



Talke Road, ST7

Offers in excess of £600,000

Here at Carters we are thrilled to welcome to the market this truly exceptional and versatile mixed-use property, offering a rare opportunity to acquire a substantial family home, commercial premises, and separate self-contained bungalow, all within one private and gated plot. Ideally suited for multi-generational living, business use, or investment, this unique property delivers outstanding flexibility and potential.

The beautifully presented main home is full of character and offers spacious accommodation throughout, briefly comprising a welcoming entrance porch, a well-appointed kitchen, dining room, and generous living room, making it ideal for both everyday family life and entertaining. To the first floor, there is a luxurious master suite with a high-quality shower area, three further well-proportioned bedrooms, and a modern family bathroom, with the added benefit of a useful loft space providing additional versatility.

The commercial premises offer fantastic potential for a range of business uses or investment opportunities and include a spacious showroom, WC and utility area, and two garages, making it ideally suited for trade, retail, workshop, or office use (subject to the necessary consents). In addition, the separate self-contained bungalow provides excellent further accommodation comprising a kitchen, living room, bedroom, and shower room, making it perfect for extended family, guests, or rental income. Externally, the property continues to impress with a gated driveway providing ample off-road parking, along with a sectional concrete garage with inspection pit, store room, and an impressive 11m shed offering superb storage and workspace. The generous gardens are mainly laid to lawn with mature planting, providing a private and pleasant outdoor setting.

A rare opportunity to acquire a highly flexible and substantial property combining residential, commercial, and additional living accommodation in one, and early viewing is strongly recommended.

FAMILY RESIDENCE

Porch / Utility Area

9'2" x 7'5" (2.79m x 2.26m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed windows to the rear and side elevation.

Solid wood work surfaces. Belfast sink. Space and plumbing for a washing machine. Space for a tumble dryer. Fitted cloaks hooks. Slate tiled flooring.

Living Room

12'8" x 13' (3.86m x 3.96m)

UPVC double glazed French doors to the rear elevation.

Feature wall lighting.

Kitchen

14'3" x 9'7" (4.34m x 2.92m)

Hardwood entrance door to the rear elevation leading to the entrance porch / utility area. Hardwood double glazed window to the rear elevation. Velux roof light.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel Aga sink. Space for a Range style oven. Space for a fridge freezer. Heated towel rail. Partially tiled walls. Dado rail. Laminate flooring.

Dining Room

10'6" x 13'6" (3.20m x 4.11m)

UPVC double glazed window to the side elevation.

Feature exposed ceiling beam. Feature wall paneling. Built in storage units. Multi fuel stove burner.

Stairs to the First Floor and Landing

Dado rail. Two radiators. Access to stairs to the loft space.

Master Suite

13'11" x 24'4" (4.24m x 7.42m)

En Suite Area:

Walk in shower enclosure with tiled walls. Countertop wash hand basin with storage under. Mid level w.c. Vanity mirror. Chrome heated towel rail. Vinyl flooring.

Bespoke curved tiled partition wall between the en suite area and the bedroom area.

Bedroom Area:

Two UPVC double glazed windows to the front elevation.

Feature wall paneling. LED spot lighting to the ceiling. Three feature wall lights. Two Radiators.

Bedroom Two

25' x 12' (7.62m x 3.66m)

Two UPVC double glazed windows to the front elevation.

Coving to the ceiling. Fitted solid wood wardrobes. Two radiators.

Bedroom Three

12'6" x 12' (3.81m x 3.66m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

Bedroom Four

10'7" x 12'1" (3.23m x 3.68m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

Bathroom

13' x 11'2" (3.96m x 3.40m)

Three UPVC double glazed windows to the side and rear elevations.

Two built in storage cupboards. Shower enclosure. Panel bath. Pedestal wash hand basin. Mid level w.c. Bidet. Partially tiled walls. Two radiators. Dado rail.

Stairs to the Loft Space

Loft Space

17'3" x 27'6" (5.26m x 8.38m)

Two Velux roof lights.

Shower enclosure with an electric shower. Pedestal wash hand basin. Mid level w.c. Heated towel rail. Recessed LED down lighters. Pendant lighting. Feature wall paneling. Fitted storage units. Radiator.

BUNGALOW

Living Room

15'8" x 10'11" (4.78m x 3.33m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature wall lights. Electric fire available via separate negotiation. Laminate flooring.

Kitchen

11'8" x 11'2" (3.56m x 3.40m)

UPVC double glazed window to the front elevation. Composite double glazed entrance door to the front elevation.

Fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in electric hob with an extractor hood over. Built in electric oven/grill. Partially tiled walls. Heated towel rail. Tiled flooring.

Bedroom

15'8" x 10'2" (4.78m x 3.10m)

UPVC double glazed window to the front elevation.

Feature wall paneling. Feature wall lights. Radiator.

Bathroom

4'8" x 11'2" (1.42m x 3.40m)

Three piece suite comprising of; a shower enclosure, countertop sink with storage under and a mid level w.c. Heated towel rail. Fully tiled walls. Extractor fan. Tiled flooring. Access to the loft which is partially boarded.

COMMERCIAL PREMISES

Shop Front

25'7" x 30'6" (7.80m x 9.30m)

Entrance door to the front elevation. Full length windows to the front elevation. Power and lighting.

