



Squirrel Hayes Lodge Squirrel Hayes Lodge, Park Lane

Knypersley, ST8 7PN

Price £449,500



Carters are proud to welcome to the market this truly impressive stone built Grade II listed lodge, which is steeped in History. Dating back to 1850, the lodge was designed by James Bateman, the horticulturalist of Knypersley Hall and Biddulph Grange, and originally served the carriage drive between Biddulph Grange and Greenway Bank Deer Park. Having been devotedly renovated and restored by the current occupier, many of the original features remain, including Victorian chimneys, antique doors, two stone fireplaces, exposed stone walls and stone mullions.

Privately situated behind a stone wall on the sought after Park Lane, Knypersley, this enchanting house sits on an impressive plot which extends to quarter of an acre of grounds. These include an extraordinary cottage garden, a well-stocked allotment and gates leading to a driveway providing off road parking for up to five vehicles. Damson, apple and fig trees flourish in the garden near a wildlife pond, which is a wonderful private space to sit and reflect away from busy every day life. From the South side of the grounds, near the greenhouse, uninterrupted views can be enjoyed as far as Rock End and Knypersley Reservoir.

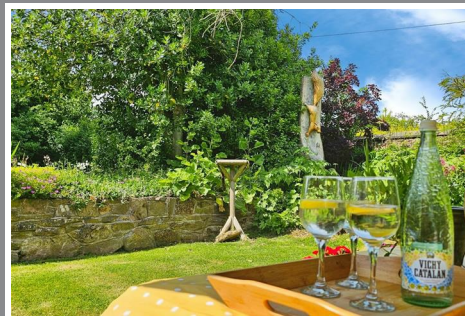
Viewers will enter through an exquisitely hand-crafted oak front entrance door to find three spacious reception rooms, each providing a unique space for family gatherings or quiet evenings. The well-appointed kitchen showcases an exposed original stone wall and a recessed picture window, which has a beautiful view over the garden. A log burner with a stone surround creates a cozy atmosphere in the living area. The house features two generously sized bedrooms, ensuring ample space for rest and privacy. Additionally, there are two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. Outside, there is a generous stone built garage and office space.

Dont miss the opportunity to arrange your viewing, and make this stunning historic residence your new home.

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Entrance Porch

5'10" x 2'7" (1.78m x 0.79m)

Hand made solid Oak entrance door with a repurposed Victorian lock to the front elevation. Two powder-coated stainless steel double glazed feature windows to the side elevations.

Tiled flooring.

Living Room

12'7" x 11'9" (3.84m x 3.58m)

Two powder-coated stainless steel double glazed windows to the front and side elevations.

Log burner with stone surround and mantle. Radiator.

Dining Room

12'1" x 11'6" (3.68m x 3.51m)

Two powder-coated stainless steel double glazed windows to the side and front elevations.

Working fireplace with a stone surround and mantle. Radiator.

Kitchen

11'3" x 7'2" (3.43m x 2.18m)

Powder-coated stainless steel double glazed recessed window to the rear elevation.

Contemporary handleless fitted kitchen with solid oak butcher block worksurfaces. Stainless steel sink with mixer tap and drainer. Built in halogen steam oven. Built in four ring halogen hob. Built in extractor fan. Integrated fridge freezer. Integrated washing machine / tumble dryer. Integrated dishwasher. Glass splashback and matching glass window sill. Recessed ceiling downlighters. Ceiling-mounted wall-washing LED lights. Feature exposed original stone wall. Feature radiator. Tiled flooring.

Bathroom

7'6" x 6'7" (2.29m x 2.01m)

Antique door with latch handle. Powder-coated aluminium double glazed window to the rear elevation.

Vanity basin unit with Grohe tap with storage under. Recessed w.c. Panel bath with Grohe shower over. Built in storage cupboard. Chrome heated towel rail. Recessed ceiling downlighters. Tiled walls. Tiled flooring.

Sun Room

7'8" x 9'6" (2.34m x 2.90m)

Three powder-coated aluminium double glazed windows to the rear and side elevations. Wooden double glazed door to the side elevation.

