



Apartment 4, Biddulph Grange
Grange Road | Biddulph | Stoke-on-Trent | Staffordshire | ST8 7GZ

FINE & COUNTRY

APARTMENT 4, BIDDULPH GRANGE

Set within historic Biddulph Grange, this rare four-bedroom apartment is the only residence with its own private terrace. Light-filled with dual aspects, flowing interiors and National Trust views, it offers lock-up-and-leave ease and a welcoming community.



Set within the historic grandeur of Biddulph Grange, the apartment combines heritage with ease of modern living. Stepping inside, the sense of scale is immediate, lofty ceilings, tall sash windows, and a layout that allows natural light to move gracefully through the rooms from morning to evening.

At the heart of the home, the grand living area is both elegant and inviting, its scale matched by the beauty of the outlook. Every window frames a different aspect of the National Trust gardens, filling the room with ever-changing views and making it a space as perfect for quiet evenings as it is for entertaining.

The kitchen continues this theme of light and connection, with generous proportions that make cooking and dining a joy, whether shared with family or enjoyed alone. From here, the views extend towards the landscaped grounds, so even daily routines feel elevated by the setting.









Seller Insight

“When we first came here, it was the National Trust gardens that captured our hearts. There is something extraordinary about opening your windows each day to such a setting, it feels like a privilege to live in the midst of history and nature, surrounded by beauty that shifts with the seasons.

What we love most about this home is the light. From morning until evening, the sun pours through the tall windows and across the high ceilings, creating a feeling of warmth and openness that lifts the spirit. The design flows beautifully too, with bedrooms set apart from the main living areas, giving a sense of calm and retreat when you need it.

Our favourite place has to be the bedroom, where the views stretch out across the National Trust gardens and towards the mile-long wall. Waking up to that sight never loses its magic. And then there is the terrace, the only one of its kind here, which has allowed us to invite the outdoors in and enjoy private moments of quiet as well as gatherings with friends.

There is a wonderful sense of community around us, flowers everywhere, people who look out for one another, and the privilege of having private access to the Country Park. In times like Covid this became the perfect escape, a place to walk, breathe, and feel the freedom of open space. The grand hall, which we have year-round access to, has also been the setting for many cherished celebrations, including our daughter's wedding, a memory that will always stay with us.

*If we could offer one piece of advice to the next custodian of this home, it would be to simply embrace it all. Make the most of the terrace, the views, and the easy access to the countryside. This is a place that rewards you every single day with light, with beauty, and with a lifestyle that feels truly special.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The principal bedroom is a sanctuary, with windows that look directly across the National Trust gardens and towards the iconic one-mile wall. Waking up to this view never loses its magic. Three further bedrooms offer flexibility, for guests, family, or as a home office, with each space benefitting from the same light-filled ambience. The office in particular makes working from home feel inspired, with outlooks that blur the line between indoors and out. Three bathrooms complete the apartment, providing comfort and practicality in equal measure.

















Outside

What makes this apartment truly remarkable is not only its private terrace, the only one of its kind at Biddulph Grange, but also the privilege of being immersed in such extraordinary surroundings. The terrace itself becomes a natural extension of the living space, ideal for morning coffee as the gardens wake, summer evenings with friends, or moments of solitude where the only soundtrack is birdsong.

Beyond the terrace, landscaped courtyards weave through the estate, offering residents tranquil corners to gather and connect. The grand hall, available for year-round use, stands at the heart of the community and has hosted countless occasions, from neighbourly celebrations to the owners' own daughter's wedding.

But the greatest joy is the setting. Biddulph Grange is world-renowned for its National Trust gardens, a living masterpiece of Victorian design, with themed gardens that transport you across the world, from Italian terraces to Egyptian courts. To step outside here is to wander into history, with nature's artistry at its finest on your doorstep.

