



Kerry Hill, Stoke on trent, ST2 8NA.
Offers in Excess of £250,000

Est. 1930
**Whittaker
& Biggs**

Kerry Hill, Stoke on trent, ST2 8NA

An excellent opportunity to purchase this stunning two bedroom barn conversion, situated in the semi-rural location of Eaves Lane, Kerry Hill.

The barn has been fully resorted to an excellent standard throughout and provides beautiful views of the surrounding countryside. The conversion has been executed with great detail, having used quality fixtures and fittings throughout, to include partial underfloor heating to the ground floor, contemporary kitchen/bathroom, oak doors and a low maintenance rear garden, mainly laid to Indian stone with a lawn.

The entrance hallway provides access to the first floor with a useful storage cupboard. The dining kitchen has a range of units to the base and eye level, CDA induction hob, contemporary extractor, fan assisted oven, feature beams, partial underfloor heating and ample room for a dining table and chairs. The 15ft living room is perfect for family living and provides access to the rear garden. To the first floor is a light and airy landing, having a storage cupboard, Velux style windows and inset wall lights. The modern bathroom suite is comprised of a shower bath with integral shower fitment, vanity wash hand basin and low level WC. The two bedrooms are of good proportions with bedroom one providing idyllic views.

Externally, to the frontage are two parking spaces and a garden area to the rear. A viewing is highly recommended to appreciate this properties views, position and quality workmanship. Services Heating - Oil fired central heating Electric - Mains Drainage - Septic tank Tenure - Freehold

Situation

Kerry Hill is located some 8 miles to the South West of the historic market town of Leek. Ideally placed from a commuting perspective the location is within easy access of local schools and within the catchment for Moorside High.



Entrance Hallway

Composite door to the front elevation, UPVC double glazed window to the front elevation, stone effect flooring with partial underfloor heating, understairs storage cupboard, anthracite radiator, staircase to the first floor.

Kitchen/Diner 15' 1" x 9' 6" (4.59m x 2.89m)

Range of fitted units to the base and eye level, CDA four ring induction hob, contemporary extractor fan over, CDA electric fan assisted oven, ceramic sink with chrome mixer tap, UPVC double glazed window to the rear elevation, feature wood effect beams, space for washing machine, stone effect flooring with partial underfloor heating, UPVC double glazed window to the front elevation, worksurfaces with upstands, inset downlights.

Living Room 15' 1" x 14' 6" (4.59m x 4.41m)

UPVC double glazed window to the front and rear elevation, feature wood effect beams, partial underfloor heating, inset downlights, anthracite radiator, composite style door to the rear elevation.

First Floor

Landing

Two Velux style windows to the rear elevation, storage cupboard, feature lighting, radiator.

Bedroom One 15' 1" x 10' 10" (4.60m x 3.29m)

Velux style window to the rear elevation, UPVC double glazed window to the rear elevation, inset downlights, radiator.

Bedroom Two 10' 1" x 10' 4" (3.07m x 3.14m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 4' 11" x 9' 8" (1.49m x 2.94m)

P-shaped bath with shower screen and mixer tap, integral shower over, powder coated heated towel rail, lower level WC, vanity wash hand basin with mixer tap, UPVC double glazed window to the front elevation, inset downlights, extractor fan, fully tiled.

