Whittaker & Biggs Est. 1930
Rostons Group







Bank House Farm High Street, Caverswall, Stoke-On-Trent, ST11

Offers In The Region Of £895,000

- Grade II Listed detached residence steeped in history and rich in character, offering an exceptional blend of period charm and family living.
- Six well-proportioned double bedrooms, ideal for large families, multi-generational living or those working from home.
- Offered for sale with no upward chain, allowing for a potentially smoother and faster transaction.
- Three bathrooms, complementing the property's practical and flexible layout.
- Substantial accommodation arranged over three floors plus a cellar, providing extensive and versatile living space.
- Three elegant reception rooms, each boasting generous proportions and an abundance of natural light.

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Bank House Farm High Street, Stoke-On-Trent ST11 9EF

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to Bank House Farm, occupying a prominent position, this magnificent Grade II Listed detached residence offers an exceptional opportunity to acquire a substantial family home of immense character and historical significance. The property combines elegant period architecture with the practicalities of modern family living, creating a home that is both impressive in scale and rich in heritage.

The accommodation extends across three floors, with the added benefit of a cellar, providing an abundance of versatile living space. At its heart are three beautifully proportioned reception rooms, each showcasing a wealth of original features that reflect the property's distinguished past. Period fireplaces, exposed timbers, traditional joinery and characterful architectural details can be found throughout, creating an atmosphere of timeless charm and authenticity.

6 3 3 D

Council Tax Band: G





Location

Bank House Farm enjoys an enviable position in the heart of the sought-after village of Caverswall, combining the tranquillity of rural living with excellent connectivity to nearby towns and amenities. Surrounded by attractive Staffordshire countryside, the property offers a wonderful lifestyle opportunity for those seeking space, privacy and a strong sense of community, while remaining within easy reach of Stoke-on-Trent, Leek and the wider road network.

Caverswall is a picturesque and historic village, renowned for its characterful architecture, village atmosphere and the impressive backdrop of Caverswall Castle. Residents benefit from a highly regarded village primary school, local church, traditional public houses and a range of countryside walks right from the doorstep. The village is particularly popular with families, professionals and those looking to enjoy a more relaxed pace of life without feeling isolated.

The surrounding area provides an abundance of outdoor pursuits, with nearby walking, cycling and equestrian routes across the Staffordshire Moorlands. At the same time, everyday conveniences, supermarkets, leisure facilities and rail connections can be found within a short drive. The combination of rural charm, community spirit and accessibility makes Bank House Farm an exceptional location for those wishing to embrace country living while remaining well connected to modern amenities.

Ground Floor

Entrance Hall

14'4" x 7'7"

Wood glazed door with transom window to the frontage, stairs to the first floor, stairs down to the cellar, vertical column radiator, original tiled floor.

Sitting / Dining Room

27'1" x 18'8" max measurement

Wood glazed window to the frontage, wood glazed window to the side aspect, Stovax multi fuel fire, tiled hearth, wood surround, two radiators.

Snug

15'9" x 14'4"

Wood glazed window to the frontage, inglenook multi fuel fireplace, exposed brick surround, wood lintel, tiled hearth, radiator, original tiled floor.

Breakfast Hall

18'4" x 15'5"

Wood glazed window to the side aspect, wood glazed the window to the rear, Stanley multi fuel stove (non functional), wall panelling, radiator, original blue brick floor (part terracotta tiles).

Kitchen / Diner

16'6" x 14'11"

Wood glazed window to the side aspect, Tylman of Stone bespoke units to the base and eye level, granite worktop and upstands, gas Alpha range oven, exposed brick surround, Franke stainless steel undermount sink and a half, Quooker 7 litre Combi boiler tap, integral Beko dishwasher, original tiled floor, ceiling beams, Minton tiled backsplash, cabinet lighting, vintage style radiator, original tiled floor, farmhouse dining table included.

Side Hall

16'0" x 6'7"

Wood glazed door with transom window to the side aspect, tiled floor, radiator.

Utility Room

10'4" x 8'5"

Wood glazed window to the side aspect, units to the base and eye level, solid wood worktop, Villeroy Boch ceramic double butler sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, tiled floor.

Shower Room

10'2" x 5'2" max measurement

Two wood glazed windows to the rear, shower enclosure, electric shower, Laura Ashley by Roper Rhodes vanity wash hand basin, chrome taps, Laura Ashley by Roper Rhodes low level WC, radiator, tiled floor.

Rear Hall

18'8" x 3'8"

Solid oak door to the rear, original blue brick floor, vintage style radiator.

First Floor

Landing

21'5" x 6'10" max measuremtn

Wood glazed window to the frontage, vintage style radiator, stairs to the second floor.

