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## **Apt 4 Biddulph Grange Grange Road, Biddulph, ST8 7GZ**

### **Offers In The Region Of £725,000**

A truly astounding lifestyle awaits at this grand residence which must be seen to be believed! WATCH OUR GUIDED VIDEO TOUR TO WITNESS THE LUXURY LIVING ON OFFER!

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".

The property in question is a vast apartment enjoying a wealth of character and charm fused perfectly with modern living at every turn.

Read on to find out more then call us here at Chris Hamriding Estate Agents to book a viewing!

## Agents comments

Thought to have been constructed within the early 19th century, Biddulph Grange was home to the accomplished James Bateman who was well known for his interest in horticulture. The Grange was remodelled and rebuilt in the late 19th century by revered architect Thomas Bower, who is known for his work on several notable buildings within Staffordshire and Cheshire. During the early 21st century, Biddulph Grange was converted to nine individual apartments, all of which benefit from use of the ornate central hallway which is ideal for entertaining large parties of guests. Apartment six retains a range of original features including large sash windows and high ceilings, making this the perfect blend of modern day living in a traditional setting.

Accessed via its own door at ground level from a pretty courtyard, apartment four is located on the first floor. The wide front door opens to the entrance hall which leads up to the apartment and provides access to all accommodation. The vast living room is off one end of the hallway and provides an abundance of light via large sash windows. The dining room is located adjacent to the living room, making these two rooms the ideal entertaining spaces. The kitchen breakfast room is a delightful space which is fitted with a range of wall, floor and island cabinetry all set under a worksurface. There are a range of integrated appliances and a useful utility room. There are four bedrooms, three bathrooms and much more, however the highlight is a fabulous wide terrace overlooking the charming grounds.

## Grounds

The shared private driveway is accessed via a pair of automatically operated gates, which leads to a long driveway which opens to a large gravelled turning circle. The residents car park with allocated spaces is located off one side of the gravelled turning circle. Residents have access to the ornamental gardens which are maintained under the supervision of the management company.

## Tenure and Service Charges

The property is held leasehold, with the long leasehold of 999 years from 2004 held by the management company. The new owner will become a shareholder of the management company. No ground rent is levied. The management maintain all parts of the property but the inside of the apartment itself. The monthly service charge is currently approx £666 pcm and this includes buildings insurance and maintenance.

## Location

Set on the edge of the popular Staffordshire town of Biddulph, Biddulph Grange is a landmark Victorian

country residence which has been thoughtfully split into nine apartments. Set directly adjacent to the National Trust Biddulph Grange country gardens, Biddulph is a bustling town with a range of regional amenities including pubs, take aways, eateries, bars and supermarkets. A little further afield is the larger centre of Stoke-on-Trent which has a wider range of retailers and leisure facilities including the Regent and New Vic theatres and the Potteries Shopping centre. Biddulph is also well located for efficient access to the road and rail network. Junction 16 of the M6 is located around 12 miles away, whilst Stoke station benefits from trains to London Euston in just over one and a half hours. There is an excellent range of schooling within the area including the Ofsted outstanding Our Lady Grace Academy, Woodhouse Academy, Newcastle-under-Lyme School and Denstone College.



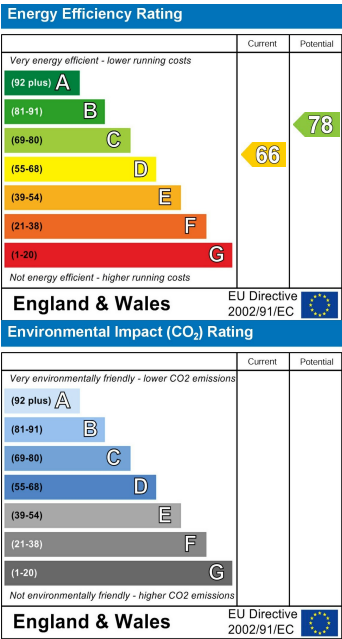
Floor Plan



Area Map



Energy Efficiency Graph



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