Externally

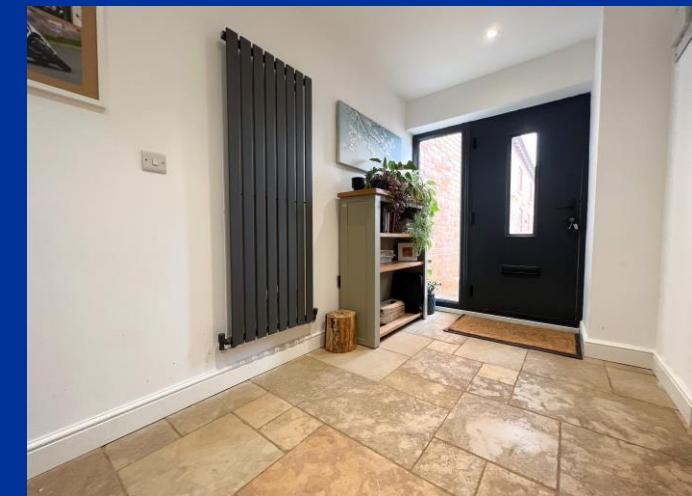
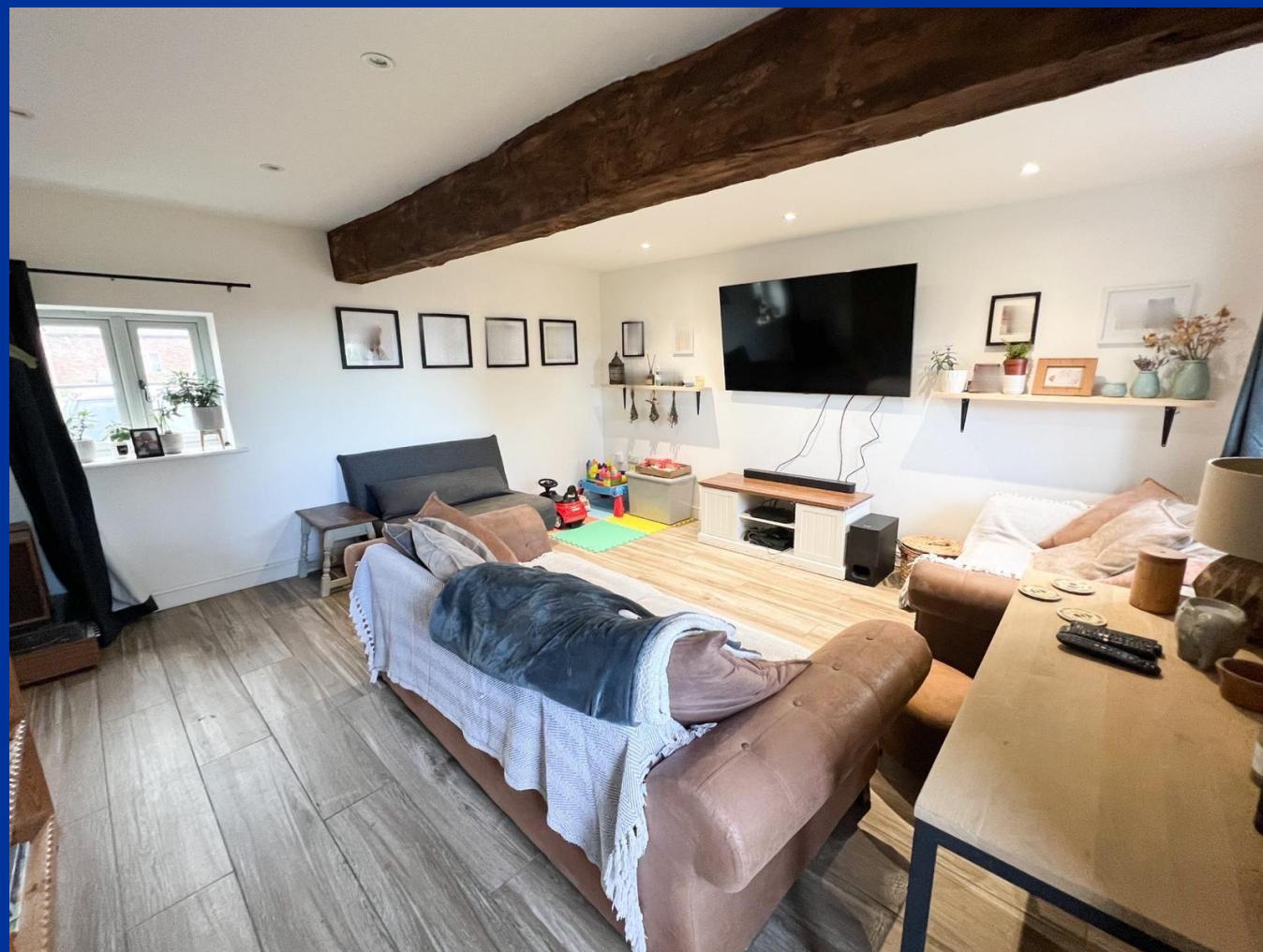
Two parking spaces to the frontage, to the rear Indian stone patio, area laid to lawn, shed, steps to the living room entrance, oil fired central heating boiler, oil tank.