Residents also benefit from private access to the Country Park, a haven of woodland trails, open meadows, and peaceful lakes. In times like Covid, this became a sanctuary, a place to walk, breathe, and feel the freedom of open space without ever leaving home. It remains a daily gift for those who love the outdoors, whether for morning runs, weekend strolls, or simply soaking in the beauty of the seasons.





LOCATION

Biddulph is a charming Staffordshire town that blends community warmth with everyday convenience. At its heart are independent shops, cafés, and a traditional market, giving daily life a friendly, small-town feel, while essential amenities, doctors, supermarkets, and services are all within easy reach.

For those who enjoy the outdoors, Biddulph is unmatched. The Grange itself is bordered by some of the most celebrated gardens in England, while the surrounding countryside offers walking, cycling, and riding routes through rolling hills and hidden valleys. The Country Park provides miles of woodland trails and open water, perfect for nature lovers and those seeking fresh air and tranquillity.

Despite its peaceful setting, Biddulph is well placed for access to larger towns and transport links. Congleton, Leek, and Macclesfield are all close by, with Stoke-on-Trent and Manchester within commutable distance. This balance of accessibility and natural beauty makes Biddulph a place where heritage, community, and convenience come together.





Services, Utilities & Property Information

Leasehold Property with share of Freehold:

999-year lease from 1 Jan 2000

974 Years remaining (Year 2999)

£8,580 per annum

Local Authority:

Staffordshire City Council

Tenure: Leasehold Property with share of Freehold | Council Tax Band: G | EPC: D | Grade II Listed

Construction Type: Standard construction: Brick

Utilities: Mains Water, Main Electric, Mains Gas, Mains Sewerage

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: ADSL2+/ ADSL Superfast Broadband Speed is available in the area, with predicted highest available download speed 22 Mbps and highest available upload speed 5 Mbps. We advise you to check with your provider.

Off Road Parking Spaces: 2+

Construction Type: Standard construction: Brick

Shared Driveway with National Trust

Right of way through certain stairways/corridors for access to the first floor apartment.

Further Restrictive Covenants, Rights & Easements apply, contact the agent for further information.

Directions

Postcode: ST8 7GZ / what3words:///foresight.soap.majority

Viewing Arrangements

Strictly via the vendors sole agent Chenille Wood at Fine & Country Staffordshire

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Website

Fine & Country Staffordshire <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

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Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

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Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

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APARTMENT 4, BIDDULPH GRANGE

Approximate Gross Internal Area : 2,719 Sq Ft / 253 Sq M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

Property Redress



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
This position & size of doors, windows, appliances and other features are approximate only

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CHENILLE WOOD PARTNER AGENT

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I'm Chenille Wood and I specialize in the affluent areas of Cheshire, Staffordshire, and Sheffield. My role goes beyond simply listing homes, it's about storytelling, showcasing the unique character of each property, and ensuring that buyers form an emotional connection with your home.

Selling a home is not just a transaction for me, it's a collaboration. My goal is to work closely with my clients to maximize the value of their home, ensuring it is marketed correctly to achieve an exceptional sale. I understand that selling a home is not simply about listing it, it's about showcasing its true potential to the right audience.

With a background in interior architecture and years of experience in real estate, I bring a unique perspective to the industry. I didn't come from a sales background, and that's exactly why I understand that nobody wants to be "sold to." Instead, I focus on building relationships, understanding my clients' needs, and crafting a tailored strategy to make their home stand out in a competitive market.

Luxury homeowners seek an agent who listens, learns, and genuinely cares about their home and future aspirations. I make it a priority to establish strong collaborations with leading experts in staging, design, architecture, art, conveyancing, mortgage advice, financial planning and more. This means that when you work with me, you have access to a full network of professionals, ensuring a seamless and comprehensive experience.

Your property is more than a listing, it's a part of your journey. If you're looking for an agent who will appreciate the unique qualities of your home, navigate the selling process with care, and be there every step of the way, I am here to collaborate with you.

YOU CAN FOLLOW CHENILLE ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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