



205 Hartshill Road, Stoke-On-Trent

£650,000 Freehold



Upstairs offers a master suite with its own dressing room, en suite shower room with his and hers sinks, and a spacious balcony. Plus two further doubles, shower room, and a bifurcated stair case. • Spacious reception rooms with a living room, study, pool room, elevator room, bright kitchen/diner with a utility room, leading out a spacious courtyard with storage rooms. • The separate annexe provides the perfect spot for independant multi-generation living with a kitchen/living/diner, double bedroom and shower room. • Outside offers a private driveway with ample off-road parking, lush grass lawns, gravelled and patio seating space, plus plenty of surrounding trees for privacy. • This home is within walking distance to Royal Stoke Hospital, Stoke train station, schools, shops, bars, and restaurants plus offers easy access links to the A500



Dearest gentle readers... It has come to this author's attention that a most exquisite residence has just emerged in the heart of Hartshill, situated on a 0.50-acre plot, and let it be known, this is not merely a home but a statement. With features so rare and refined, one might wonder if it is indeed too good to be true, but rest assured, this abode is very much the diamond of the property season. Upon arrival, the private driveway leads up to a larger courtyard driveway with ample off-road parking; you are then met with a beautiful front lawn, a gracious stairway, a portico, and a most thoughtful wheelchair lift. Enter the main house into a spacious entrance hall, where traditional coving and original stained-glass doors whisper tales of the home's storied past. The first reception room currently holds a pool table; next door you will find the elevator room, which can also be used as a storage room, depending on the resting floor. Further along, a spacious kitchen/diner awaits, with sleek cabinetry, ample room for appliances and a utility room with elegant stable doors that open to a rear courtyard. Here you will find two additional storage rooms that are perfect for storing outdoor goods. The ground floor continues with a grand study featuring a bay window overlooking the sun deck. Then, a bright living room flowing into a fourth reception room, and then a bright and airy dining space. Downstairs is complete with a W/C and access to the cellar. Ascend to the first floor to the master suite, complete with its own dressing room, luxurious en suite shower room with his and hers sinks, and a wonderful East-facing balcony. Two further double bedrooms offer ample space, one with elevator access and one with a further balcony. Across the bifurcated staircase leads a spacious wet room and a separate W/C. Flexibility is endless with this home, whether you need a playroom, cinema, gym, or perhaps even a music room.

Now, let's continue to a fully self-contained annexe providing independent multi-generation living with grace and style. A spacious open-plan kitchen/living/dining space offers integrated appliances and bright glazed French doors. You will find a double bedroom with fitted wardrobes and a shower room with a walk-in shower.

Outdoor features lush grass lawns, gravelled and patio seating spaces, plus surrounding trees and hedging; this home has it all! Located just a short walk to Royal Stoke Hospital, schools, shops, and Stoke train station, and the towns of Newcastle and Stoke nearby, you are perfectly situated for both social and professional endeavours. Commuters will love the easy access to the A500. One must act quickly, dear reader, for such homes as these are rarely available, and the eyes of the ton are ever watchful. Yours most faithfully, James Du Pavey.



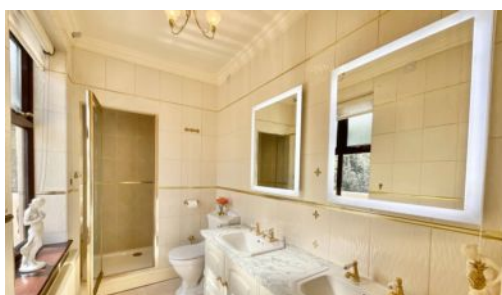
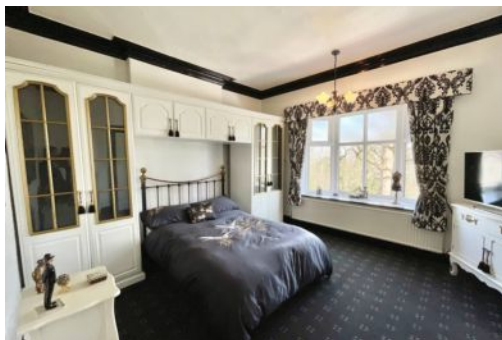
Exquisite residence in Hartshill on 0.50-acre plot, featuring 3 bedrooms, elegant interiors, spacious rooms, expansive gardens, and a self-contained annexe. Close to amenities and transport links. Rare opportunity not to be missed!