Built in boiler and cupboard. Access to the loft. Recessed ceiling downlighters. Quarry tiled flooring.

Inner Hallway

Atrium inner hallway with double height space. Access to the stairs. Original wooden ceiling beam. Radiator.

Stairs and Landing

Solid oak handrail with glass balustrade. Built in storage cupboard.

Bedroom One

12'9" x 12'8" (3.89m x 3.86m)

Powder-coated stainless steel double glazed window to the side elevation.

Antique door. Access to the loft. Radiator.

Bedroom Two

12'3" x 12'10" (3.73m x 3.91m)

Powder-coated stainless steel

double glazed window to the side elevation.

Antique door. Access to the loft. Radiator.

En Suite

5'9" x 8'7" (1.75m x 2.62m)

Powder-coated stainless steel double glazed window to the front elevation.

Floating sink with Grohe tap and vanity storage unit under. Recessed w.c. Shower enclosure with Grohe shower. Partially tiled walls. Wall-mounted back lit mirror with de-mist function. Recessed ceiling downlighters. Chrome heated towel rail. Tiled flooring.

Office

8'5" x 15'7" (2.57m x 4.75m)

Two wooden double glazed windows to the front and side elevations. Wooden entrance door to the side elevation.

Kingspan insulated throughout. Access to the loft. Recessed ceiling downlighters. Engineered oak flooring.

Garage

9'4" x 21'4" (2.84m x 6.50m)

Tandem stone built garage. Aluminium up and over door to the rear elevation. Two powder coated aluminium windows to the side elevations.

Power and lighting. Wired in security camera externally.

Externally

Cottage garden with well-stocked borders which feature fruit trees - damsons, apples and figs, spanning a quarter of an acre. A no-dig raised bed allotment. Nature pond. Gated driveway providing off road parking for up to five vehicles.

Unique hand-carved squirrel tree sculpture. Two sheds. Greenhouse. Outside tap. Wired in security camera. Dusk till Dawn lighting.

Additional Information

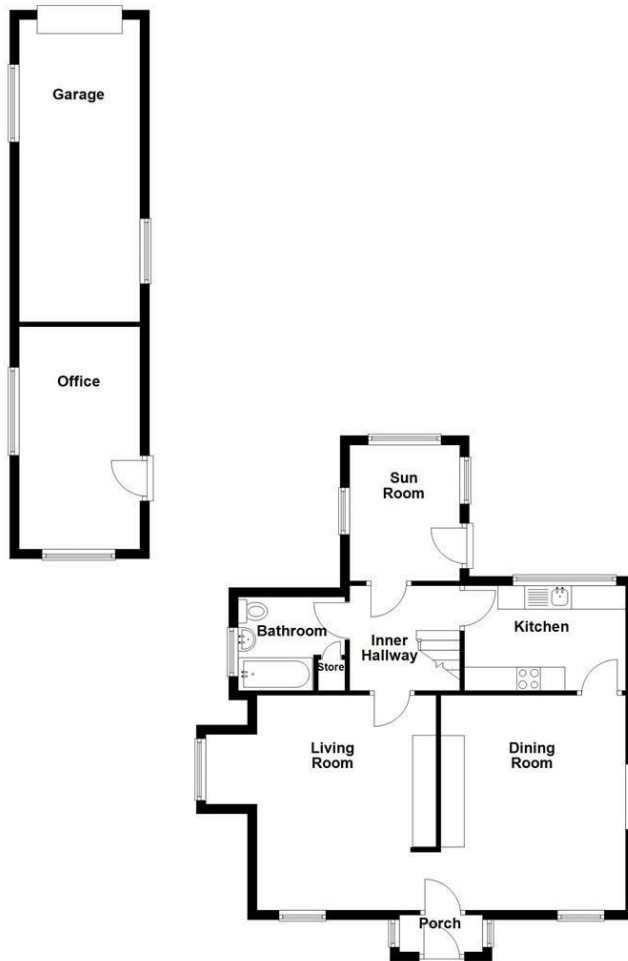
Freehold. Council Tax band D. Grade II Listed. PROPERTY SIZE: APPROX: 1022 square feet / 95 square metres.

