



## Frith House, 7 Hot Lane

Biddulph Moor, ST8 7HP



**Price £950,000**

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Welcome to Frith House.

An 1850's stone built, detached family residence, which is a hidden gem within the local community, set within the most spectacular private and expansive grounds. Embellished in history, this spectacular, one-of-a-kind home boasts charming and original features throughout. These features have been sympathetically restored, extended and cared for over the years, to ensure the character that sits within the bones of this Victorian property remain untouched. Although an imposing property, on approach, you will require a good eye to spot it, sitting proudly upon substantial plot, which is set back from the roadside, behind established hedges and electric gates. The property itself is extensive, benefitting from spacious and flexible living. Opening a restored church door, you are welcomed home into the recently built stone porch, an ideal place to store those muddy wellies and coats after a long country walk. The entrance hall leads off and is a grand space, enjoying high ceilings and a 'switchback' staircase leading up to the second floor, boasting an original arch window. There are three reception rooms for the family to enjoy, all of which are generous sizes, and have been used for a multitude of uses over the years to entertain and host. There is also a large kitchen to make the most of, boasting ample wooden units, granite worktops and integrated appliances, with the added benefit of a separate utility room and WC. Head up the stairs where there are plenty more rooms to uncover, with four double bedrooms, a four-piece family bathroom, matching ensuite and another WC. Step outside where there are stunning gardens to escape the stress of everyday life. The gardens have been designed by a RHS silver gilt winner and are a beautiful tranquil space to enjoy all year through. They have been designed with separate sections to explore, including a hidden 'den' slide, a stone gazebo, a large paved patio and a relaxing oval terrace.

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## Entrance Porch

Restored wooden front entrance door.  
UPVC double glazed feature stained glass window to the front elevation. Feature wall with exposed natural stone. Minton tiled floor.

## Entrance Hall

Two UPVC double glazed windows to the front elevation.  
Stairs to the first floor leading off. Under stairs storage. Feature stained glass pane in the ceiling.  
Recessed ceiling downlighters. Original features including coving and dado rail. Two Victorian style radiators. Laminate floor. Access into WC.

## Living Room

18'03 x 14'03 (maximum) (5.56m x 4.34m (maximum))  
Dual aspect UPVC double glazed windows to the front and side elevations with original shutter blinds to the side window.  
Original coving. Feature wall panelling. Log burner with a wooden floating mantle. Built in original half Wainscot unit and bookcase dresser. Radiator. Laminate floor.

## Reading Room

17'11 (maximum) x 15'01 (5.46m (maximum) x 4.60m)  
UPVC double glazed window to the side elevation with original shutter blinds.  
A feature fireplace with a tiled hearth and wooden mantle. Original features including coving, picture rail and dado rail. Victorian style radiator.

## Downstairs WC

UPVC double glazed window to the rear elevation.  
A two piece suite which comprises of a medium level WC and a wall mounted hand wash basin. Partially tiled walls. Minton tiled floor.

## Dining Room

19'04 x 13'09 (maximum) (5.89m x 4.19m (maximum))  
UPVC double glazed window to the rear elevation. Original stained glass chapel doors leading out into the rear garden.  
Original features including coving and picture rail. A feature traditional fireplace with a tiled hearth and timber mantle. Built in Wainscot storage unit. Breakfast hatch. A Victorian style radiator. Laminate floor.

## Kitchen

17'08 x 12'11 (maximum) (5.38m x 3.94m (maximum))  
Dual aspect UPVC double glazed windows to the rear, side and front elevations.  
A traditional wooden kitchen with a range of granite worktop and splashbacks incorporating a stainless steel, one and a half sink with mixer tap and drainer. AGA with a five ring gas hob and double oven. Extractor hood. Integrated dishwasher. Space and plumbing for an American style fridge freezer. Built in Wainscot storage unit. Recessed ceiling downlighters. Modern vertical radiator. Tiled floor.

