



# 1 Lawton Hall Lawton Hall Drive

ST7 3ET

**Guide Price £450,000**



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STEPHENSON BROWNE

A breath-taking, spacious country property within a historic and superbly restored Grade II listed hall nestled in open countryside. The property has exceptional views to the front and rear and offers a once in a lifetime opportunity to live within such a historic building within a gated private community.

Lawton Hall is steeped in history dating back to around the 13th Century, owned by the Lawton family throughout the strong majority of its history. The property has also served as a hotel during the early 20th Century, a Civil Defence Reserve Camp during the Second World War, and also as Lawton Hall School 1950 and 1986. In 2002, the property was expertly renovated by Gleeson Homes into 9 luxury homes, featuring 5 apartments and 4 houses.

1, Lawton Hall was previously the billiard room to the mansion (added in the 19th Century), and is now converted into a stunning three bedroom townhouse which overlooks the lake, offering well-proportioned rooms throughout and perfectly blending a mixture of contemporary living and period grandeur and character.

An entrance hallway leads to a downstairs W/C and a beautiful open plan living area, featuring a lounge area, dining space and a gorgeous Siematic kitchen featuring a host of integrated appliances. Upstairs, the galleried landing leads to three spacious bedrooms (the master bedroom also benefiting from an open wardrobe area featuring ample storage space), alongside a stylish family bathroom featuring a four-piece suite.

A wealth of period features have been retained to add exceptional character to this home, including exposed ceiling beams, a vaulted ceiling and Georgian windows which allow plenty of natural lighting into the property.

Situated just off the A50 in Church Lawton, Lawton Hall offers excellent links to commuting routes such as the M6 (Junction 16), A500 and A34, with the wealth of amenities with Alsager, Kidsgrove and Congleton only a short distance away. A simply stunning home which must be viewed!



### **Accommodation**

Accessed via an attractive Georgian style external door opening into:

### **Entrance Hall**

With stairs to first floor, victorian style radiator, a handy under stair storage cupboard, beautiful polished wooden flooring, door into:

### **Cloakroom/WC**

With partial tiled walls and complementary tiled floor, ceiling light, a low-level WC with concealed cistern, a chrome heated towel rail and a wall mounted hand wash basin with mixer tap.

### **Open Plan Lounge/Kitchen-Diner**

### **Lounge Area**

22'3" x 22'1"

Having 'Herringbone' Parquet polished flooring, dual aspect Georgian style windows to both front and rear elevation, inset spotlighting, a feature traditional-style cast iron fireplace home to a living flame effect gas fire with granite hearth and Portuguese stone surround, TV point, built-in bookcases with storage cupboards below.

### **Kitchen Area**

11'11" x 11'1"

Complete with a range of high-quality 'Siematic' wall, base and drawer units with solid Quartz working surfaces over, incorporating an inset sink/drain unit with mixer tap, an integrated five ring gas hob with Quartz splashback and extract canopy over, built-in oven and eye-level integrated microwave oven, inset spotlighting, tiled splashback and under-cupboard porcelain tiled flooring throughout and a Georgian style window to the front elevation.

### **First Floor Landing**

With doors to all principle rooms, a vaulted ceiling with exposed original ceiling beams, a Velux skylight, a large feature window to front elevation, an airing cupboard housing a hot water cylinder and a gas central heating boiler, door into:

### **Bedroom One**

22'3" x 11'1"

A spacious principal room with spectacular views to the rear overlooking the adjacent lake and grounds, Georgian style windows, an ornate fireplace with iron fire grate, wooden style flooring, TV point, ample power points, vaulted ceiling with exposed ceiling beams, victorian style radiator, a range of built-in wardrobes.



### **Bedroom Two**

11'0" x 10'10"

Another good size bedroom also enjoying the beautiful aspect across the rear of the property and lake, with a Georgian style window, Victorian style radiator, fitted carpet, vaulted ceiling with exposed ceiling beams and ample sockets.

### **Bedroom Three/Study**

10'6" x 7'6"

A versatile third bedroom which is currently used as a study but can accommodate a single bed, with victorian style radiator, two Velux skylights, exposed ceiling joists and framework.

### **Bathroom**

With a Velux skylight, extractor point, inset spotlights, fully tiled walls and complementary floor tiling, a chrome heated towel rail and a white 'Villeroy & Boch' four piece suite, comprising of: a low-level WC with concealed cistern, a floating hand wash basin with mixer tap, a panelled bath and a walk-in shower cubicle.

### **Externally**

Off road parking is provided via a single barn garage (situated in a designated parking area), while the property itself sits amongst beautifully landscaped communal gardens (highly maintained to a superb standard), beside acres of woodland and in a commanding position overlooking a lake. A beautifully private and tranquil setting, which feels like your own country park!

### **Council Tax Band**

The council tax band for this property is E

### **NB: Tenure**

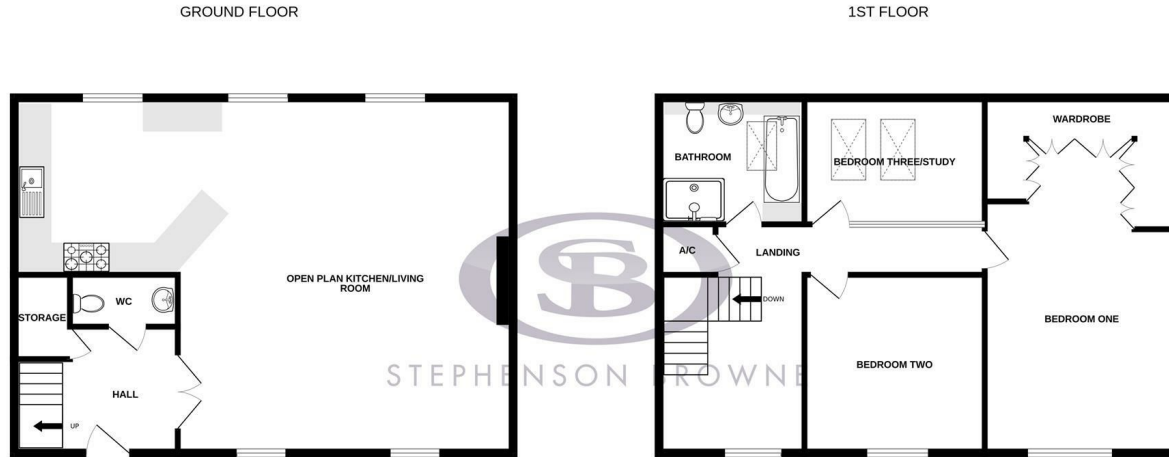
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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## Floor Plan



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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## Area Map



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			
England & Wales		63	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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