



6 Lawton Hall, Lawton Hall

ST7 3ET

Fixed Asking Price £495,000



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STEPHENSON BROWNE

SIMPLY STUNNING! A three bedroom townhouse forming part of the Grade II listed Lawton Hall, which was expertly renovated in 2002 by Gleeson Homes to create a beautiful selection of just 9 properties. This beautiful home offers over 2000 square feet of accommodation and creates an ideal family home which retains a wealth of character and period features.

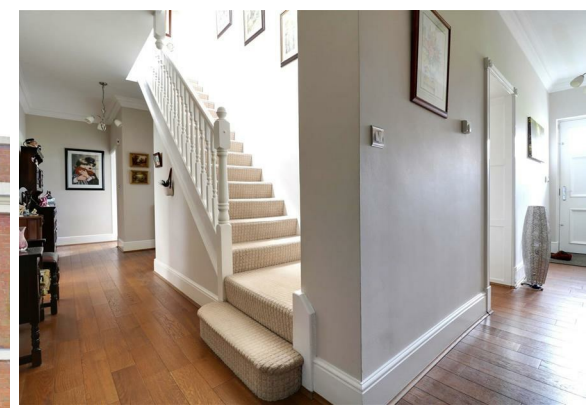
Lawton Hall is steeped in history dating back to around the 13th Century, owned by the Lawton family throughout the strong majority of its history. The property has also served as a hotel during the early 20th Century, a Civil Defence Reserve Camp during the Second World War, and also as Lawton Hall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

In brief, the accommodation comprises; entrance hallway, two spacious reception rooms, a breakfast kitchen with views over the lake, a utility room and a downstairs W/C. To the first floor are three double bedrooms, with the master bedroom benefiting from an en-suite shower room, whilst a family bathroom with bath and separate shower completing the internal accommodation.

Off road parking for two vehicles is provided via a timber-built car port, in a private parking area which is accessed via electric gates. The property is set amongst acres of woodland and communal gardens, ideal for those wishing to enjoy the countryside!

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!

Lease Details; 999 year lease from January 2003 - service charge approximately £4000 per year, ground rent £250 per year.



Entrance Hall

An L-shaped entrance hallway with under stairs storage cupboard, wood-effect flooring, ceiling light points and radiator.

Lounge

17'0" x 15'0"

Two single glazed sash style windows, radiator, pebble gas fire with stone effect surround, fitted carpet.

Dining Room

15'7" x 12'3"

Feature fireplace with coal effect electric fire, two single glazed sash style windows, wood effect flooring, radiator.

Breakfast Kitchen

15'9" x 14'7"

Siematic kitchen units comprising wall and base units providing ample storage, one and a half bowl stainless steel sink with drainer. Integrated appliances including Neff five ring gas hob, Neff combi microwave oven, dishwasher and fridge/freezer. Single glazed sash style window, glass panel rear door leading out to the rear garden, radiator, recess spotlights, ceramic tiled flooring.

Utility Room

7'10" x 4'2"

Built-in floor to ceiling storage cupboard, space and plumbing for appliances, stainless steel sink with drainer, ceramic tiled flooring.

Downstairs W/C

4'9" x 3'10"

Tiled flooring and partly tiled walls, W/C and wall mounted wash basin, chrome towel radiator.

First Floor Landing

A galleried landing with feature beam, skylight window, fitted carpet, large walk-in storage cupboard which houses the gas central heating boiler.

Master Bedroom

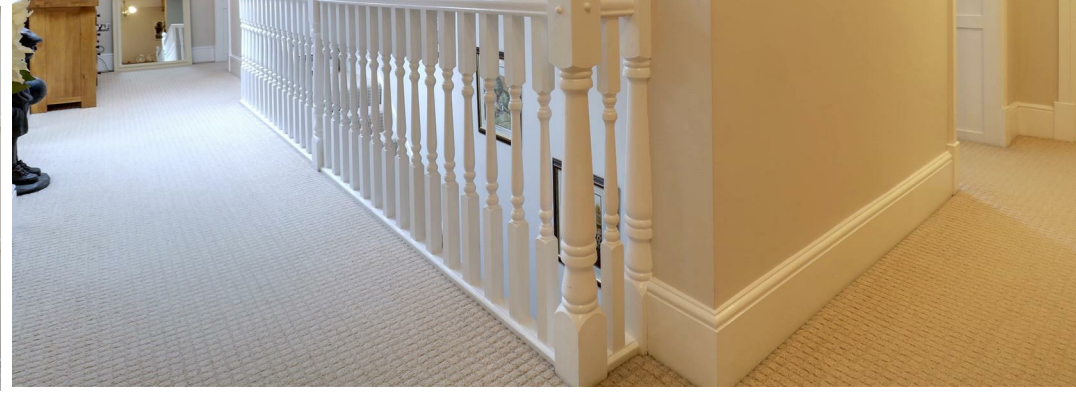
17'0" x 15'6"

