

# The Cavalier

Grindon, Stoke-on-Trent, ST13 7TP

John   
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# The Cavalier

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£695,000

Formerly a historic coaching inn, The Cavalier offers superb character accommodation set on a lovely garden plot in this delightful Peak Park village which enjoys a thriving and active community.





This superb character home is located in a Peak Park village that has a church, village hall and access to excellent walking country.

Whilst the property is not listed, it none the less exhibits a great wealth of character with fabulous exposed timbers, timber boarded ceilings, exposed internal stonework and fireplaces. However a considered scheme of modernisation also delivers features such as under floor heating, double glazing and en suite bathrooms.

The front door opens into an entrance lobby with a period timber door having inset stain glass Cavalier motif which leads directly into the semi open plan kitchen dining and sitting areas all with lovely oak flooring and under floor heating, superb exposed timbers and beams.

The kitchen section retains the period feel having an oil fired Rayburn to recess which provides cooking, heating and hot water. There are a range of fitted and freestanding base storage units surmounted by granite worktops with inset Belfast sink whilst the room opens up beautifully to a spacious dining area with exposed stonework, and a sitting room with stone fireplace having a large inset log burner.

Adjacent to the kitchen is a useful utility/boot room with storage and a further utility room has a sink unit, storage, door to rear garden and a fitted cloakroom/WC.

The inner hall has an impressive period staircase with spindled balustrade and storage below. From here there is access to a separate sitting room/study with beams and a stone fireplace.

A large glazed conservatory or garden room provides versatile space with access to the garden in addition to leading to the adjacent barn which has a mezzanine floor level offering scope for a number of alternative uses such as home office, play room or annex.

The first floor landing serves the spacious dual aspect master bedroom with decorative fireplace and its own spacious well fitted en suite shower room.

There are two further spacious and characterful double bedrooms and an attractive family bathroom.

An enclosed staircase leads off the landing to the second floor which has a landing/bedroom five in addition to a further adjacent bedroom both of which are served by a modern en suite bathroom.

The Cavalier sits on a lovely garden plot with dry stone walling and wrought iron gates leading to a spacious driveway/parking area flanked by an enclosed lawned garden with mature hedges. There is also a timber garage, with two further timber garden sheds, one currently in use as a log store.

The front garden is attractively landscaped behind the dry stone walling with paved pathways and patios giving access to a further lawned foregarden with enclosed hedging and trees plus a further higher level secret garden having extensive lawns and decorative patio area.

**Note:** The property is not listed.

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

**Services:** Oil fired central heating. Drainage is to a septic tank. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. No mains gas in the village.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01062023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band F



























Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

3190.21 ft<sup>2</sup>

296.38 m<sup>2</sup>

**Reduced headroom**

347.93 ft<sup>2</sup>

32.32 m<sup>2</sup>

(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.

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### 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.

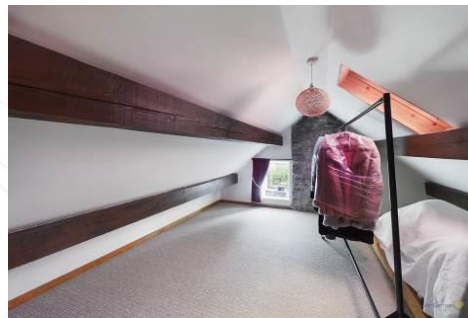
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



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