

The Manor House, Brampton Vale Gardens, Newcastle, Staffordshire, ST5 0UJ

FOLLWELLS



- Imposing Mid Victorian Residence
- Private Position within The Brampton Conservation Area
- Convenient Walking Distance to Town Centre
- Maintained to Excellent Standard with Character Throughout
- Potential to Create Independent Annexe Accommodation
- A Unique Opportunity to the Open Market

6  3  4 

Asking Price

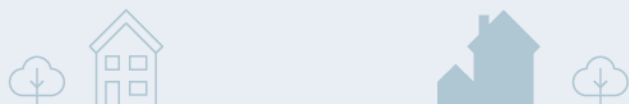
£785,000

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01782 615530





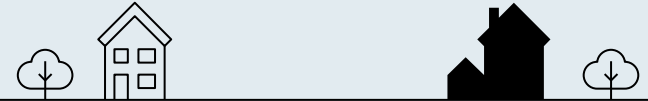
A superb example of a large mid Victorian villa residence situated within The Brampton conservation area, with shared private road access and having the convenience of being within walking distance to the town centre and easy accessible locality to the Royal Stoke Hospital. The property has been meticulously maintained to an excellent standard throughout and offers a magnificent blend of period features combined with the requirement of modern day family living. Such features include an imposing central reception hall with original decorative Minton tiled floor and original large double fronted bay windows to the principal receptions and master bedroom, with decorative high ceilings, skirting boards and architraves retained.

Ideally suited for a large family the accommodation is impressive which includes six bedrooms, five being of double proportion and three separate bath/shower rooms including en suite facilities and a further en suite wash room to the master bedroom. Modern family requirements include a practical open plan dining kitchen with patio doors onto the rear garden and a separate large family room/office to the rear. There is also potential to create a self contained large ground floor annexe combining the spacious separate utility (second kitchen) with the family room/office and adjoining large cloakroom to create full bathroom facilities. Ample parking is provided with enclosed privacy screened gardens and a detached double garage.

The principal entrance is accessed from double wrought iron gates hung on stone pillars, with steps up to a double door entrance into a large enclosed porch having further ornate glazed entrance door and surround which leads to a magnificent feature reception hallway having restored decorative Minton tiled floor, plate rail, ceiling roses and wide tread oak balustrade staircase to the first floor. There are two principal formal reception rooms with the living room having decorative marble fireplace, feature plate rail and ornate ceiling/corncing. There is a large bay window outlook to the front and an additional side bay having French casement window opening to the garden. A separate dining/sitting room is of similar proportion with matching style bay window and a Minster stone fireplace, picture rail and feature decorative ceiling. Contrasting to this further down the hallway is a modern open plan dining kitchen having an extensive range of walnut units with granite work tops including island/breakfast bar and integrated appliances. A sash window overlooks the garden and there are patio doors opening to the garden from the dining area. To the rear of the hallway there is an inner hall with herringbone wood flooring which gives access to a large vaulted ceiling cellar divided into three sections. The inner hallway also leads to a walk-in store/boiler room housing dual boiler system and a separate large two piece cloakroom. Additionally there is a fourth reception/office-family room which has a feature multi fuel stove, separate external access and walk-in storage. A further large utility/potential second kitchen is also accessed from the inner hall and has matching herringbone wood flooring and a range of base/wall units, provision for washing facilities and space for white goods. In turn this room leads to a side access porch with further store cupboard.

Ornate features continue to the first floor with a majority of sash windows and ornate ceiling corncing/roses to rooms. The main family bathroom is situated on the half landing with electric under-floor heating and offers a four piece suite including feature free-standing claw foot bath with central free-standing shower tap and a flush floor walk through shower area with raindrop shower/spray.





Additionally on the half landing there is a second three piece bathroom and further steps lead to a smaller double bedroom having fitted wardrobe/drawer furniture. The main staircase returns to the principal landing area giving access to all remaining bedrooms. The master bedroom is of truly generous proportion with walk-in bay window repeated from the ground floor and further sash window to side. There is an ornate fireplace with electric fire and is serviced by a convenient two piece wash room comprising W.C. and wash hand basin. The second bedroom is also of similar imposing proportions with original feature fireplace and dual aspect sash windows. A further large guest bedroom has fitted wardrobes and electric fire with marble surround. From this bedroom is access to a walk through dressing area with double wardrobe and steps lead down to a three piece shower room providing full en suite facilities including a walk-in shower cubicle. A fourth double bedroom has further fitted wardrobe/drawer furniture and sash window outlook to side and there is a centrally positioned small bedroom with sash window overlooking the front and provides a useful alternative study/office.

There are parking facilities for several vehicles to the front of the property, additionally double electronic gates open onto a block paved parking/courtyard which extends to a patio and extremely private gardens with brick wall and various hedge screening. The mature garden area comprises of a shaped lawn and additional shrub/plant borders. Within the grounds there is a large detached brick double garage with pitched tiled roof and remote roller door, power connection and is currently used as a gymnasium.

