





This unique and characterful detached home dates back to 1845, and offers a wonderful opportunity to own a property full of charm, original features and individuality, together with a substantial garden, ample off-road parking and a detached double garage. The property occupies a generous plot and provides spacious and versatile accommodation, making it an appealing home for a variety of buyers.



The property is approached via a gravelled driveway providing ample off-road parking for multiple vehicles, with established trees, shrubs and planting creating a mature and attractive setting. To the side is a detached garage, currently providing excellent storage and parking, whilst also offering exciting potential for conversion into additional accommodation, such as a home office, studio or annexe, subject to the necessary planning permissions and building regulations.

Inside, the property retains plenty of character and charm, with feature fireplaces creating attractive focal points within the reception rooms. The accommodation begins with an entrance porch leading into the dining room, which benefits from a feature fireplace, before continuing through to the well-equipped kitchen. The kitchen offers a good range of fitted wall, base and drawer units, together with a range cooker, integrated microwave and space for further appliances.

An inner hallway leads through to the spacious lounge, again featuring an attractive fireplace and open fire. A rear porch provides access to the garden, whilst a useful WC completes the ground floor.

To the first floor, there are three good-sized bedrooms, providing comfortable and versatile accommodation. The principal bedroom benefits from fitted blinds, whilst the shower room is conveniently positioned to serve all of the bedrooms.

Outside, the property really comes into its own. The generous enclosed rear garden is mainly laid to lawn and provides an excellent amount of outdoor space, whether for children to play, gardening or simply enjoying the surroundings. A paved patio provides an ideal area for outdoor dining and entertaining, while mature borders, established trees, plants and shrubs create a private and well-established garden setting. There is also a garden shed and greenhouse, adding further practicality.

The location provides a particularly attractive balance between accessibility and countryside. Situated between Meir and Caverswall, the property is surrounded by attractive Staffordshire countryside and enjoys a semi-rural feel, whilst being conveniently positioned for access to Stoke-on-Trent and the surrounding towns. Caverswall itself has retained much of its rural character and is well placed for those who enjoy open countryside and country walks.

There are a range of everyday amenities within the surrounding area, with local shops and facilities nearby and further shopping, leisure and recreational facilities available within easy reach. The area also benefits from access to local primary schools, including St Peter's CE Primary School in Caverswall.

For commuters, the property is well positioned for access to the wider road network, with regular bus services available nearby and Blythe Bridge railway station providing further transport options.

Offering an abundance of character, a substantial garden, generous parking and a large detached garage with potential for further use, this is a truly individual home with plenty to offer. The combination of original features, versatile accommodation and a convenient yet attractive setting makes this a property that is sure to appeal to those looking for something a little different.

Early viewing is highly recommended to fully appreciate the space, character and potential this unique home has to offer.



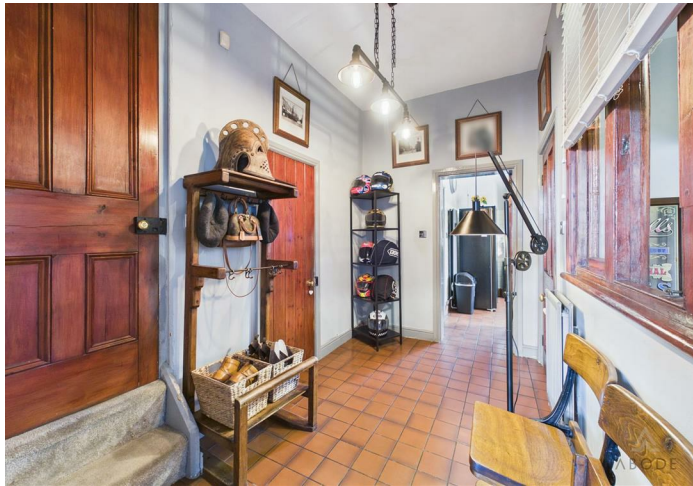
Disclaimer

Please note that some personal belongings have been digitally removed from the photographs for marketing purposes. The images are intended for illustrative purposes only, and prospective purchasers are advised to satisfy themselves as to the condition and presentation of the property upon viewing.

Please Note

Please note that the selling agent will be required to carry out ID/AML and source-of-funds checks for prospective purchasers. We understand that the current charge to purchasers for these checks is £49, although this will be confirmed by the selling agent upon receipt of an offer.







AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

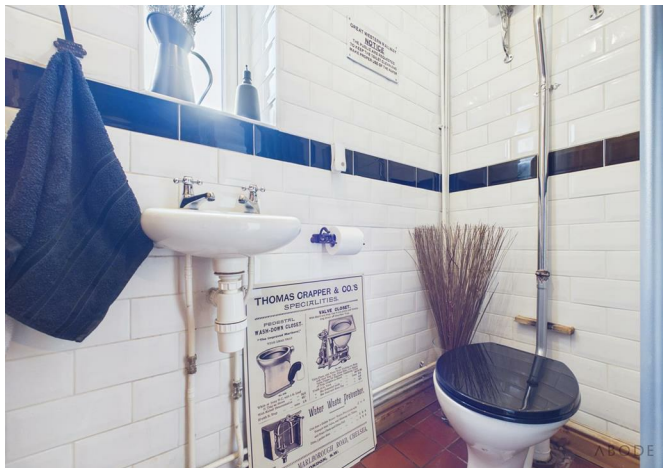
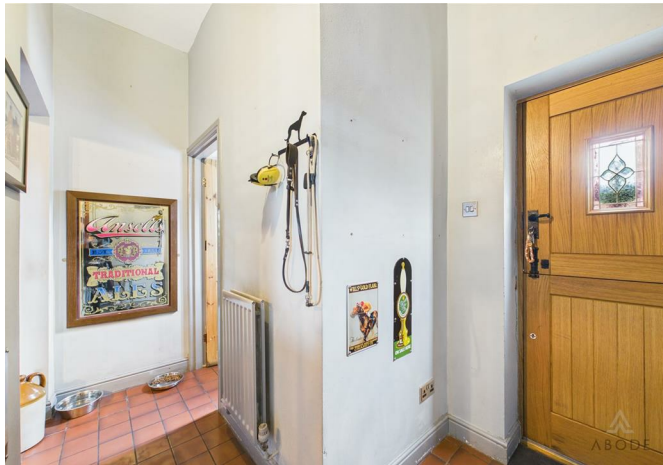
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

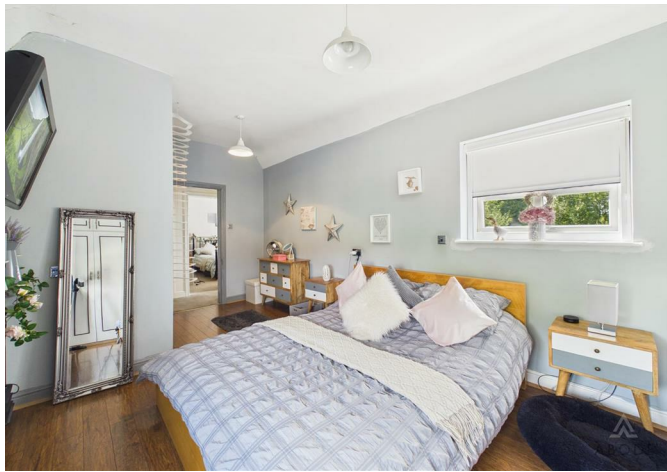
General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

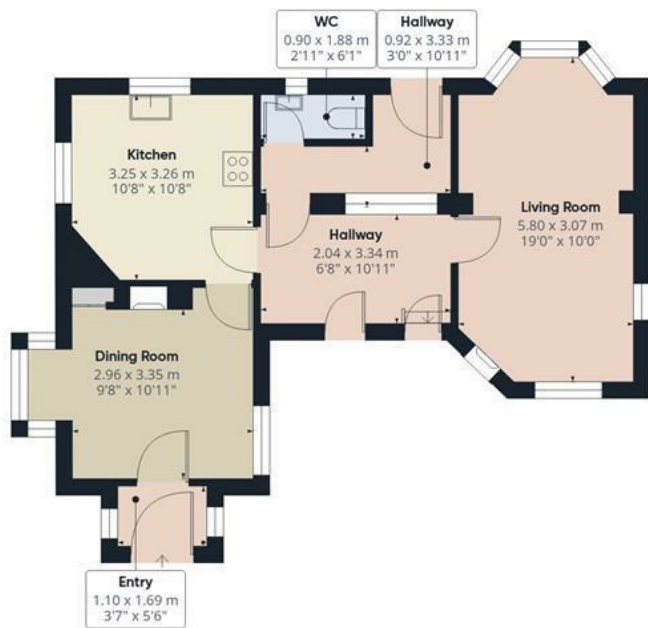
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

