

Draycott Road

Upper Tean, ST10 4JF

John 
German





Draycott Road

Stoke-on-Trent, ST10 4JF

£525,000

Extremely handsome, traditional home retaining a wealth of character and features, in need of a comprehensive refurbishment programme, providing a huge amount of potential. Occupying a delightful plot extending to approximately 0.63 acres enjoying privacy and some far-reaching views.

For sale with no upward chain, viewing and consideration of this fabulous home is strongly advised to appreciate the huge amount of potential provided by this attractive Victorian residence, which extends to over 2000 square feet. With a detached garage/former coach house adjacent to the main home, also providing further potential. Immersed in original features including well-proportioned rooms, high ceilings, floorings, large bay windows, ceiling cornices and chimney breasts. Occupying a delightful and slightly elevated established plot, extending to approximately 0.63 acres in total, enjoying privacy and some fabulous far-reaching views over the countryside.

Situated on the edge of the popular village within walking distance of its range of amenities, which include public houses, a new co-operative mini supermarket, independent shops and post office, doctors' surgery, nursery, first school and open spaces. The towns of Cheadle and Uttoxeter are both within easy commutable distance as is the A50 dual carriageway which links to the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby.

An enclosed sun porch provides a pleasant sitting area overlooking the lovely main garden. A part obscured leaded glazed door opens to the impressive hall, having an original staircase rising to the first floor, and a feature wooden striped floor plus original doors leading to the spacious ground floor accommodation.

To the right is the principal drawing room, having a wide and deep walk-in bay window, providing an abundance of natural light and enjoying some lovely far-reaching views over the surrounding countryside, there is also a focal chimney breast with an inset log burner and a further part-glazed door leading to the sun porch.

To the left is the formal dining room which has dual aspect windows including a wide and deep walk-in bay overlooking the gardens, and a focal chimney breast with a ceramic tiled fireplace surround. Behind is the adaptable family/sitting room which has a lovely Minton tiled floor and dual aspect windows including a side facing bay with a fitted window seat and a focal fireplace.

A lobby has doors leading to the cellar, walk-in cloakroom having a red quarry tiled floor and the downstairs WC plus the breakfast kitchen also having dual aspect windows including a side facing enjoying far-reaching views, a range of base and eye level units with worksurfaces and inset sink unit, space for an electric cooker and further appliances and a free-standing oil fired central heating boiler. Completing the ground floor space is the utility room which has base level units and a worksurface, ceramic sink unit and space for appliances, red quarry tiled floor and both a window and uPVC door to the outside. A further door leads to the useful coal house/store that has access to the outside.

To the first floor the pleasant galleried landing has a front facing window overlooking the garden and providing natural light, plus original doors leading to the remodelled accommodation. Comprising 3 double bedrooms, all of which have dual aspect windows, providing a huge amount of natural light and enjoying far-reaching views. The master bedroom presently has the benefit of an en-suite bathroom which was originally the fourth double bedroom, having a white four-piece suite incorporating a panelled bath and a separate shower cubicle. Finally, there is the family bathroom which has a two-piece suite and fitted airing cupboard housing the hot water cylinder and a separate WC.

The property sits at the top of a slightly elevated plot which extends to approximately 0.63 acres in total, having a lovely lawn to the front elevation enjoying a high degree of privacy with established borders and mature trees. To the side there is a pleasant patio seating area with a feature shaped pond and far-reaching views over the surrounding countryside.

To the rear, a tarmac drive and hard standing provides off road parking for numerous vehicles and access to the detached former coach house presently partially used as a garage but still having a stable and separate store, plus a first floor, all providing further potential for conversion subject to obtaining the necessary planning permissions. Attached to the coach house is a greenhouse and a further shed/animal feeding area. There is also a further lawn/small orchard and space for a greenhouse.

The long driveway is to the opposite side of the home, with borders and further established trees.

What3Words: Fetching.Sensible.Panoramic

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

Services: Mains water, drainage, 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

Our Ref: JGA07082023

Local Authority: Staffordshire Moorlands District Council







Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3492.12 ft²

324.43 m²



Ground Floor Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

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

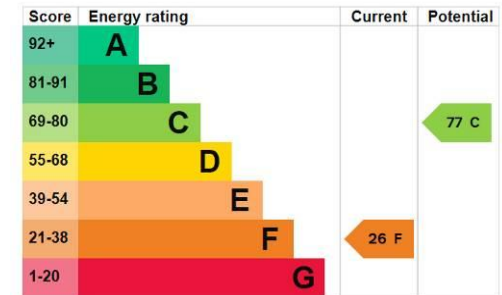
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Referral Fees

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