Storage / Display Area

15'2" x 7'4" (4.62m x 2.24m)

Full length window to the front elevation. Power and lighting.

Show Room / Shop Area

14'2" x 18'5" (4.32m x 5.61m)

Power and lighting. Door leading to the residential residence.

W.C

Mid level w.c. Wall mounted wash hand basin.

Utility Area

14'2" x 6'5" (4.32m x 1.96m)

Access to water. Power and lighting.

Sectional Garage

Sectional concrete garage complete with an inspection pit.

Garage 2

12'3" x 16'5" (3.73m x 5.00m)

Roller garage door. Entrance door to the rear elevation leading to the garden. Power and lighting.

Garage 3

7'9" x 16'5" (2.36m x 5.00m)

Roller garage door. Power and lighting.

EXTERNALLY

To the side of the property, a private driveway is accessed through secure double timber gates, offering generous off-road parking for several vehicles.

The rear garden has been thoughtfully landscaped, featuring an attractive seating area designed in a concrete railway sleeper style. Steps lead up to a well-kept lawn, creating a tiered outdoor space ideal for both relaxation and entertaining.

A standout feature of the garden is its rich planting scheme, with a wide variety of mature flowers, plants, and shrubs. Established cherry and fern trees add seasonal colour while also providing a high degree of privacy.

Further enhancing the outdoor space is a substantial 11-metre shed, complete with solar-powered lighting, along with a separate store room—offering excellent additional storage options.

ADDITIONAL INFORMATION

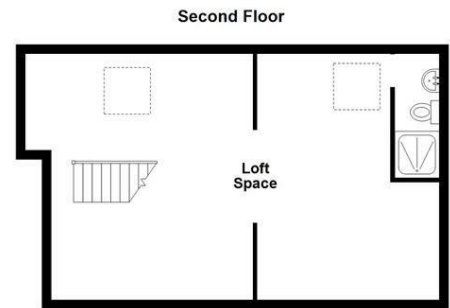
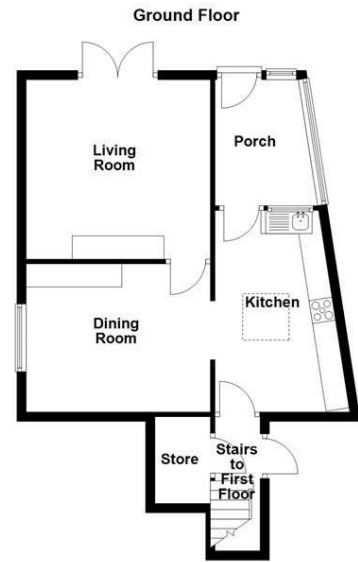
Council Tax Band B.

Total Floor Area: TBC.

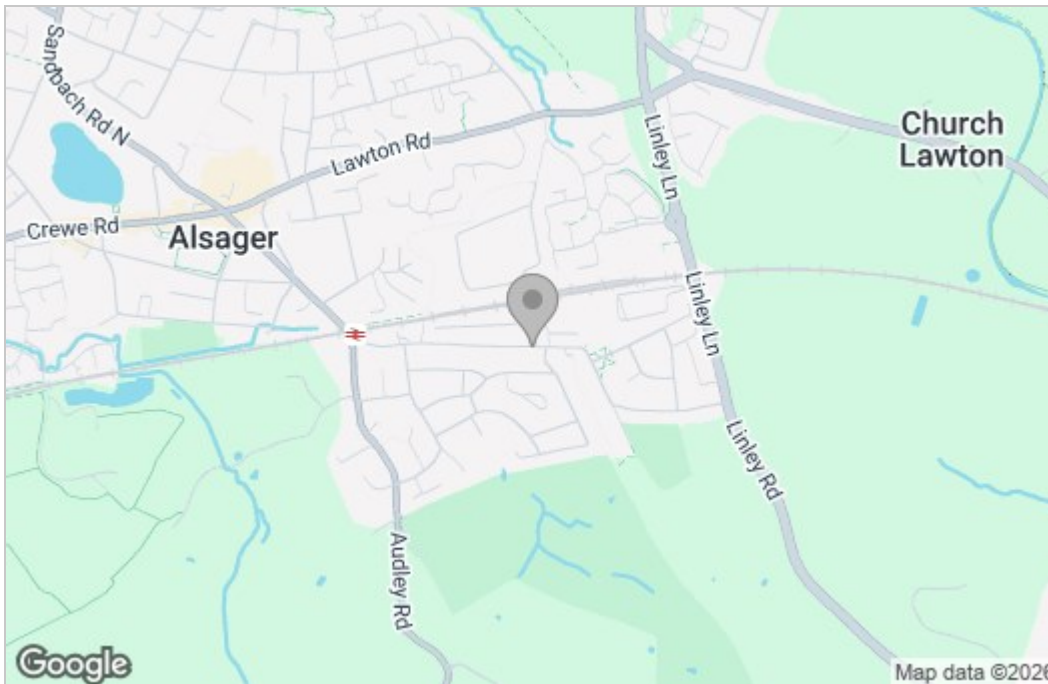
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Floor Plan



Area Map



Energy Efficiency Graph

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

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101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk