

**FAMILY BATHROOM 10' 10" x 8' 3" (3.30m x 2.51m)** : Timber framed sealed unit double glazed window to side aspect. Modern 'Burlington' white suite comprising: Roll top bath with ball feet and chrome telephone handset bath/shower mixer. Wash hand basin with 'Holborn' chrome pillar taps. Low level W.C. Large shower cubicle with glass sliding door housing a thermostatically controlled mains fed shower. Blue glazed metro tiles to splashbacks. Single panel central heating radiator. Kardean dark oak effect floor.

**Second Floor** : Return staircase to second floor with arched single glazed timber framed window to the front overlooking Horton Church.

**SECOND FLOOR LANDING** : Store cupboard with cold water storage tanks.

**BEDROOM 5 16' 1" x 14' 1" (4.90m x 4.29m)** : Timber framed glazed windows to the side elevation with views towards the Peak District. Double panel central heating radiator. Large walk in wardrobe 7' 6" x 6' 4" (2.28m x 1.93m). 13 Amp power points.

**EN-SUITE 8' 7" x 7' 8" (2.61m x 2.34m) some restricted headroom** : Shower enclosure with electric shower. Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Double panel central heating radiator.

**BEDROOM 6 16' 8" x 13' 1" (5.08m x 3.98m)** : Two timber framed sealed unit double glazed windows to the side elevation. Double panel central heating radiator. Inset downlighters. Large walk in wardrobe 7' 6" x 5' 4" (2.28m x 1.62m). 13 Amp power points.

**EN-SUITE 8' 0" x 7' 9" (2.44m x 2.36m) some restricted headroom** : Shower enclosure with electric shower. Pedestal wash hand basin. Low level W.C. Tiled splashbacks. Double panel central heating radiator.

**Outside :**

**FRONT** : Stone wall boundaries with deep established flower borders. Pebble laid path to front door with lawns either side.

**SIDE** : Path to side leading to rear.

**REAR** : Rear brick paved courtyard. Sun trap. Steps up to lawn with flower borders and feature stone walls. Westerly facing. All abutting farmland.

**DOUBLE GARAGE 37' 0" x 16' 10" (11.27m x 5.13m) internal measurements** : Power and light. Two electrically operated up and over doors. Roller door opening to rear garden. Stairs to first floor.

**TENURE** : Freehold (subject to solicitor's verification).

**SERVICES** : Mains electricity and water. Oil fired central heating. Bio septic tank drainage.

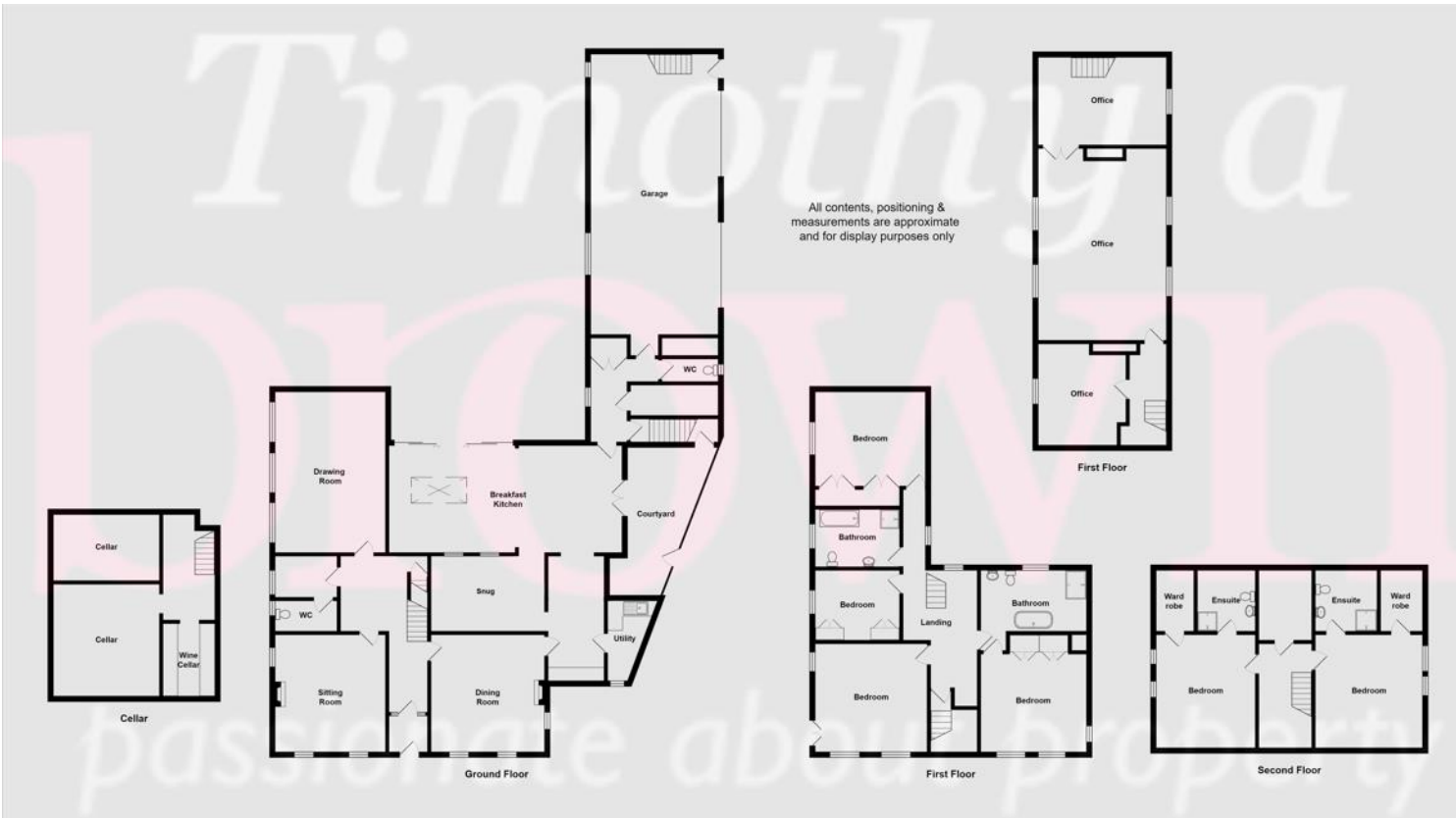
**VIEWING** : Strictly by appointment through selling agent **TIMOTHY A BROWN**. Strictly no third party photography or videos allowed at the property.

