Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



The Hawthorns Old Mill Lane, Bagnall, Stoke-On-Trent, ST9 9JS

£670,000

- A Unique Detached Property!
- Four Reception Rooms
- A Generous Sized Plot
- Delightful Rural Views
- Four Sizeable Bedrooms
- Roof Terrace
- Double Garage
- No Chain!

A rare opportunity to purchase a unique detached property in a premium Bagnall location, like no other!

This stunning detached house is now offered for sale having been a happy family home for many years.

The Hawthornes is a delightful rural property situated at the end of a private road on the edge of the beautiful village of Bagnall! From the front of the property there are picturesque and far reaching views which you will never tire of seeing.

The property itself offers spacious and unique accommodation. For many years the house has been operated as four bedrooms, but there is obvious scope and flexibility to alter the accommodation to suit your personal requirements.

Our online video and photographs will provide a great insight into what is truly on offer. Further features of the property include four sizeable bedrooms, four reception rooms, a generous plot with huge potential and a spacious double garage. There is even a roof terrace off the main reception room which is a great viewing point for the stunning rural views!

A property which really must be seen to be appreciated! See our online virtual tour and for more information please contact us.





GROUND FLOOR

ENTRANCE HALL
Feature solid timber front door. Fitted carpet. Feature staircase with galleried landing to the first floor.

CLOAKS/WC
Fitted carpet. Radiator. UPVC double glazed window. Wash basin and wc.

DINING ROOM
13'0 x 10'2 (3.96m x 3.10m)
Fitted carpet. UPVC double glazed window.

KITCHEN
19'6 x 12'9 (5.94m x 3.89m)
Laminate flooring. Radiator. Two UPVC double glazed windows. Range of wall cupboards and base units with integrated electric hob, oven and extractor.

UTILITY AREA
6'1 x 4'6 (1.85m x 1.37m)
Tiled floor and part tiled walls. Plumbing for washer and space for dryer.

STORE ROOM
8'10 x 4'5 (2.69m x 1.35m)
Tiled floor and walls. UPVC double glazed window.

LIVING ROOM/REAR RECEPTION
13'5 x 12'11 (4.09m x 3.94m)
Fitted carpet. Radiator. Electric fire. UPVC double glazed patio doors into the garden.

BEDROOM TWO
15'11 x 9'11 (4.85m x 3.02m)
Fitted carpet. Radiator. UPVC double glazed window. Radiator. Fitted wardrobes.

BEDROOM THREE
13'6 max x 12'8 max (4.11m max x 3.86m max)
Fitted carpet. Radiator. Two UPVC double glazed windows. Fitted wardrobes.

BEDROOM FOUR
12'9 max x 9'5 (3.89m max x 2.87m)
Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM
8'0 x 5'8 (2.44m x 1.73m)
Fully tiled floor and walls. Radiator. Feature wash basin, wc and shower enclosure.

FRONT RECEPTION
19'6 x 19'6 (5.94m x 5.94m)
Three UPVC double glazed windows. UPVC double glazed patio doors that open onto the roof terrace. Fitted carpet. Radiator. Door into the...

CONSERVATORY
20'2 max x 9'11 (6.15m max x 3.02m)
Timber double glazed windows. Door providing access to the garden. Fitted carpet. Five radiators.

GALLERIED LANDING
Fitted stair and landing carpet.

MASTER BEDROOM
19'2 max x 12'11 max (5.84m max x 3.94m max)
Fitted carpet. Radiator. Three UPVC double glazed windows.

BATHROOM/WC
12'11 max x 7'8 max (3.94m max x 2.34m max)
Tiled floor. UPVC double glazed window. Vanity unit with Jack and Jill basins, wc, corner bath and bidet. Airing cupboard with hot water cylinder. Tiled walls. Radiator.

OUTSIDE
There is a large driveway to the front of the property providing parking for multiple vehicles and there are stunning and far reaching rural views.

The extensive rear garden is south facing with lawns and a range of established trees.

DOUBLE WIDTH GARAGE
27'1 max x 19'8 (8.26m max x 5.99m)
Two manual doors. Baxi boiler for central heating. Storage area to the side.








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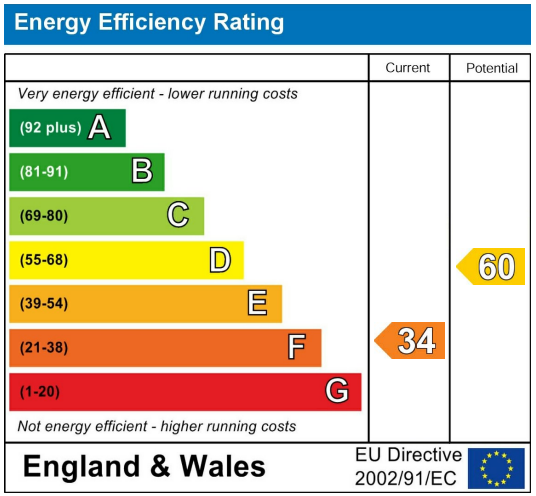

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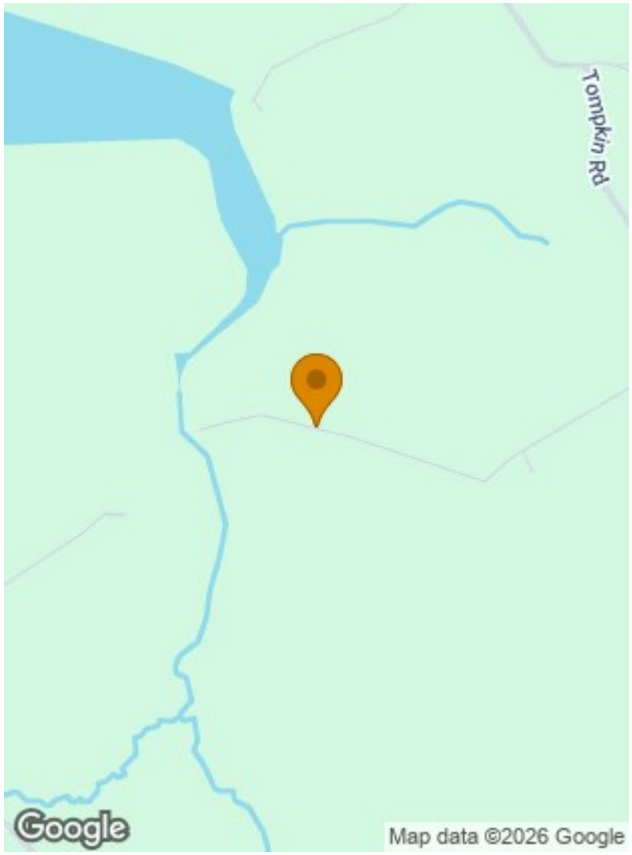

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
34
England & Wales
EU Directive 2002/91/EC


Tompkin Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - F





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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