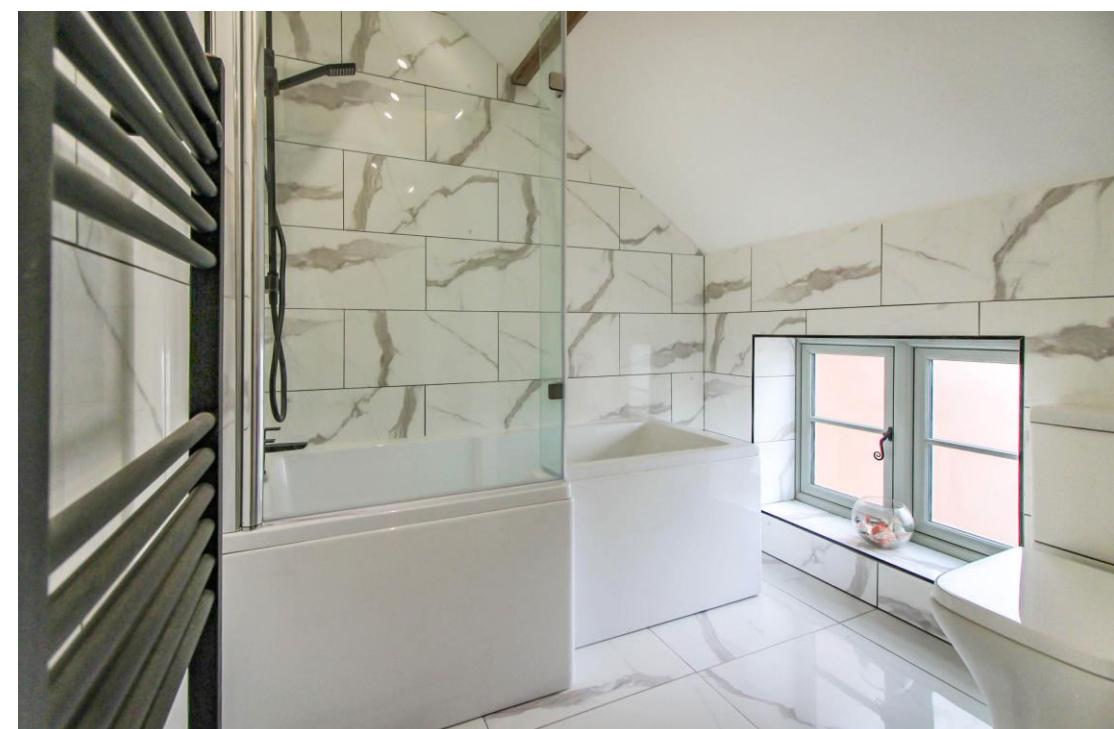


Note:
Council Tax Band: C

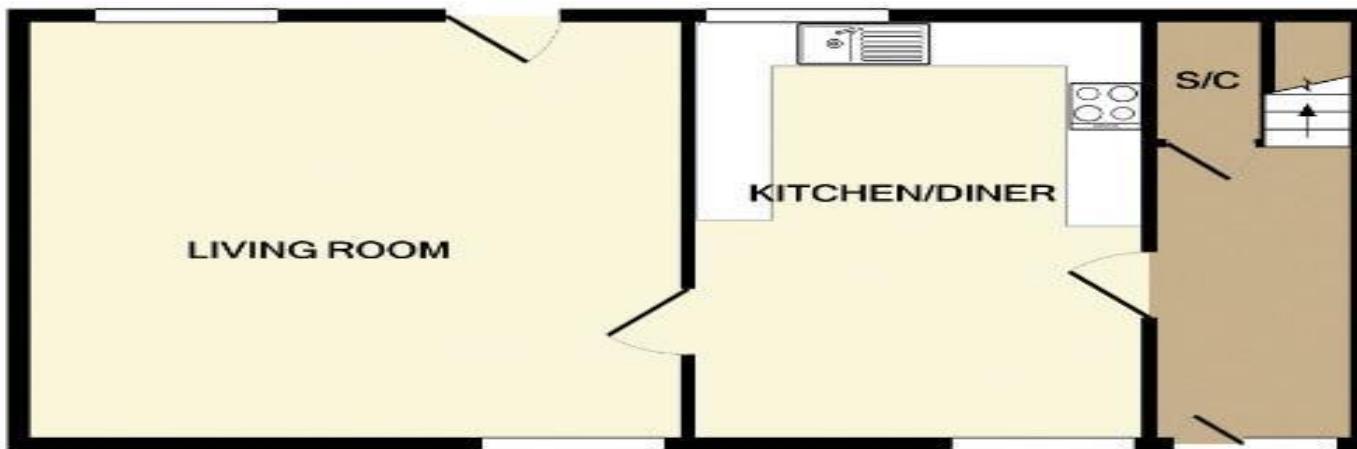
EPC Rating: C

Tenure: believed to be Freehold









GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Leek proceed out of the town on the A53 Newcastle Road. Follow this road for some 5 miles and upon entering the village of Endon turn left into Station Road signposted Bagnall and Stanley. Continue along this road for approximately three quarters of a mile and then turn right into Stanley Road signposted Bagnall. Follow this road for quarter of a mile and prior to reaching the Rose and Crown public house turn left into Clewlows Bank. Follow this road proceeding through the village and upon reaching its extremity at the "T" Junction turn right into Bagnall Road. Follow this road for approximately half a mile and take the second left into Jack Haye Lane. Follow this road for approximately three quarters of a mile and the barn is located on the right hand side.

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