## Utility Room

8'00 x 5'09 (maximum) (2.44m x 1.75m (maximum))  
Composite entrance door and side light to the front elevation. Original stained glass wooden window to the side elevation.  
A range of wall units and granite effect work surfaces. Space and plumbing for a washing machine and dryer. Wall mounted electric heater. Extractor fan. Tiled floor.

## First Floor Landing

Gallery landing with original arched feature window to the rear elevation. Two UPVC double glazed windows to the rear elevation.  
Victorian style radiator.

## Bedroom One

17'11 (maximum) x 15'01 (5.46m (maximum) x 4.60m)  
UPVC dual aspect double glazed windows to the side and rear elevations.  
Built in storage cupboard. Victorian style radiator. Access to ensuite.

## Ensuite

UPVC double glazed window to the side elevation.

A three piece suite comprising of an oversized walk-in shower with a wall mounted shower head, a traditional style pedestal hand wash basin and a medium level WC. Ceiling spotlight. Victorian style radiator and towel rail. Tiled Walls. Tiled Floor. Extractor fan.

## Bedroom Two

14'00 x 13'06 (maximum) (4.27m x 4.11m (maximum))  
UPVC double glazed window to the front elevation.  
A vanity hand wash basin unit. Victorian style radiator. Loft access.

## Bedroom Three

13'03 (maximum) x 12'01 (4.04m (maximum) x 3.68m)  
UPVC double glazed window to the front elevation.  
Built in storage cupboard. Victorian style radiator. Loft access

## Bedroom Four

13'01 x 12'02 (maximum) (3.99m x 3.71m (maximum))  
UPVC double glazed window to the front elevation.  
Built in wardrobe. Corner shower enclosure with a wall mounted shower head and a vanity unit with a hand wash basin. Victorian style radiator.

## Family Bathroom

UPVC double glazed window to the front elevation.  
A four piece suite which comprises of a corner shower enclosure with both a wall mounted and rainfall shower head, a free standing oval bathtub with a handheld shower and mixer tap, and a traditional style pedestal hand wash basin. Victorian style radiator and towel rail. Built in airing cupboard. Tiled walls. Tiled floor.

## First Floor WC

UPVC double glazed window to the rear.  
A two piece suite which comprises of a medium level WC and a wall mounted hand wash basin. Partially tiled walls. Minton tiled floor.

## Exterior

The property boasts extensive wrap around gardens which are private and have been professionally landscaped and designed by a RHS silver gilt winner. They have been designed with separate sections to explore and enjoy throughout the seasons, including a hidden 'den' slide, a stone gazebo, a large, paved patio and a relaxing oval terrace. There are large lawns with natural stone borders with plenty of seasonal flowers and shrubs to enjoy. There is off-road parking for several vehicles as well as an electric vehicle charging point and a double garage for any extra parking needs.

## Annexe

28'09 (maximum) x 10'10 (maximum) (8.76m (maximum) x 3.30m (maximum))  
UPVC double glazed entrance door to the front elevation and sliding patio doors to the side. Dual aspect UPVC double glazed windows to the front and rear elevations.  
Radiator. Laminate flooring. WIFI and TV point. Built in wardrobe. Access into WC.

WC: UPVC double glazed window to the front elevation. A two piece suite which comprises of a recessed WC and a wall mounted hand wash basin. Radiator. Tiled flooring.

## Double Garage

19'00 x 18'08 (5.79m x 5.69m)  
Ground floor: Electric roller door to the side elevation. A UPVC entrance door and window to the front elevation. Hand wash basin. Power and lighting. Electric charger point.  
Upper Floor: Dual aspect windows to the front and rear elevations. Power and lighting. Access to a bathroom which comprises of a panel bath, a pedestal hand wash basin and a medium level WC.

## Old Stables

Original stable door and a wooden entrance door to the side elevation. Two windows to the rear elevation and two windows to the front. Internal window to the garage. Power and lighting. Two storage areas.

