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Apartment 9, Biddulph Grange Grange Road, Biddulph, ST8 7GZ

Price Guide £399,950

** No chain **

Proudly occupying the top floor of the iconic Grade II Listed Biddulph Grange House, this exceptional 2,135 sq ft penthouse apartment offers refined living in one of Staffordshire's most historic and beautiful settings. Originally built in the mid-19th century by celebrated horticulturist James Bateman, the house was designed in grand Italianate style to complement his visionary garden masterpiece—now the world-renowned Biddulph Grange Garden, lovingly preserved by the National Trust.

Today, the house retains much of its architectural grandeur while offering exclusive, modern residences. This fully renovated apartment combines heritage charm with luxurious design. Accessed via a stunning communal entrance featuring original Pre-Raphaelite stained glass, and served by a lift, the home opens into a dramatic vaulted drawing room with triple-aspect views and window access to the exterior stone balustrade. The generous layout includes a beautifully appointed kitchen, three spacious bedrooms, a principal suite with en suite bathroom, a separate laundry area, and integrated sound system throughout.

The apartment offers exclusive access to the historic tower, providing breathtaking 360-degree views across Biddulph Grange Gardens, the neighbouring country park, and as far as Mow Cop Castle. Residents enjoy the use of secure, landscaped communal gardens, a shared terrace area, dedicated storage room, and two private parking spaces, all within a gated estate.

This is a rare opportunity to own a unique penthouse steeped in history, surrounded by natural beauty, and set within one of England's most celebrated garden landscapes.

Apartment Entrance Hallway

Open Plan Living / Dining Room

Living Area 22'5" x 18'11" (6.85 x 5.77)

Dining Area 23'3" x 9'5" max (7.1 x 2.89 max)

Kitchen Breakfast Room

Kitchen Area 10'2" x 12'5" (3.12 x 3.81)

Breakfast/ Dining Area 10'3" x 9'8" (3.14 x 2.97)

Utility Room 5'0" x 2'11" (1.54 x 0.89)

Separate WC

Master Bedroom Suite 16'4" x 11'11" (4.98 x 3.64)

Master Bedroom Dressing/ Living Area 7'5" x 8'5" (2.27 x 2.57)

Master En Suite Bathroom

Bedroom 2 19'1" x 9'8" (5.83 x 2.96)

Bedroom 3/ Office 8'9" x 8'6" (2.69 x 2.6)