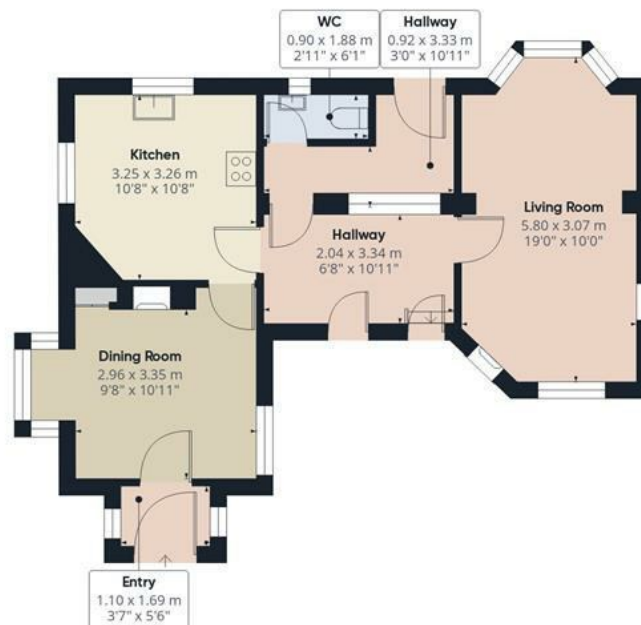
136.6 m²

1469 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1

Approximate total area⁽¹⁾

98.3 m²

1057 ft²



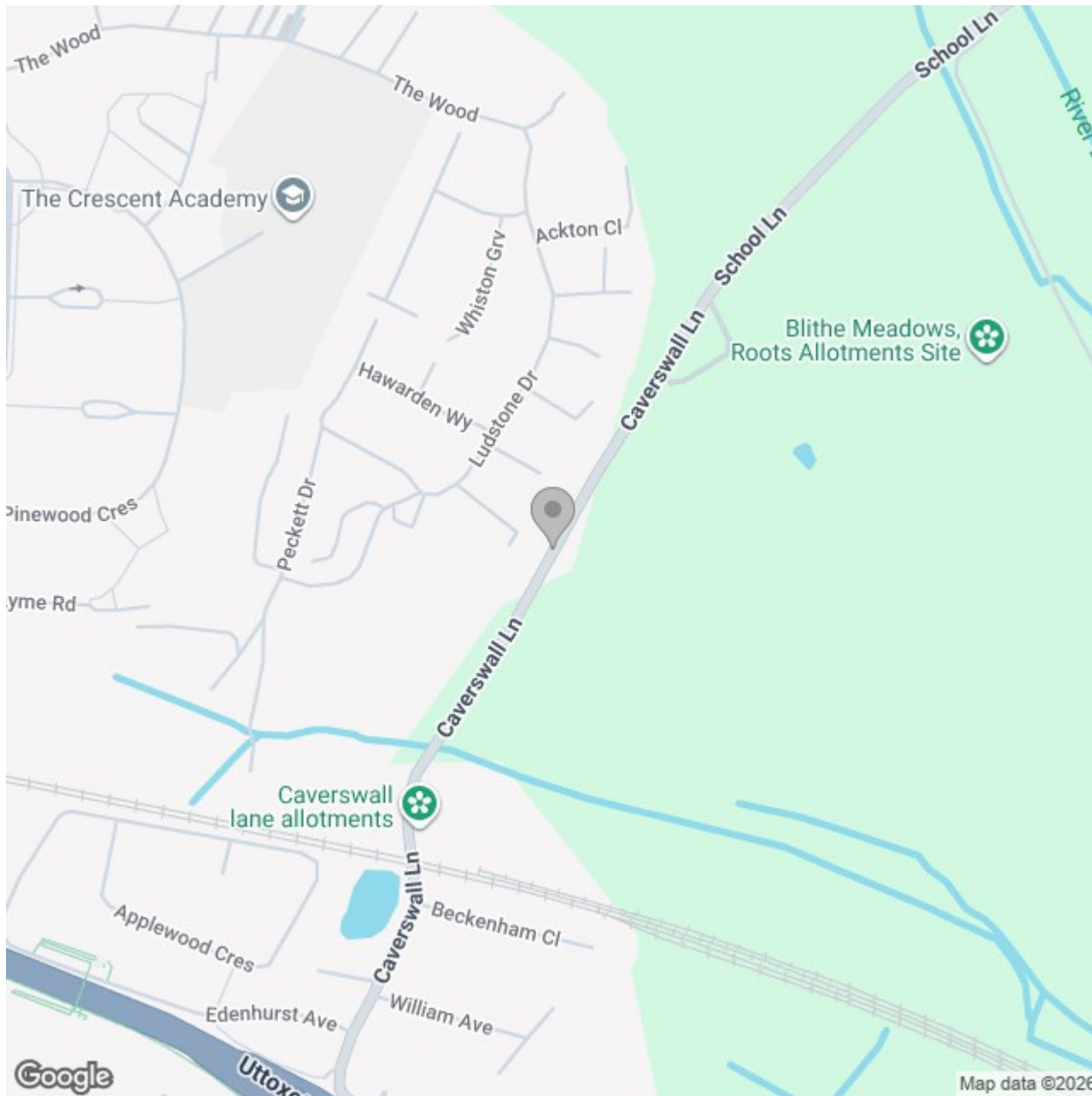
Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	