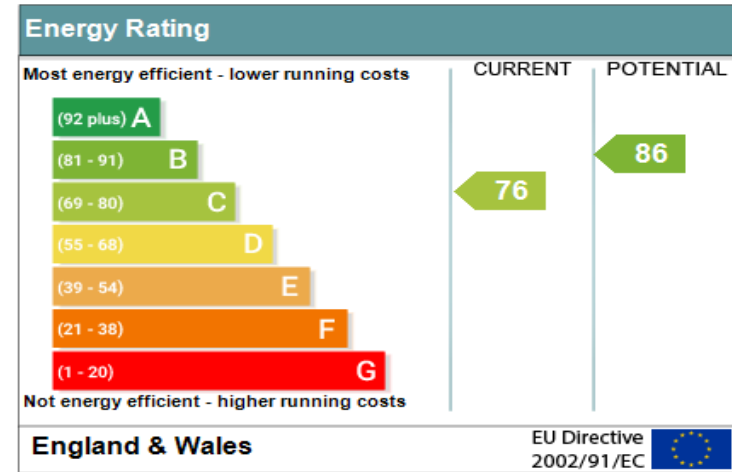


Address: APT 6, BIDDULPH GRANGE, GRANGE ROAD, BIDDULPH, S...  
RRN:



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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**Apartment 6 Biddulph Grange**  
Grange Road, Biddulph, Staffordshire ST8 7GZ

£500,000

- AN ELEGANT & PRESTIGIOUS TWO BEDROOM APARTMENT
- FORMED IN A GRADE II LISTED VICTORIAN MANSION
- PRIVATE GROUNDS WITH AUTOMATED GATES
- SWEEPING DRIVEWAY TO FRONT ENTRANCE
- ALLOCATED PARKING SPACES
- NO CHAIN

AN ELEGANT AND PRESTIGIOUS APARTMENT OF SUBSTANTIAL PROPORTIONS ENJOYING BREATHTAKING VIEWS OVER THE NATIONAL TRUST'S BIDDULPH GRANGE GARDENS.

The magnificent Grade II Listed Victorian mansion Biddulph Grange has been imaginatively converted into only nine bespoke apartments.

Apartment 6 has spectacular opulence with quite remarkable views over the National Trust's historic gardens, generally considered to be "the most important Victorian garden in Britain". Biddulph Grange in the 1800's was home to the accomplished horticulturalist and landowner James Bateman, which was given up by him in the late 1800's and rebuilt in 1879 by Thomas Bower architect. In the early to mid 1900's the house served as a hospital and after years of neglect the Victorian mansion was imaginatively converted by Shepherd Homes which has now been fully restored to its former glory.

Breathtaking views over Biddulph Grange Garden and beyond are just one outstanding feature of this lavish first floor two bedroom apartment, without doubt a most stunning and distinguished home.

The residents have shared use of the majestic 54' x 34' Reception/Entertaining Hall, with Apartment 6 found on the first floor via a sweeping staircase or lift. The apartment has a private reception hall offering doors to all rooms, with each of the main rooms enjoying a vista over the 'gardens'.

At one end of this very large apartment we have a formal lounge, elegant dining room, study which could be used as a snug or bedroom. Fully fitted quality kitchen/diner, utility room with boiler room off. Master bedroom with fitted suite with door to ensuite shower room. Second double bedroom with fitted suite and finally the main bathroom.

The private grounds to this property are accessed via sturdy automated operated gates, a sweeping driveway leads to the unforgettable entrance to this residence and discreetly positioned is the residents' secure parking bay with allocated spaces.

**The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE** : Front door to hall.

**HALL** 16' 2" x 6' 6" (4.92m x 1.98m) : Coving to ceiling. Dado rail. 13 Amp power points. Radiator. Door to rear staircase. Door to:

**UTILITY ROOM** 7' 3" x 3' 7" (2.21m x 1.09m) : Single drainer stainless steel sink set in base unit and space and plumbing for washer dryer below. Tiled to splashbacks. Tiled floor. Door to boiler cupboard with Keston 170 boiler. Mega flow pressurised hot water tank.