Bathroom

Stairwell

Duplex Tower with Twin Terraces

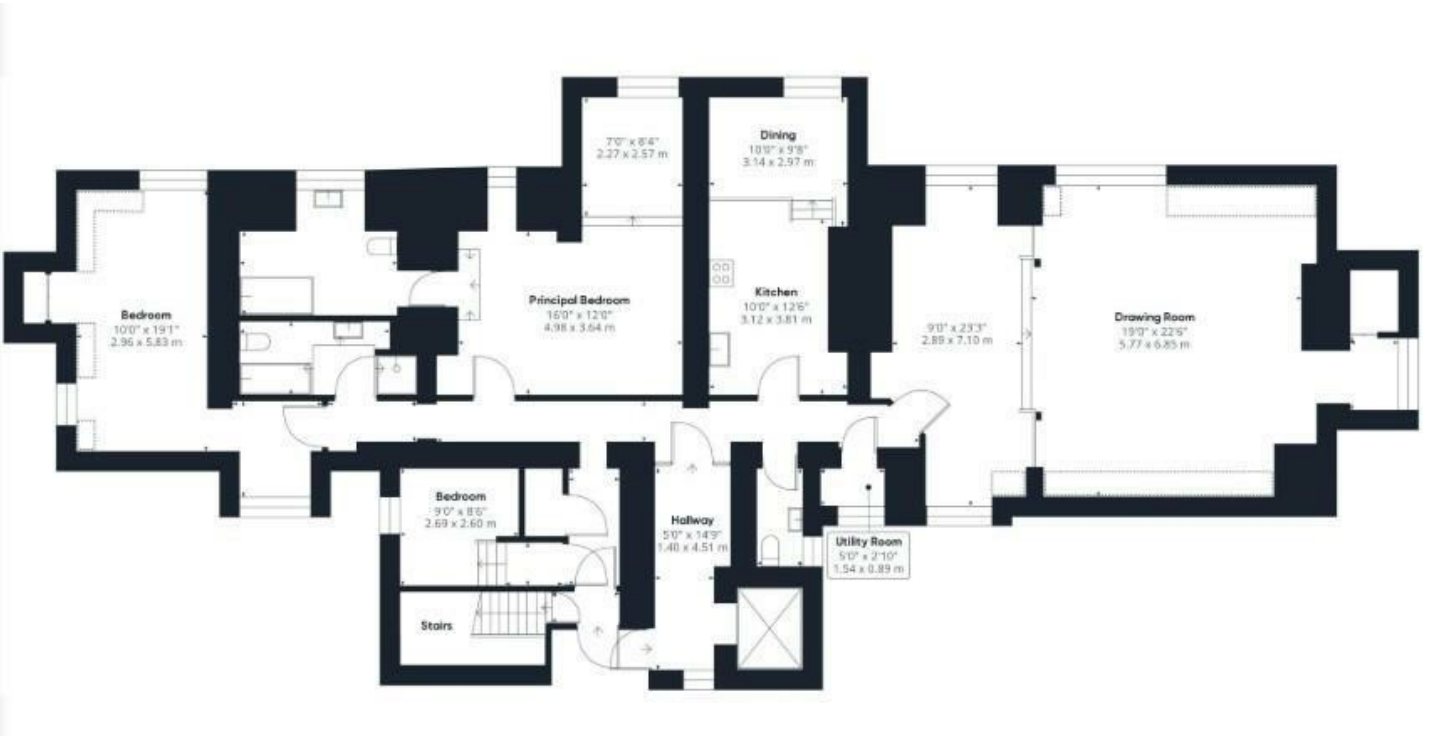
Property Information

Leasehold 999 years commencing 1 Nov 2005. Mains gas central heating, mains electricity, water and drainage. Private gated community with security cameras and outdoor lighting. Secure keypad entry. Communal lobby, grand communal hall and stair and lift access to the apartment entrance. Staffordshire Moorlands District Council 03456053010, Tax Band G £3583.50 payable for 2024/ 25.

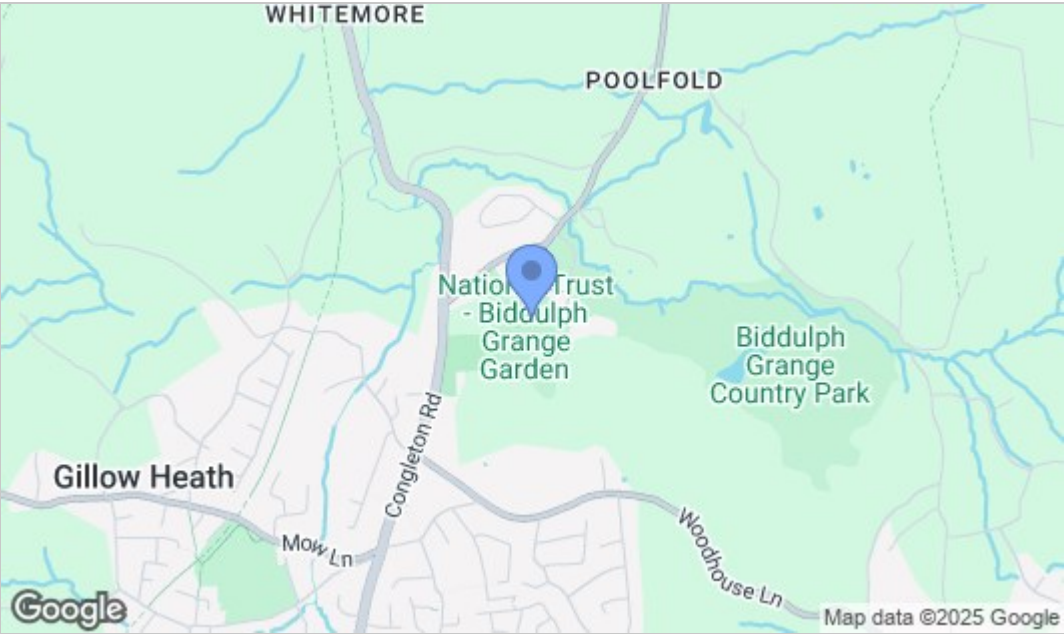
Management Fee

The communal parts are managed by the Biddulph Grange Management Company Limited with a service charge of £393 per month. This includes building insurance. There is an additional fee of between £300 to £400 per year for lift maintenance, along with a sinking fund contribution of £81.37 per month.

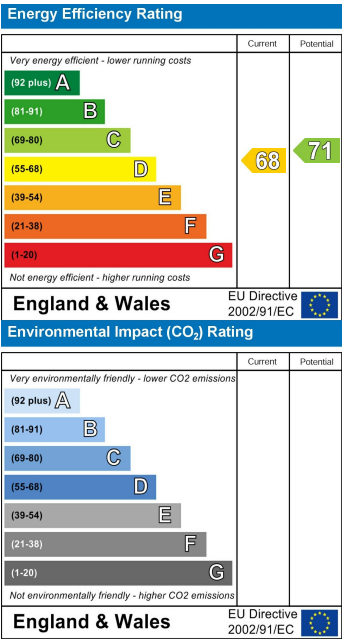
Floor Plan



Area Map



Energy Efficiency Graph



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