**EPC RATING** : Exempt - Grade II listed.

**TAX BAND**: G

**LOCAL AUTHORITY**: Staffordshire Moorlands

**DIRECTIONS**: SATNAV: ST13 8PH



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**Horton Vicarage**  
Horton, Leek,  
Staffordshire ST13 8PH

**Selling Price: £1,250,000**

- DISTINGUISHED GRADE II LISTED GEORGIAN VICARAGE
- SIX BEDROOMS, THREE EN-SUITES
- EXPANSIVE & BEAUTIFULLY DESIGNED BREAKFAST KITCHEN
- FOUR RECEPTION ROOMS
- HOME OFFICES & BOARDROOM WITH FIBRE BROADBAND
- DOUBLE GARAGE
- RESTORED WITH MODERN TOUCHES & PERIOD FEATURES THROUGHOUT
- LARGE SUNNY COURTYARD TERRACE WITH REAR LAWN GARDENS & VIEWS
- ELEVATED POSITION IN THE RURAL VILLAGE OF HORTON



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Horton Vicarage is a stunning Georgian family home, lovingly restored to blend its original period features with modern touches. Built in 1753 by Josiah Wedgwood, for his son John Wedgwood, of the famous pottery family, this historic property boasts beautiful views and includes an extensive home office above the garage. The Vicarage, with its connections to Stoke-on-Trent's renowned ceramics industry, exudes character and history.

Approaching the property, stone steps lead to the original front door and into a charming porch with a quarry-tiled floor. Beyond, a leaded door opens into a welcoming entrance hall featuring attractive parquet flooring, which extends into the drawing room. The hall also includes a cloakroom with a WC and houses the traditional Georgian staircase with panelling, leading to the first floor.

The impressive 21'2" drawing room is located in the Victorian section of the house, offering ornate cornicing, three handsome west-facing mullion windows, and a coal fire with a marble and wood surround. This light-filled space provides far-reaching views. The delightful sitting room at the front of the property has a dual aspect, original windows with working shutters, bespoke window seating, cornicing, and an open fireplace. The formal dining room, located off the hallway, features traditional windows, working shutters, deep skirting boards, and an open fireplace with a marble and wood surround. This room flows into another hallway with Karndean flooring, connecting to the snug and kitchen area. A fully fitted utility room with a quarry-tiled floor is also located nearby, offering space for laundry appliances.

The highlight of the ground floor is the expansive kitchen/dining area, designed by George Frederick Cabinet Makers of Leek. This space, featuring bespoke cabinetry, quartz countertops, a Lamona double oven, hob, and induction cooktop, is perfect for entertaining. Natural light floods the room through an atrium, and Velux windows, while sliding doors open onto a lovely patio. The adjoining snug offers a cosy spot for relaxation. The ground floor also includes an additional WC and access to the integral stone-built garage, which now connects to the house and offers access to the home office above. A charming barrel-vaulted cellar, accessible from the entrance hall, includes a wine cellar and two additional rooms.

The bedrooms are spread across two floors. The first-floor principal suite boasts restored windows, triple wardrobes with mirrored fronts, two window seats, and a contemporary en-suite featuring a freestanding bath and a walk-in power shower. Three more double bedrooms with fitted wardrobes or cupboards and a family bathroom are also on this floor. On the second floor, two spacious double bedrooms each have walk-in wardrobes and en-suite shower rooms. A storage cupboard is also located on the landing.

Externally, Horton Vicarage is set within a generous plot, surrounded by beautiful wrap-around gardens enclosed by dry stone walls. The home office above the double garage can be accessed from the house or the garage and features wood-panelled walls, a large boardroom (formerly the Sunday school room) with exposed timbers and stone walls, an inglenook-style fireplace with a wood burner, and a storage room. With fibre broadband and modern amenities, this space could be converted into an annexe or holiday let, subject to the necessary permissions.

The property's exterior is equally charming, with two lawn areas, mature trees, and well-stocked borders at the front. A gravel path encircles the house, leading to a raised garden with vibrant flowerbeds and a sun terrace shaded by a mature Scots pine. A large terrace below offers an ideal spot for alfresco dining.

Location:

Situated along a quiet lane, Horton Vicarage occupies an elevated position overlooking a scenic valley in the historic village of Horton. The peaceful location is close to the well provided town of Leek which offers excellent amenities, including shops, bars, and restaurants. Horton is in a conservation area on the edge of the Peak District, known for its stunning countryside, offering some of the best walking, cycling, climbing, and caving in England. Nearby Rudyard Lake with its attractive narrow gauge steam railway, once a popular Victorian retreat, is now home to two sailing clubs. The area is well-served by excellent schools, including Horton Primary School, Endon and Leek High Schools, Kings in Macclesfield, Terra Nova Preparatory School, and Denstone College. Commuting is easy with good road links to Manchester, Stoke-on-Trent, and other Midland business centres. Regular train services from Macclesfield to Manchester

take just 21 minutes, and the region is well-connected to international airports, including Manchester, East Midlands, and Birmingham.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE PORCH** 7' 0" x 4' 0" (2.13m x 1.22m) : Panelled timber entrance door, Quarry tiled floor. Timber panelled door with leaded and stained upper light with matching side panels to:

**ENTRANCE HALLWAY** 20' 0" x 7' 0" (6.09m x 2.13m) : Oak parquet flooring. Single panel central heating radiator. Winding shallow rise staircase to the first floor. Timber framed window to the rear elevation. Door providing access to the cellar head. Steps down to cellar.

**CELLAR ROOM** 1 14' 8" x 13' 10" (4.47m x 4.21m) : Vaulted ceiling. Light. Stone slab floor.

**CELLAR ROOM** 2 13' 10" x 8' 7" (4.21m x 2.61m) : Vaulted ceiling. Cold slabs. Light. Stone slab floor.

**WINE CELLAR** 9' 7" x 6' 6" (2.92m x 1.98m) : Wine room. Light.

**DINING ROOM** 13' 11" x 15' 5" (4.24m x 4.70m) : Two timber framed windows to the front elevation with panelled shutters. Double panel central heating radiators. Timber framed window to the side elevation. Ornate cornicing. Open fireplace with wood mantle, marble effect surround and hearth.

**SITTING ROOM** 14' 10" x 14' 6" (4.52m x 4.42m) : Ornate cornicing. Picture Rail. Two timber framed single glazed windows to the front elevation incorporating panelled window shutters. Double panel central heating radiator. Two window seats. Open fire with dog grate, wood mantle with marble surround and hearth. Timber framed window to the side aspect.

**CLOAKROOM W.C.** 9' 1" x 7' 2" (2.77m x 2.18m) : Low level W.C. Wash hand basin. Partly tiled. Timber framed single glazed window to the side elevation. Cloakroom: Shelving. Timber framed window to the side elevation.

**DRAWING ROOM** 21' 2" x 14' 6" (6.45m x 4.42m) : Three timber framed sealed unit double glazed windows to the side elevation. Two double panel central heating radiators. Open fireplace with wood mantle, marble hearth and surround. Ornate cornicing.