Maximum measurement into recess. Fitted carpet, two single glazed sash style windows, loft access, radiator.

En-Suite

11'2" x 4'8"

White suite comprising W/C, wall mounted wash basin, double walk-in shower with PHARO power shower and jet system, downlights, tiled flooring and majority tiled walls.



Bedroom Two

16'3" x 14'10"

Two single glazed sash style windows, fitted carpet, loft access to ceiling.

Bedroom Three

15'6" x 12'9"

Two single glazed sash style windows, fitted carpet, loft access to ceiling.

Bathroom

16'3" x 7'4"

Max measurements into recess. Tiled flooring and majority tiled walls, chrome towel radiator, downlights, double walk-in shower cubicle, W/C, wall mounted wash basin, Villeroy & Boch bath.

Outside

To the rear of the property is patio area with a low-level box hedge, with fantastic views over the lake and towards the woodland which is ideal for walks in a peaceful and tranquil setting! The garden benefits from a south-east aspect, creating an ideal spot to relax and enjoy the summer sun. There are communal gardens with lawns and acres of land for walks, ideal for those looking to enjoy the countryside and the best of the summer weather!

Parking

The property has two allocated spaces within a timber-framed car port which is accessed via electric gates, which also contains several cabinets for storage.

Council Tax Band

The council tax band for this property is G.

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.

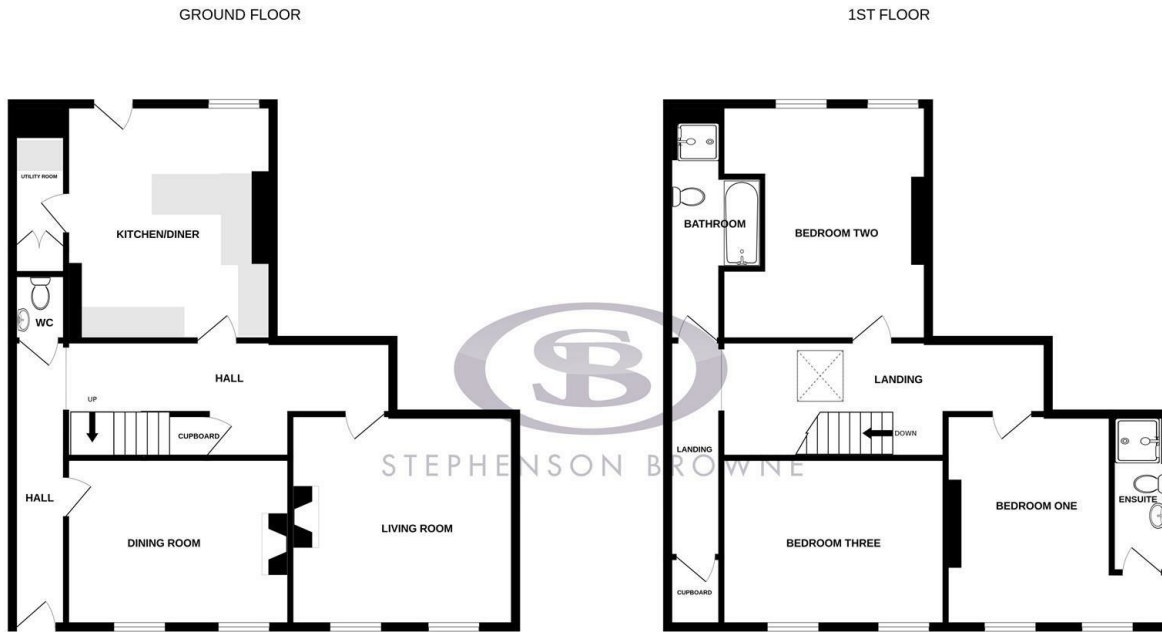
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Floor Plan



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			82
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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