Agents note: We understand that the majority or part of the private road access is unadopted.



## IMPORTANT INFORMATION

**Services - Mains Connected**

**Central Heating - Gas**

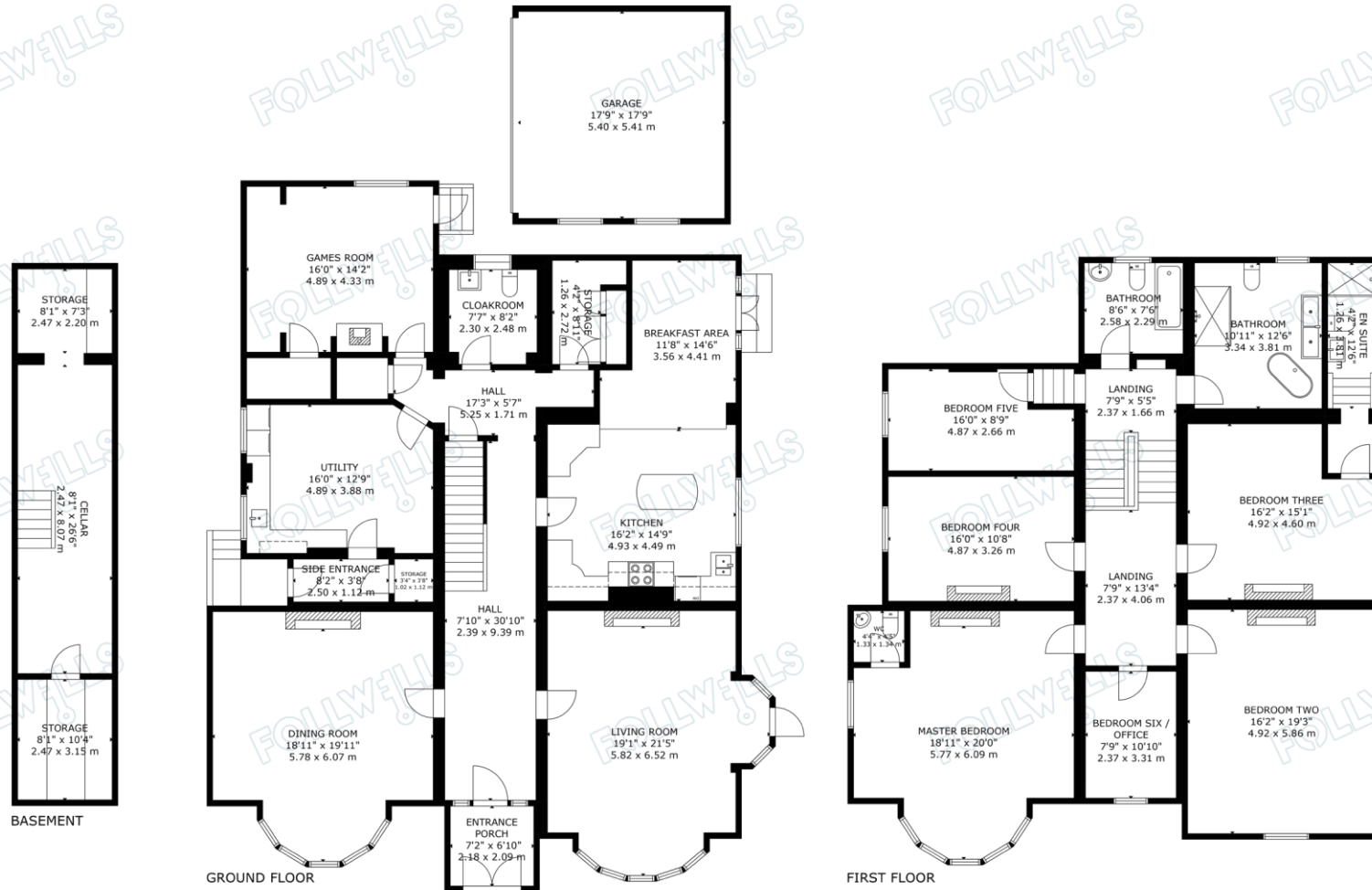
**Glazing - majority replacement composite windows**

**Tenure - Freehold**

**Council Tax Band 'G' (subject to improvement indicator)**

**EPC Rating ' E '**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA  
 TOTAL: 421 m<sup>2</sup>/4,539 sq ft  
 BASEMENT: 34 m<sup>2</sup>/369 sq ft, GROUND FLOOR: 210 m<sup>2</sup>/2,261 sq ft,  
 FIRST FLOOR: 177 m<sup>2</sup>/1,909 sq ft EXCLUDED AREAS: GARAGE: 29 m<sup>2</sup>/314 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