**INNER HALL** 58' 0" x 4' 0" (17.66m x 1.22m) : Coving to ceiling. Arched moulded coving. Dado rail. Two radiators. 13 Amp power points.

**LOUNGE** 24' 6" x 19' 0" (7.46m x 5.79m) max : Coving to ceiling. Picture rail. Dado rail. Two sash windows with stunning views over the National Trust gardens. Three feature radiators. Deep skirtings. 13 Amp power points. Television aerial point. Cast iron fireplace with Adams style surround.

**DINING ROOM** 17' 9" x 12' 7" (5.41m x 3.83m) : Double entrance doors from hall. Coving to ceiling. Picture rail. Dado rail. Sash window with stunning views over the National Trust gardens. One feature radiator. Deep skirtings. 13 Amp power points.

**BEDROOM 3 / STUDY** 19' 9" x 10' 6" (6.02m x 3.20m) : Sash window with stunning views over the National Trust gardens. Coving to ceiling. Picture rail. Dado rail. Fitted bookcases and storage cupboards. Two radiators. Television aerial point. BT telephone point. 13 Amp power points.

**KITCHEN/DINER** 19' 7" x 17' 6" (5.96m x 5.33m) : Two sash windows with stunning views over the National Trust gardens. Low voltage downlighters to ceiling. Coving to ceiling. Feature cast iron fireplace with marble hearth and surround. Range of quality fitted base and eye level units with granite working surfaces having breakfast bar. Space for range cooker with extractor over. Separate Smeg microwave and oven. Inset one and a half bowl sink. Integrated Smeg dishwasher. Two freezers and two fridges. Tiled floor. 13 Amp power points. Central heating programmer.

**BEDROOM 1** 24' 6" x 14' 0" (7.46m x 4.26m) : Two sash windows with stunning views over the National Trust gardens. Coving to ceiling. Picture rail. Extensive fitted wardrobes. Three radiators. Deep skirtings. Dado rail. 13 Amp power points. Television aerial point. Sky point. Door to en suite.

**EN SUITE** 11' 7" x 6' 4" (3.53m x 1.93m) : Coving to ceiling. Sash window. Low voltage downlighters. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and large corner shower enclosure. Partly tiled walls. Chrome heated towel rail/radiator.

**BEDROOM 2** 17' 9" x 13' 0" (5.41m x 3.96m) : Sash window with stunning views over the National Trust gardens. Coving to ceiling. Deep skirtings. Picture rail. Dado rail. Extensive fitted wardrobes. Two radiators. 13 Amp power points. Television aerial point.

**SHOWER ROOM** 6' 9" x 6' 3" (2.06m x 1.90m) : Coving to ceiling. Sash window. Low voltage downlighters. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and large corner shower enclosure. Partly tiled walls. Chrome heated towel rail/radiator. Shaving point.

**OUTSIDE** : The properties are accessed via electrically operated security gates which give access to a sweeping driveway with large turning circle to the front and continues to the parking facility screened by mature shrubs and trees to the side. The owner of the property will have the enjoyment of the mature ornamental gardens which are maintained under the supervision of the management company.

**SERVICES** : All mains services are connected (although not tested).

**TENURE** : Long leasehold owned by the Management Company being the residue of 999 years which started in 2004. No ground rent as levied. The new owner will become a member of the Management Company, constituted to oversee the upkeep of common parts, which effectively includes the upkeep of everything but the inside four walls of the apartment. The monthly levy is currently £471.94, which of course includes the buildings insurance. (Subject to solicitors verification)

**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**TAX BAND**: G

**LOCAL AUTHORITY**: Staffordshire Moorlands

**DIRECTIONS**: Proceed out of Congleton on the A527 (Biddulph Road) towards Biddulph. After approximately 3.4 miles turn left onto Grange Road. After approximately 200 yards turn right onto the gravel laid driveway to the automated gates. Press the intercom and wait for the vendor to remotely release the gates, proceed up the driveway and visitor parking is on the right hand side of the formal lawn to the front.