Council Tax band: E

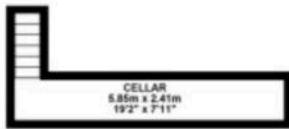
Tenure: Freehold

EPC Energy Efficiency Rating: E

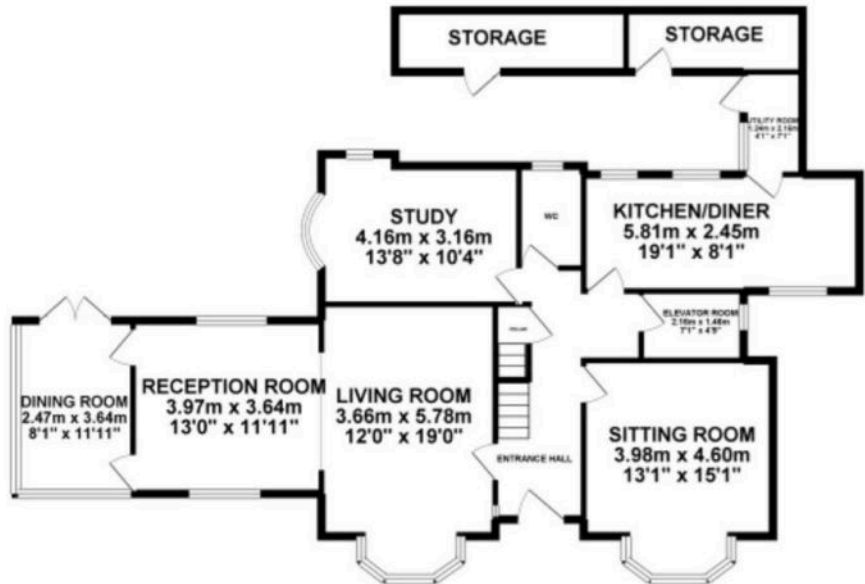
EPC Environmental Impact Rating:



BASEMENT 6.97 sq. m.
(75.07 sq. ft.)



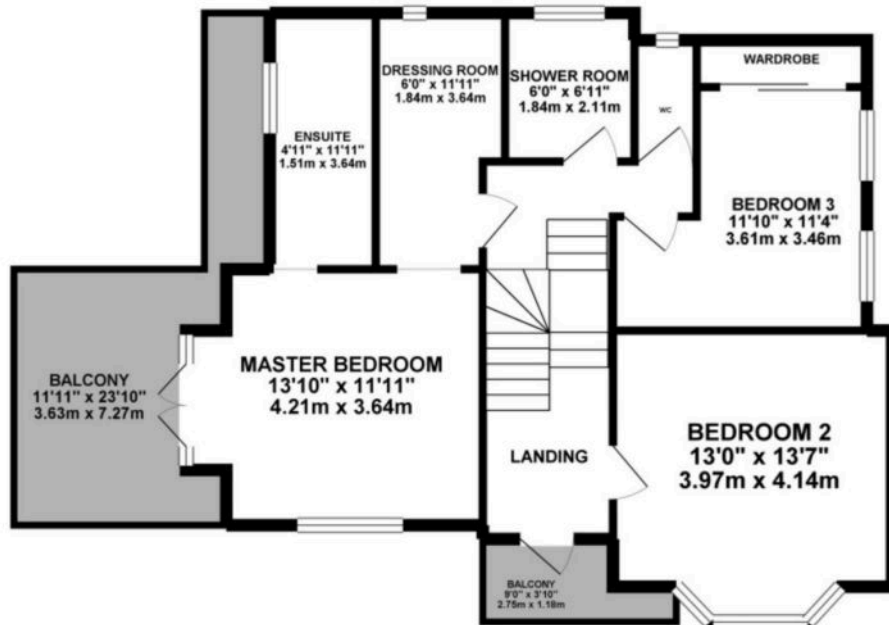
GROUND FLOOR 117.68 sq. m.
(1266.70 sq. ft.)



TOTAL FLOOR AREA : 124.65 sq. m. (1341.77 sq. ft.) 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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GROUND FLOOR 748.49 sq. ft.
(69.54 sq. m.)



TOTAL FLOOR AREA : 748.49 sq. ft. (69.54 sq. m.) approx.

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