



Moonfleet Black Lane, Stoke-On-Trent, Staffordshire ST10 2HZ

Price: Offers in region of £530,000

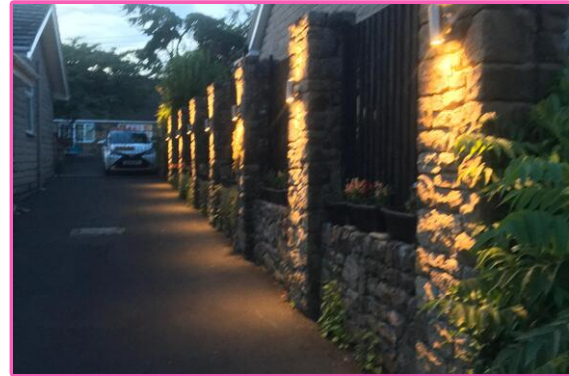
- Well maintained split level home
- Accommodation can be configured to suit needs
- Five generous bedrooms
- Kitchen, laundry, cloakroom and panty
- Well tended gardens, double garage & stable
- Within easy reach of local towns Leek

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This beautifully maintained, split-level home has been cherished by the same family since it was built, offering a unique opportunity for a new owner to enjoy its spacious and versatile layout. With five generous bedrooms, a study, a cosy lounge, and a well-appointed kitchen, this home is ideal for modern living. A separate laundry room adds extra convenience, with a cloakroom and pantry.

Set within expansive, well-tended gardens, the property also boasts a stable and a field, which is rented on an annual basis. Situated in a peaceful rural location, yet within easy driving distance to the nearby towns of Cheadle and Leek, it offers the perfect blend of country living with town accessibility.

Surrounded by scenic landscapes and close to the natural beauty of the Peak District, Whiston is a haven for outdoor enthusiasts. Despite its tranquil setting, the village is conveniently located within easy reach of local towns such as Cheadle and Leek, providing access to a range of amenities, shops, and schools. Whiston combines the best of country living with modern conveniences, making it a delightful place to call home.



Reception Hall 14'10" x 11'0"

The most spacious hallway that could be used as a dining area / study. Coved ceiling and central light fitting. Double glazed doors lead from the porch way, and stairs lead up to the lounge, and down to both the kitchen area, and the lower hallway. Feature exposed stone wall, incorporating an archway into the study.



Lounge 23'0" x 14'10"

The most light and airy dual aspect room, with a picture window offering panoramic views over the surrounding countryside to the rear. Four windows to the front aspect and a window to the side flood the room with natural light. A feature fireplace with tiled hearth and wood over mantle. Wall lights. Radiators with fitted cover, creating a window seat.



Dining Room / Office 11'7" x 11'1"

Off the main reception hall this room has an exposed stone feature wall, with open arched window. Coved ceiling. Radiator. Window to the rear aspect.



Snug / Bedroom 5 10'10" x 9'9"

Coved ceiling and wall lights. Radiator and window to the front elevation.



Kitchen 14'10" x 14'4"

A range of units incorporating an inset sink unit with mixer tap, and work surfaces over. A tall unit houses an integrated double oven, and there is a gas hob. Ceramic tiled flooring, and tiled splashbacks. To the rear elevation is a window and slide patio doors out to the garden. Tall column radiator.



Utility Area:

Consisting of a Boot Room / Laundry: 3.06m x 2.23m
Wall mounted gas fired boiler. Electric consumer unit. Plumbing for automatic washing machine, dryer and a wall mounted Belfast sink. Tiled flooring. Windows to the front aspect and door out to the side pathway.

Pantry : 2.68m x 1.38m

A useful pantry having a full range of shelving. Tiled flooring and window to the front aspect.



Hallway 23'3" x 8'3"

Coved ceiling. Shelving unit. Radiator. Windows to the side elevation, and a door out to steps to the garden. Tiled flooring.



Bedroom 9'7" x 8'8"

A double bedroom with a full range of mirrored wardrobes, housing the solar panel consumer unit. Wall lights. Partial coving. Radiator. Window to the side aspect.



Bathroom 8'10" x 5'10"

A full bathroom suite with panelled bath having mixer tap and shower attachment. Pedestal wash hand basin and low level W.C. Full height tiled walls. Tiled flooring. Obscure glazed window to the side elevation. Radiator,



Bedroom 10'9" x 8'6"

Fitted wardrobe. Wall lights. Radiator. Window to the side elevation.



Bedroom 10'10" x 8'6"

Built in storage cupboard. Radiator. Window to the side elevation.



Master BedroomA 11'6" x 11'5"

Mirrored fitted wardrobes. Wood panelled walls. Radiator. Window to the rear elevation.



En-Suite 11'4" x 5'10"

A spacious en-suite having a large shower with rainfall shower and tiled and mirrored walls. Low level W.C and bidet, as well as dual pedestal wash hand basins. Tiled walls. Tiled flooring. Radiator. Obscure glazed window to the rear elevation.



Outside

Moonfleet has a gated driveway, that leads to detached garage to the rear of the home. The driveway has stone wall and fenced boundaries. There is a garden to the front which is laid to lawn with stocked borders and a wonderful blossom tree. There is gated access from the front, and also steps from the driveway.

The rear garden is a delight, offering patio areas for outside dining, lawned areas with stocked mature



Garage 17'4" x 6'7"

A double detached garage with electric up and over door. With light and power and windows to the side elevation.



Stable / Outbuilding

A block and brick construction that is currently used as a stable.

With light and power. There are separate rooms that are used as a hay storage, but this could be utilised as a workshop.



Paddock / Additional Land

Moonfleet has access and sole rights through a separate agreements for the field that is accessed from the Stable.

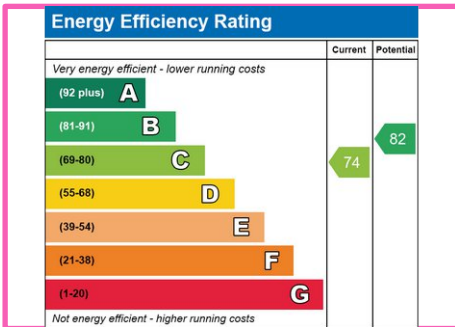
This contract can pass to the new owners, and ideal for a horse / pony. This can only be used as agricultural / grazing and access from the garden of Moonfleet.

Floor Plan



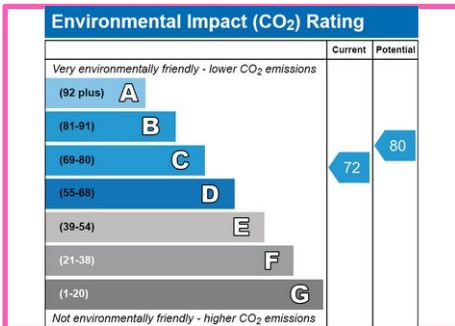
189 m²

EPC



Notes

£0 £0



THE PROPERTY MISDESCRIPTIONS ACT 1991

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