Bathroom

12'1" x 6'11"

Wood glazed window to the side aspect, Victoria + Albert freestanding double-ended bath, gold plated floor-mounted telephone-style mixer tap with handheld shower attachment, Sanitan pedestal wash hand basin, gold plated taps, Sanitan low level WC, Sanitan bidet, gold plated taps, airing cupboard, copper heated towel rail.

Bedroom One

17'2" x 15'1"

Wood glazed window to the side aspect, cast iron fireplace, tiled hearth, radiator.

Bedroom Two

14'7" x 15'8"

Wood glazed window to the frontage, radiator, built-in storage cupboard.

Bedroom Three

14'11" x 15'8"

Wood glazed window to the frontage, cast iron fireplace, tiled hearth, radiator.

Second Floor

Landing

21'7" x 6'9" max measurement

Wood glazed window to the frontage.

Shower Room

12'0" x 6'10"

Wood glazed window to the side aspect, walk-in shower enclosure, chrome fitments, Sanitan pedestal wash hand basin, chrome mixer tap, Sanitan low level WC, Sanitan bidet, chrome mixer tap, inset ceiling spotlights, chrome towel heater, vintage style radiator.

Bedroom Four

17'3" x 15'3"

Wood glazed window to the side aspect, exposed brick chimney breast, radiator.

Bedroom Five

14'9" x 15'1"

Wood glazed window to the frontage, exposed brick chimney breast, radiator.

Bedroom Six

15'9" x 15'1"

Wood glazed window to the frontage, exposed brick chimney breast, radiator.

Cellar

22'0" x 13'11"

Split into three areas, lighting.

Externally

Grounds are around approximately 2 acres. Tarmacadam driveway, substantial lawned areas, tennis court, orchard, mature trees and shrubs, paved patio, two brick double garages, timber summer house, greenhouse, timber shed.

The Granary

17'7" x 8'11"

External stone steps up, gas fired wall mounted Baxi boiler and water tank.

Garage One

24'0" x 23'3"

Wood double doors to the frontage, wood pedestrian door to the frontage, two windows to the rear, power and light.

Garage Two

21'10" x 15'4"

Wood double doors to the frontage, wood pedestrian door to the frontage, windows to the rear, window to the side aspect.

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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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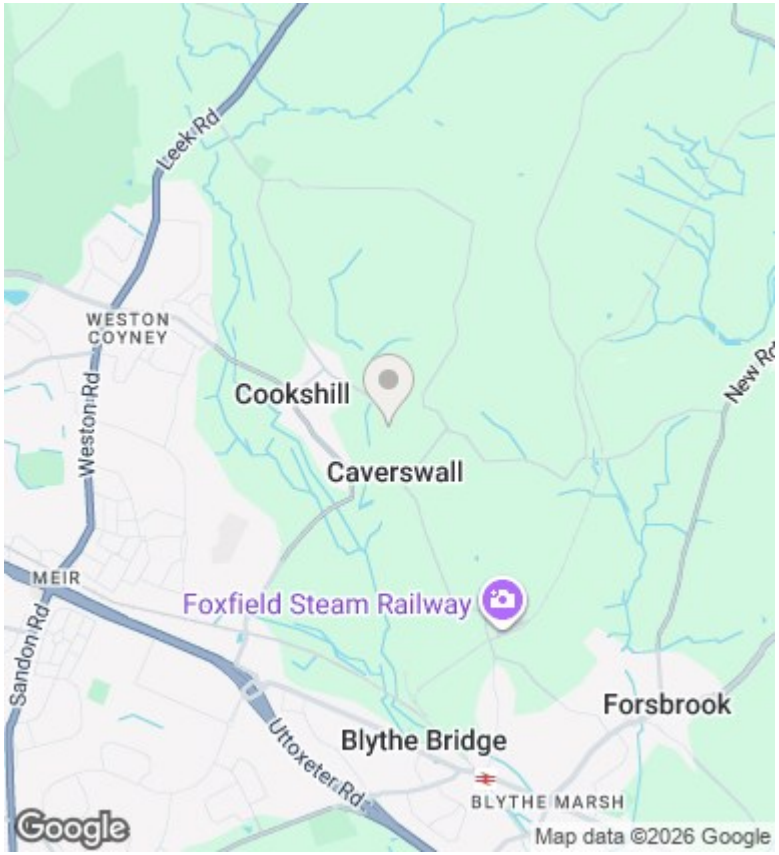






TOTAL FLOOR AREA : 3950 sq.ft. (367.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

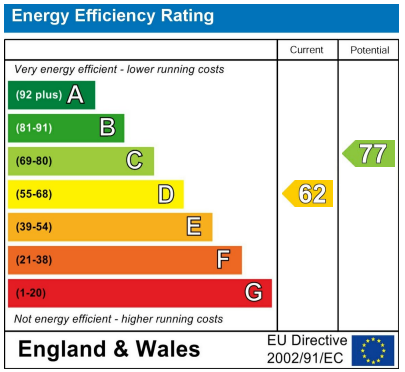


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