



The Beald, 11 Heather Hills, Stockton Brook, Stoke-On-Trent, Offers In Excess Of £500,000

- Offered for sale with no onward chain
- Rare opportunity to acquire a truly unique and distinctive home
- Innovative upside-down layout with bedrooms on the ground floor and living accommodation above to maximise the views
- East facing sun terrace with far reaching views
- Four well-proportioned bedrooms, en-suite, office, laundry and bathroom to the ground floor
- Two bathrooms and a W/C, ideal for family living
- Remote controlled heating system with wireless programmable thermostats in each room
- Set within a sought-after residential location
- Integral garage with electric door and EV charger

The Beald, 11 Heather Hills, Stoke-On-Trent ST9 9PS

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this distinctive detached house, presenting a rare opportunity for those seeking a unique home to make their own. Built in 1968 and extended in 1984, the property boasts an innovative upside-down layout, with four well-proportioned bedrooms conveniently located on the ground floor, while the living accommodation is situated above. This clever design maximises the stunning views that the location has to offer. In addition to the four bedrooms, the ground floor also boasts an office and laundry making this home wonderfully spacious.

The house features an open plan living / dining room with access onto the sun terrace, as well as a snug, providing ample space for family gatherings or entertaining guests. The living area features an open fire, built in 1984 when the property was extended. The stone wall and fireplace were constructed from locally quarried limestone, indeed, the stone actually came from the property's own land.



Council Tax Band: G



Ground Floor

Bedroom One

14'6" x 10'11"

Wood double glazed window to the frontage, radiator, en-suite shower room.

En-suite

6'5" x 5'0"

Internal glazed window, quadrant shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, stainless steel ladder radiator, heated towel rail, fully tiled, extractor fan.

Bedroom Two

14'9" x 10'9"

Wood double glazed window to the frontage, radiator, vanity unit, wash hand basin, chrome taps.

Bedroom Three

11'10" x 10'3"

Wood double glazed window to the frontage, radiator.

Bedroom Four

14'5" x 11'7" max measurement

Wood double glazed window to the side aspect, radiator, fitted wardrobe.

Bathroom

10'9" x 8'2"

Wood double glazed window to the side aspect, enamel bath, chrome mixer tap, handheld shower attachment, separate shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, white horizontal designer radiator, stainless steel heated towel radiator, shaver point, fully tiled, tiled floor.

Laundry

10'8" x 9'4"

Base units, stainless steel sink, chrome mixer tap, radiator.

Office

9'7" x 8'10"

Radiator, BT master socket for internet access.

Hall

18'9" x 6'11"

Wood double glazed picture window to the frontage, wood double glazed window to the side aspect, radiator, pedestrian door to the garage. Boiler room housing the Worcester boiler, water cylinder, expansion tank and Honeywell thermostat control.

Integral Garage

20'6" x 20'1" max measurement

Electric up-and-over door, power and light, EV charging point and 16 amp power socket.

First Floor

Entrance

9'8" x 5'9"

Wood glazed door to the side aspect, wood double glazed window to the side aspect, radiator, fitted storage cupboard.

Living / Dining Area

30'0" x 20'2" max measurement

Aluminium double glazed French doors to the frontage, two wood double glazed picture windows to the frontage, wood double glazed window to the side aspect, aluminium patio doors to the rear, three radiators, exposed stone wall, open fire, stone chimney breast, tiled hearth.

Kitchen

14'8" x 10'6"

Wood double glazed window to the rear, units to the base and eye level, stainless steel sink and dual drainers, chrome mixer tap, space for an electric cooker, radiator, tiled floor, inset ceiling spotlights.

Hall

16'6" x 6'10"

Wood double glazed picture window to the frontage, stairs to the ground floor, loft hatch.

Snug

12'7" x 10'9"

Wood double glazed window to the frontage, radiator.

Utility

10'3" x 4'9"

Wood glazed window door to the rear, wood glazed window to the rear, units to the base and eye level, space for a free standing fridge freezer.

WC

8'1" x 4'7"

UPVC double glazed window to the side aspect, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, radiator, inset ceiling spotlights.

Sun Terrace

20'6" x 20'1" max measurement

Dwarf wall and iron railing boundary, tiled floor, steps to the side aspect, views.

Loft

Part boarded.

Externally

To the frontage, tarmacadam driveway, area laid to lawn, greenhouse, hedge boundary, mature trees and shrubs.

To the rear, tiered garden with terraced lawns, decked area, well stocked borders, mature trees and shrubs, area laid to lawn, views.

AML REGULATIONS

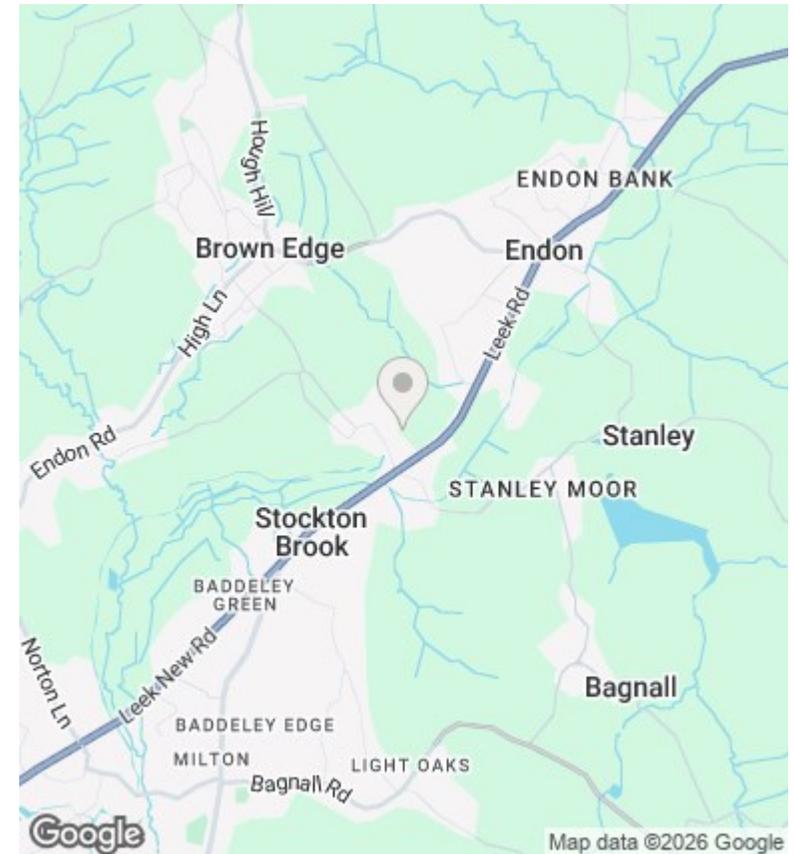
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	