**BREAKFAST KITCHEN** 30' 10" x 10' 4" (9.39m x 3.15m) overall measurements:

**Kitchen Area** 16' 2" x 10' 4" (4.92m x 3.15m) : Karndean flooring. Contemporary style radiator. George Frederick cabinet makers with bespoke in frame kitchen & quartz worktops having double bowl Belfast sink inset with mixer tap. Built in Lamona induction hob. Built in double electric fan assisted oven and grill and combination microwave oven with pelmet over housing extractor fan. Space and plumbing for dishwasher. A spacious and light area with the original kitchen windows featuring a large central island with quartz worktop and base cupboards, and deep pan drawers, way above it a large atrium allowing natural light to flood this area. Huge picture window. Sliding window doors open to and look into the sunbaked courtyard. This area naturally flows into the:

**Breakfast Room** 14' 1" x 11' 7" (4.29m x 3.53m) : Fitted units with space for fridge freezer. Karndean flooring. Double panel central heating radiator. Timber multi glazed French doors to the side courtyard. Velux style electrically operated windows. Cupboard housing oil fired boiler built into the recessed fireplace.

**SNUG** 14' 4" x 10' 0" (4.37m x 3.05m) : Double panel central heating radiator. 13 Amp power points. Karndean floor. Exposed beams.

**UTILITY** 11' 6" x 6' 0" (3.50m x 1.83m) : Timber framed glazed windows to the front and rear elevations. Range of fitted units to the base and eye level. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Space for tumble dryer. Double panel central heating radiator. Quarry tiled floor.

**INNER HALLWAY** : Leading to garage. Timber framed window to side elevation. Staircase to office room. Deep coal store.

**W.C.** : Timber framed window to side elevation. Low Level W.C.

**LANDING** : Timber framed sealed unit double glazed window to side aspect. Doors to office and boardroom.

**BOARDROOM** 25' 4" x 16' 11" (7.72m x 5.15m) : Timber framed sealed unit double glazed windows to either side of the property. Three double panel central heating radiators. Exposed stone walls. Oak beams and trusses. Fujitsu air conditioning unit. Inglenook fireplace with wood mantle housing Calor gas cast iron stove.

**STORAGE ROOM** 17' 0" x 11' 6" (5.18m x 3.50m) : Staircase leading to the garage. Timber framed window to side elevation. Power and light.

**OFFICE** 12' 3" x 11' 6" (3.73m x 3.50m) : Wood panelled walls to 3/4 height. Timber framed double glazed window to the side elevation. Loft access. Double panel central heating radiator.

**Main First Floor** : Winding shallow rise return staircase with handrail and turned spindled balustrade with arched single glazed timber framed window to rear aspect.

**MAIN GALLERIED LANDING** 15' 8" x 11' 3" (4.77m x 3.43m) : Multi glazed door to stairs leading to the second floor. Inner landing to bedrooms 3 & 4. Dado rail. Single panel central heating radiator. 13 Amp power points.

**MASTER BEDROOM** 14' 0" x 13' 10" (4.26m x 4.21m) : Two timber framed wood windows to the front elevation with window seats to each. Timber framed sealed unit double glazed window to the side elevation. Built in triple wardrobes with mirrored doors. 13 Amp power points.

**EN-SUITE BATHROOM** 14' 5" x 7' 7" (4.39m x 2.31m) plus door recess : Roll top bath set on claw feet with a floor mounted chrome mixer tap and shower attachment. Large walk in shower cubicle with chrome integral shower unit. Vanity wash hand basin with chrome mixer tap and storage drawers beneath. WC with push flush. Double panel central heating radiator. Wood glazed window to the rear elevation. Centrally heated towel radiator. Downlights inset.

**BEDROOM** 2 14' 9" x 14' 2" (4.49m x 4.31m) : Two timber framed glazed windows to the front elevation and with window seats. Ceiling rose. Double panel central heating radiator. Timber framed window to the side elevation. Built in cupboards. 13 Amp power points.

**BEDROOM** 3 14' 5" x 10' 0" (4.39m x 3.05m) : Timber framed window to the side elevation. Double panel central heating radiator. Built in wardrobes. Cornicing. 13 Amp power points.

**BEDROOM** 4 9' 2" x 11' 1" (2.79m x 3.38m) : Timber framed window to the side elevation. Built in wardrobes and storage cupboards. Single panel central heating radiator. 13 Amp power points.

