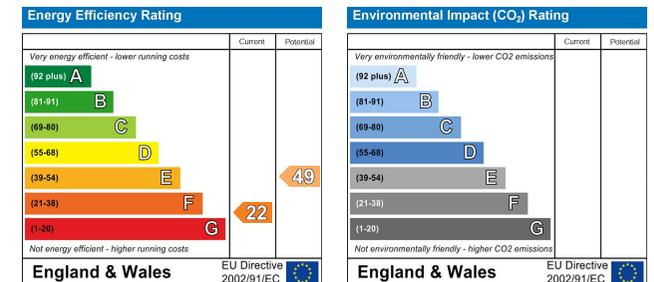
Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: [sales@platinumpropertymam.co.uk](mailto:sales@platinumpropertymam.co.uk)

Website: [www.platinumpropertymam.co.uk](http://www.platinumpropertymam.co.uk)

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



## **AGENTS NOTES**

### **TENURE**

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

### **SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS**

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

### **FIXTURES & FITTINGS**

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

### **SERVICES**

There is a septic tank at the property. Heating is LPG. None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

### **OFFER / PURCHASING PROCEDURE**

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

### **FINANCE**

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **REFERRALS**

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

### **SURVEYS**

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

### **VIEWING**

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

### **NOTE TO PURCHASERS**

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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