



A handsome house in need of modernisation

ROUGH CLOSE HOUSE, LIGHTWOOD ROAD, ROUGH CLOSE, STOKE-ON-TRENT, ST3 7PS

Freehold





A fabulous project • A number of outbuildings and garaging • Hard standing tennis court • Excellent location for commuting • Beautiful mature gardens and grounds

Local information

Rough Close House is situated in an attractive and much sought after residential area, to the south of Stoke on Trent. Amenities are available nearby in Stone, less than four miles distant offering a range of cafes, restaurants, supermarkets, doctors and independent shops. Stoke on Trent is located 5 miles away and offers a wider range of shops, museums and theatres.

The area is well served with good schooling nearby including St Dominic's Priory School, Yarlet School and Blythe Bridge High School.

The property is within close proximity to junction 15 of the M6 motorway providing commuter links to Birmingham and Manchester. Stoke on Trent train station offers a main line rail service to London Euston in 1 hour 26 minutes.

Regional airports include Birmingham Manchester and East Midlands.

About this property

Rough Close House is a handsome family home, in need of restoration and modernization, set in just over one acre of attractive gardens including a swimming pool, tennis court and outbuildings.

The property was built in the 1920's with an extension added in 1978 and has been owned by the

same family for the last 65 years. Throughout the house, tall ceilings and large windows create an elegant living space with lots of natural light.

Stone steps rise to the front door which opens to a porch leading to the entrance hall with original parquet flooring which continues through the reception rooms, a tall window overlooking the gardens and from which, the attractive stone staircase rises to the first floor, believed to have come from Trentham Hall which was demolished in 1912.

To the right of the hall, the drawing room features a bay window and an attractive fireplace with marble surround. To the left of the hall, the dining room has a bay window with fine views over the garden and continues into the spacious living kitchen. The garden room, which was added in 1978, has French doors which open onto the terrace. The study benefits from fitted bookshelves and leads to the larder. There is also a WC off the hall.

To the first floor are three bedrooms comprising of; the master suite with wonderful garden views, a curved fitted wardrobe and ensuite bathroom, a double bedroom with built in wardrobes and ensuite bathroom, and a double bedroom with a bay window with a garden view and built in wardrobe. There is a further family bathroom, WC and a dressing room.



The property benefits from an internal flat, which includes a kitchenette, sitting room, double bedroom and a bathroom and loft space above. There is also a disused lift which could, be reinstated, and goes down to the ground floor.

The loft has been converted to provide two rooms and a corridor. There is electricity and wooden flooring throughout, offering potential to be converted into further living space subject to the correct planning permissions.

Outside
The property is entered via a private, gravel driveway with ample parking space. There are a number of outbuildings including a traditional building with outline planning permission suitable for a multitude of uses, subject to the correct planning permission, a double garage and workshop.

The attractive garden is laid to lawn with mature, structured beds and hedging. To the right is a wooded area dense with seasonal flowers and rhododendrons. To the rear of the garden is a hard tennis court with an orchard beyond with a number of fruit trees and a large beech tree. There is also a swimming pool.

Brochure prepared May 2020
Photographs taken April 2020

Directions:
From Stoke on Trent: Take the A50 towards Uttoxeter/Derby and continue on this road for about 3.5 miles. At the roundabout, take the fourth exit on to A520 (Sandon Road) towards Leek/Stone. Continue for

about 2 miles. Upon approaching The Swynnerton Arms public house roundabout, take the fourth exit on to Lightwood Road and Rough Close House is the first property on the left hand side.

Services: Mains water, electricity, gas & drainage.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Tenure
Freehold

Local Authority
Stafford County Council- Band G

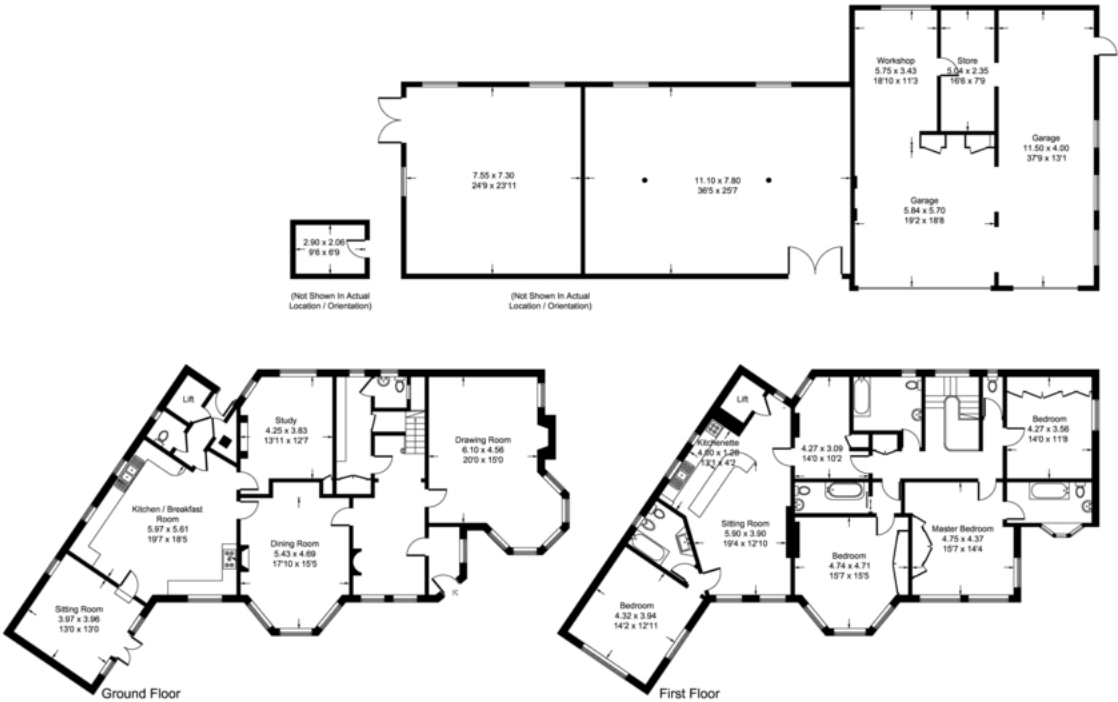
Viewing
Strictly by appointment with Savills





Rough Close House

Gross Internal Area (approx)
House = 336.3 sq m / 3620 sq ft
Outbuildings = 266.8 sq m / 2872 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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