



70 Mill Hayes Road

Knypersley, ST8 7PS

Price £525,000



Here at Carters, we are privileged to welcome to the market this distinguished 1900's three-bedroom semi-detached Edwardian residence which is a fine example of period architecture, occupying a substantial and highly private plot within mature, established grounds.

From the outset, the property displays an abundance of original character and charm. The entrance porch features original Minton tiled flooring, complemented by decorative ceiling coving and elegant ceiling roses, setting a refined tone that continues throughout the home.

To the front, the principal reception room is centred around a striking stone fireplace surround and enjoys a beautiful box bay window overlooking the gardens. A separate drawing room provides a further elegant living space, with French doors opening to the side and access to the cellar via a discreet staircase.

The heart of the home is the impressive open-plan kitchen and dining area, fitted with a range of integrated appliances and designed for modern living, with French doors opening onto the side gardens to create a seamless indoor-outdoor connection.

To the first floor are three generous double bedrooms, including a principal suite with en-suite shower room. A luxurious four-piece family bathroom serves the remaining bedrooms, alongside a separate dressing room. From the dressing room, stairs rise to a loft space illuminated by two Velux roof lights, offering excellent natural light and further potential.

Externally, the property is approached via a private driveway leading to a substantial gravel courtyard, providing extensive off-road parking. A range of outbuildings offers useful storage, together with an external W.C.

The home is surrounded by extensive, immaculately maintained lawned gardens extending to the front and side. Framed by mature conifers and established trees, the grounds offer a high degree of privacy and a peaceful, enclosed setting that perfectly complements the property's period elegance.

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Entrance Porch

UPVC double glazed transom entrance door to the front elevation. UPVC double glazed window to the side elevation.

Coving to the ceiling. Ceiling rose. Cast iron radiator. Original Minton tiled flooring. Hardwood single glazed entrance door with fan light leading to the main hallway.

Hallway

Stairs to the first floor. Coving to the ceiling.

Living Room

13'10" x 15'10" (4.22m x 4.83m)

UPVC double glazed box bay window to the front elevation.

Feature corbels, ceiling rose and coving to the ceiling. Two panel radiators. Feature stone fireplace.

Drawing Room

15'9" x 13'10" (4.80m x 4.22m)

UPVC double glazed french doors to the side elevation leading to the garden.

Feature ceiling rose. Radiator. Laminate flooring.

Stairs to the Cellar

Off the drawing room is a door leading to the original stone steps to the cellar. Picture rail.

Cellar

16' x 14' (4.88m x 4.27m)

Suitable for storage. Lighting.

Dining Room

13'10" x 15'9" (4.22m x 4.80m)

UPVC double glazed french doors to the side elevation. Recessed ceiling down lighters. Panel radiator. Laminate flooring.

Kitchen

17'10" x 9'10" (5.44m x 3.00m)

Two UPVC double glazed windows to the side elevation.

Quality high gloss fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Walk in pantry. Resin sink with a hose mixer tap. Built in electric double oven / grill. Five ring induction hob. Built in extractor hood. Integrated dishwasher. Space for an American style fridge freezer. Recessed ceiling down lighters. Laminate flooring. Radiator. Multifuel stove burner with a brick surround. Stairs to the first floor.

Stairs and Landing

Two staircases leading to the first floor, one leading from the entrance hallway and one from the kitchen. Coving to the ceiling. Two radiators.

Master Bedroom

13'11" x 15'10" (4.24m x 4.83m)

UPVC double glazed window to the front elevation. Two radiators. Laminate flooring.

En Suite

13'3" x 8'9" (4.04m x 2.67m)

UPVC double glazed window to the front elevation. Double shower enclosure with an electric shower and

aqua paneling. Countertop wash hand basin with storage under. Mid level w.c. Bidet. Extractor fan. Radiator. Chrome heated towel rail. Laminate flooring.

Bedroom Two

12'2" x 14'11" (3.71m x 4.55m)

UPVC double glazed french doors to the side elevation with a Juliette balcony. Radiator. Laminate flooring.

Bedroom Three

13'11" x 12'3" (4.24m x 3.73m)

UPVC double glazed french doors to the side elevation with a Juliette balcony. Radiator. Laminate flooring.

Family Bathroom

10'1" x 16'9" (3.07m x 5.11m)

UPVC double glazed window to the side elevation.

Luxurious bathroom suite comprising of; a corner shower enclosure with aqua paneling, corner jacuzzi bath with a hand held shower, his and hers wash hand basins with storage under, a mid level w.c. and a bidet.

Recessed ceiling down lighters. Extractor fan. Two LED mirrors. Radiator. Chrome heated towel rail. Laminate flooring.

Dressing Room

8'1" x 4'9" (2.46m x 1.45m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Stairs to The Loft Space

Stairs leading to the loft space.

Loft Space

8'3" x 13' (2.51m x 3.96m)

Two Velux roof lights. Radiator. Eaves storage.

Garage

16'6" x 13'4" (5.03m x 4.06m)

Electric roller door to the front elevation. Hard wood entrance door to the side elevation. Hard wood single glazed window to the side elevation. Shower enclosure. Power and lighting.

Outbuildings

There are three brick built outbuildings suitable for storage.

Outside w.c. with a mid level w.c. and a wall mounted wash hand basin.

Externally

To the side of the property is a private driveway leading to a substantial gravel courtyard, providing generous off-road parking for multiple vehicles. A range of outbuildings offer excellent storage facilities, together with an external W.C.

The property is surrounded by extensive, immaculately maintained lawned gardens which extend to the front and side, offering an exceptional sense of space and seclusion. These impressive grounds are bordered by mature conifers and established trees, providing a high degree of privacy and a beautifully enclosed setting.

The gardens are further enhanced by a rich and carefully curated selection of seasonal planting, shrubs, and mature landscaping,

reflecting the scale and quality of the outdoor space. Multiple well-positioned seating areas are distributed throughout the grounds, ideally suited to outdoor entertaining and formal dining.

An external water tap is also provided for convenience.

Additional Information

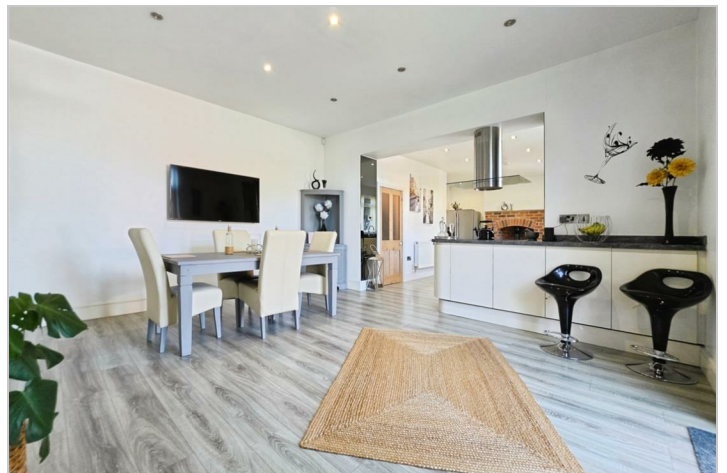
Freehold. Council Tax Band E.

Total Floor Area: 201 Square Meters / 2163 Square Foot.

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Tel: 01782 470391



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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