

Lower Nobut Road

Leigh, Stoke-on-Trent, ST10 4QG

John 
German





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£650,000

Individually designed and built detached country residence providing spacious, impeccably presented and versatile accommodation appointed to a high standard. Occupying a delightful plot extending to approx. 0.29 acre enjoying magnificent far reaching views.



A truly special property enjoying a huge degree of privacy and some fine far reaching views over the surrounding rolling Staffordshire countryside. Viewing and consideration is an absolute must to appreciate its room dimensions and layout providing versatility, superb standard and presentation plus its lovely well tended plot that enjoys a high degree of privacy and extends to approx. 0.29 of an acre.

Combining peace and tranquillity set on a quiet horseshoe lane between the villages of Leigh and Bramshall, with the convenience of Uttoxeter and its town centre being not too far away. Whether looking for a family home, single storey residence or country home, this property represents an extremely rare opportunity.

Accommodation - A storm porch with a part obscure double glazed entrance door opens to the welcoming T-shaped hall which provides an impressive introduction to the home. It has Karndean flooring, a useful built in cloaks/boot cupboard and quality internal doors to the well proportioned accommodation.

The generously sized sitting/dining room provides a lovely principal reception room having two front facing windows and wide patio doors opening to the garden and enjoying far reaching views plus a focal log burner set in a feature stone surround. Behind is an extremely comfortable sitting room which also a log burner set in a feature stone surround and dual aspect windows enjoying panoramic views. This room also has easy access to the centrally boarded loft which has lights and power points, providing extensive storage space.

The superior fitted dining kitchen has an extensive range of base and eye level units with work surfaces and inset Franke sink unit set below the front facing window, space for an electric range stove, a built in double electric oven and microwave plus concealed plumbing for a dishwasher. The tiled floor runs into the equally impressive utility room which has base and eye level units with work surfaces, inset sink unit, space for appliances, dual aspect windows and a part obscure double glazed door to outside.

The four good sized bedrooms are positioned towards the rear of the home, three of which enjoys fabulous far reaching views over surrounding countryside. The spacious master has dual aspect windows and the benefit of a luxury en suite shower room that has a white three piece suite incorporating a corner shower cubicle, under floor heating and a plain glass window with field views. The second double bedroom also benefits from an extensive range of fitted furniture.

Completing the accommodation is the luxury family bathroom which has a white four piece suite incorporating both a panelled bath and separate shower cubicle, tiled walls, under floor heating and a gain a plain glass window enjoying magnificent views.

Outside - This lovely property is set in a delightful and well maintained plot that extends to approx. 0.29 of an acre. Endosed predominantly by established hedges and enjoying a high degree of privacy as well as stunning far reaching views. A timber decked patio area provides a beautiful entertaining area taking in the views, leading to a garden which is predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants. There is also a summerhouse, positioned to take full advantage of the sun and views.

At the opposite end of the property is a small paddock designed to encourage wildlife containing a variety of fruit trees and a round which are a series of mown paths. There is also a useful stable/store adjacent to this area.

Electronically operated galvanised gates open to a hardstanding providing ample parking for several vehicles leading to the detached double garage (24'7" x 23'6") which has an electric door plus stairs leading to a landing area and to the home office that has a double glazed skylight to the rear also enjoying open views. There is potential to convert the current garage into a separate dwelling subject to the relevant consents. A further block paved area provides additional entertaining space or a drying area.

what3words: stars.hopping.vowel

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating system. New septic tank treatment plant installed February 2024. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststffsbcc.gov.uk

Our Ref: JGA/20042023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F











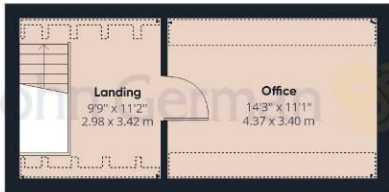




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2560.72 ft²
237.90 m²

Reduced headroom

87.26 ft²
8.11 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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