## Additional Information

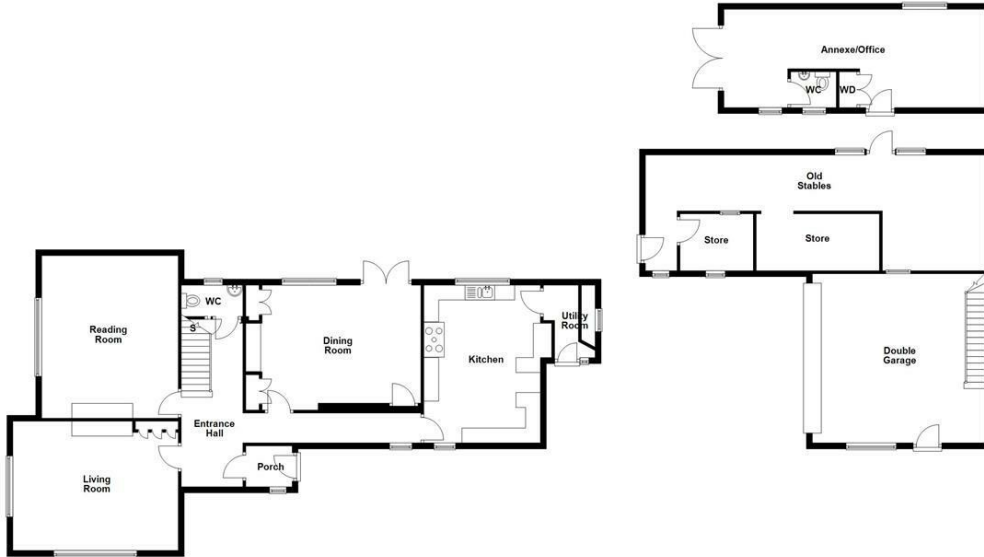
We are led to believe that the property is Freehold and Council Tax Band G.

## Services

The main services of electric, water and drainage are all connected to the mains.  
The property uses a selection of fuel systems including oil, LPG and electric.

Tel: 01782 470391

Ground Floor



First Floor



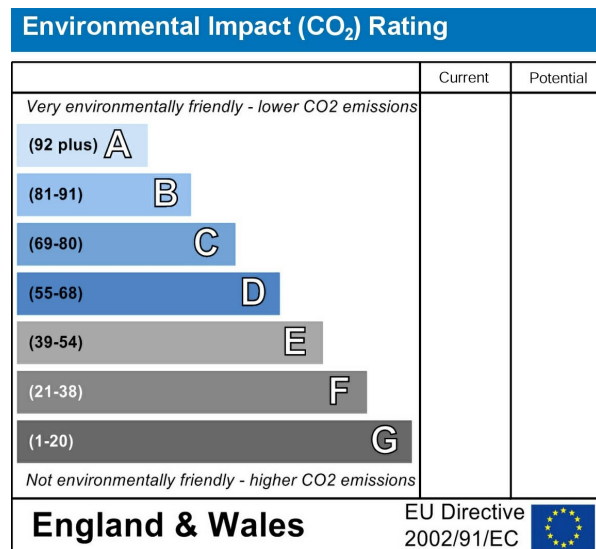
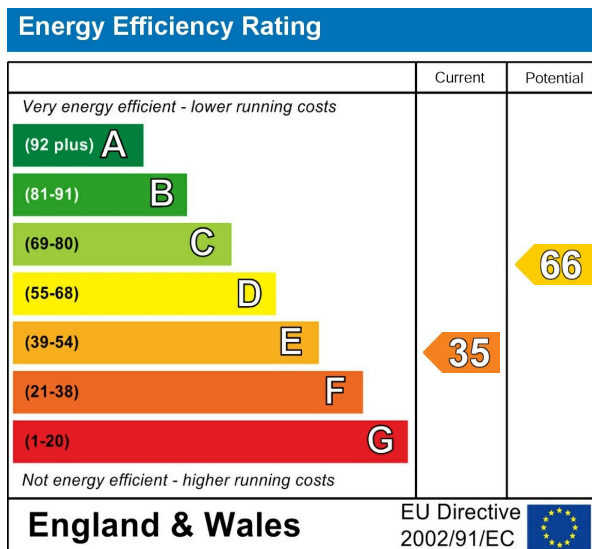
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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