Disclaimer

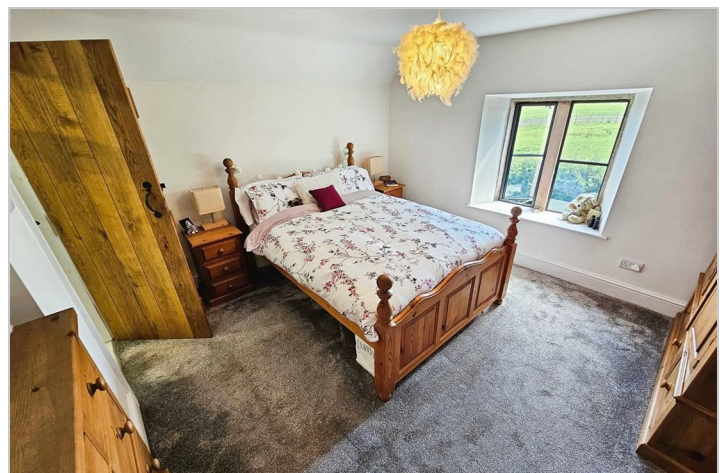
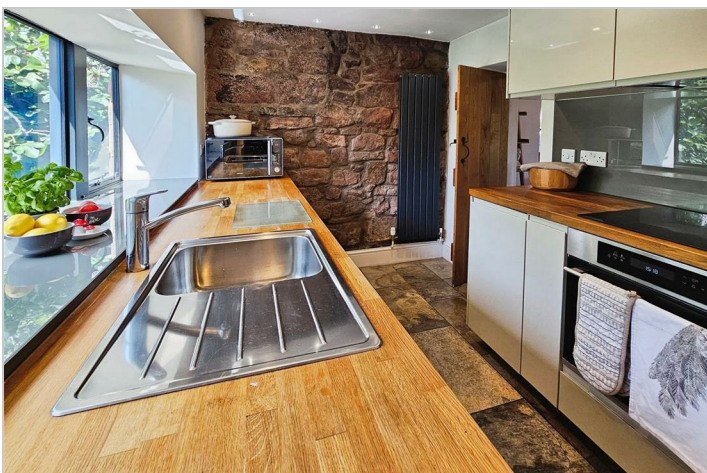
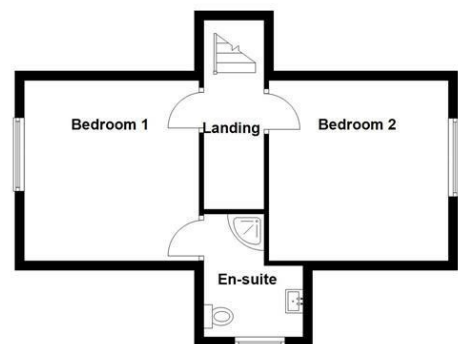
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Tel: 01782 470391

Ground Floor



First Floor



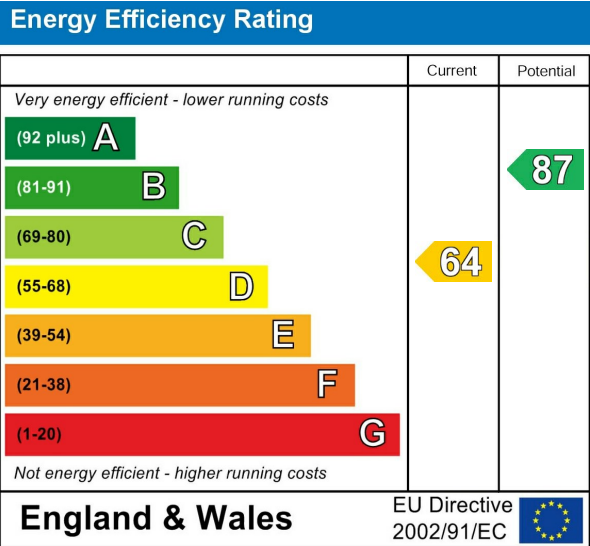
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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