



FOLLOWWELLS

Rozel, Harecastle Court, Newcastle Road - ST7 1UR

Offers Over £695,000

- Imposing & Spacious Detached Residence
- Substantial Two Storey Extension
- Extensive Gardens with Backing onto Fields
- Double Garage and Ample Off Road Parking
- Five Bedrooms - Three with En-Suite Facilities
- Dining Kitchen Re-Fitted 2021
- Situated in a Most Convenient Location

A well appointed and exceptionally spacious detached family residence situated in a most convenient location providing commuter access to Manchester and surrounds as well as being within easy reach of The Potteries. Rozel is situated at the head of Harecastle Court, a private drive of just three executive detached houses off Newcastle Road in Talke. The house occupies a generous garden plot extending to approximately 1/3 acre or thereabouts and backing onto fields and an equestrian facility to the rear.

The property was substantially extended by the current owners around 2010 to provide additional accommodation including and extremely spacious, open plan family living space to the ground floor as well as an additional bedroom and two en-suite shower rooms to the first floor. The house now provides an exceptional family home with practically laid out and spacious accommodation. To the ground floor, the central reception hall has double doors leading to both the dining kitchen and the sitting room creating a fabulous and flowing party space. In addition to this is a conservatory overlooking the side and rear garden, a quiet study ideal for working from home, the large family room off the kitchen and a huge utility room having access to the double garage.

To the first floor the landing gives access to five well proportioned bedrooms. Three of these bedrooms are generous double rooms with dressing room and en-suite facilities. While the fourth bedroom, also being of double proportion and bedroom five share the family bathroom.





Externally, a block paved driveway stretched across the full width of the house providing extensive off road parking for several vehicles along with further parking space to the side of the garage. The double garage has an electric roller shutter door and internal access to the utility room. The large gardens lie predominantly to the rear and side of the house being mainly laid to lawn with timber decking and patio seating areas complete with outside power points and lighting operated by remote control; an ideal space for outside entertaining.

Under floor heating is installed throughout the house with the manifolds having been replaced in 2024 and each room is thermostatically controlled. Chinese slate flooring runs throughout the majority of the ground floor and the house is fitted with a central vacuum system with connection ports in most rooms and a 40ft hose.

A full burglar alarm system is fitted along with CCTV including four tracking cameras which is all included within the sale. Further recent improvements include replacement bi-fold doors from the sitting room and family room.

This exceptional house provides superb family accommodation and is well worth a detailed inspection.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



