



Heywood Hall, College Road, Denstone





A well-appointed Victorian house with six apartments set on the edge of the desirable Denstone.

Summary of accommodation

The Hall

Ground floor Entrance hall | Sitting room | Dining room | Study | Conservatory | Kitchen | Utility room | Guest WC

First floor Principal bedroom with dressing room and en suite | Three further en suite bedrooms

The Apartments

Two bedrooms – Jennifer & Sally | One bedroom – Rebecca, Victoria & Sarah-Jane | Studio – Elizabeth



Shrewsbury
9 College Hill
Shrewsbury
SY1 1LZ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mitchell Glassey
01743 664207
Mitchell.Glassey@knightfrank.com

Situation

Positioned in a prominent location on College Road, Heywood Hall is set within the ever popular village of Denstone. The village is well known for the highly regarded Denstone College, founded by Sir Thomas Heywood in 1873. Heywood Hall is set within a 0.6 acre plot adjacent to a highly popular Churnet Valley path which links Denstone to Oakamoor as well as the popular Dimmingsdale Valley. The village benefits from a popular local pub and Denstone Hall farm shop which sells local produce and includes a bustling café.

Communications

Heywood Hall is well placed for access to the regional and national road network; the A50 being within easy reach and providing a link to the M42 (via the A38), M1 and M6. Train services run between Crewe to Newark, via Uttoxeter, with connections to the north via Derby and south via Stoke-on-Trent. Derby provides connections to Nottingham and Birmingham, as well as London St Pancras which offers connections to Europe via Eurostar services. Stoke-on-Trent offers efficient access to London Euston in approximately an hour and a half. There is easy access to Manchester, Birmingham and East Midlands airport, all of which are within around an hour's drive.

Education

Denstone is well known for the reputable independent school, Denstone College which is walking distance from Heywood Hall. Further afield, Uttoxeter is centrally located to access a range of superb educational establishments in both the independent and state sector including Repton School, Abbotsholme School, the JCB Academy, and Thomas Alleyne's School.

Leisure

As well as the Uttoxeter itself offers a range of supermarkets, shops, leisure and dining facilities as well as a cinema, bowling alley, ice rink and the popular Uttoxeter Racecourse. Alton Towers is located just under 4 miles away, whilst golf is available at both the at Uttoxeter Golf Club and Manor Golf Club in Kingstone. Heywood Hall is well placed for both the Peak District, Dimmingsdale and Cannock Chase all of which are ideal for those with equestrian, walking or cycling interests.



Distances

Uttoxeter 5.5 miles, Ashbourne 16 miles, Stafford 20.3 miles
(Distances and time approximate).

Heywood Hall

Built in 1885 by George Percival Heywood, this substantial Victorian residence was constructed as the home for the Provost for the local Woodard Independent School who had several educational establishments in the area, the closest of which is Denstone College which Woodard still operate today.

The hall is entered via a wide front door which opens to a useful porch area, with a further door opening to an exceptionally spacious entrance hall. The entrance hall offers access to all living spaces and benefits from a fireplace with wood burner, which provides a delightful focal point. The dual aspect drawing room provides a sense of grandeur with its ceiling coving, deep skirting boards and tall windows. Adjacent to the drawing room is a cosy snug which leads to a recently added conservatory. A large dining room completes the one side of the house, and provides a flexible space suitable for a variety of uses. A corridor leads off from the entrance hall, passing both a store room and the guest WC. The front facing study is opposite the large kitchen breakfast room, which is fitted with a range of wall and floor cabinets set under a work surface. There is an integrated dishwasher, and a handy pantry. Off the kitchen is a utility room which has a rear door to the gardens.

A wide original staircase rises from the entrance hall to the vast first floor landing. The master bedroom benefits from both a dressing room and a contemporary en suite. There are a further three double bedrooms, all of which have en suite bath or shower rooms.

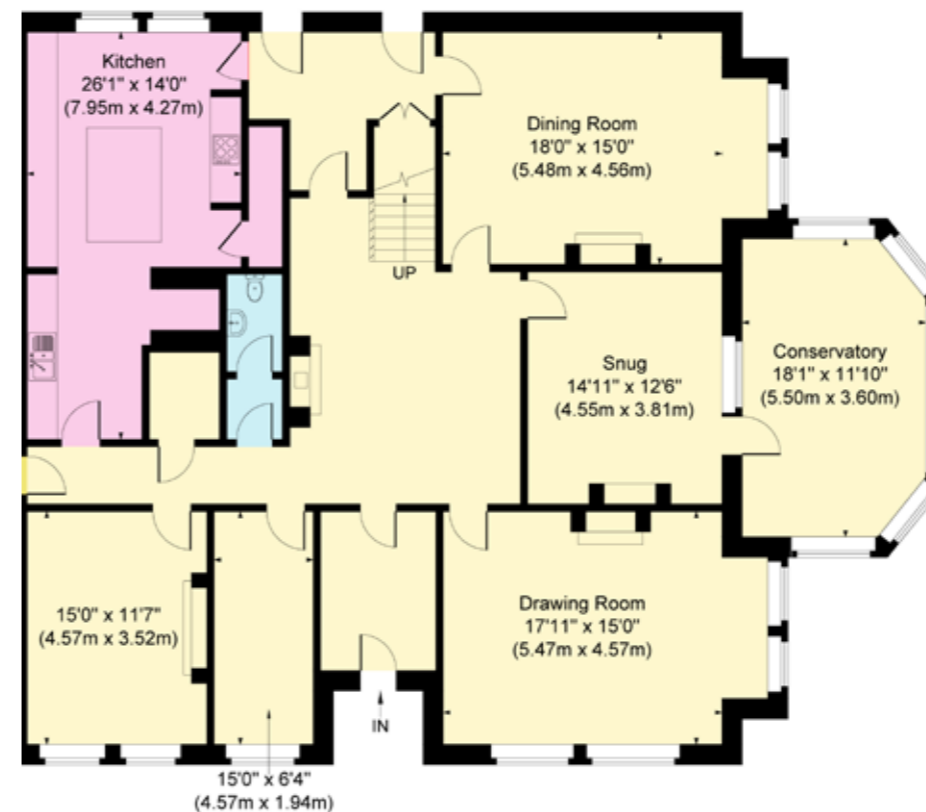


The Hall

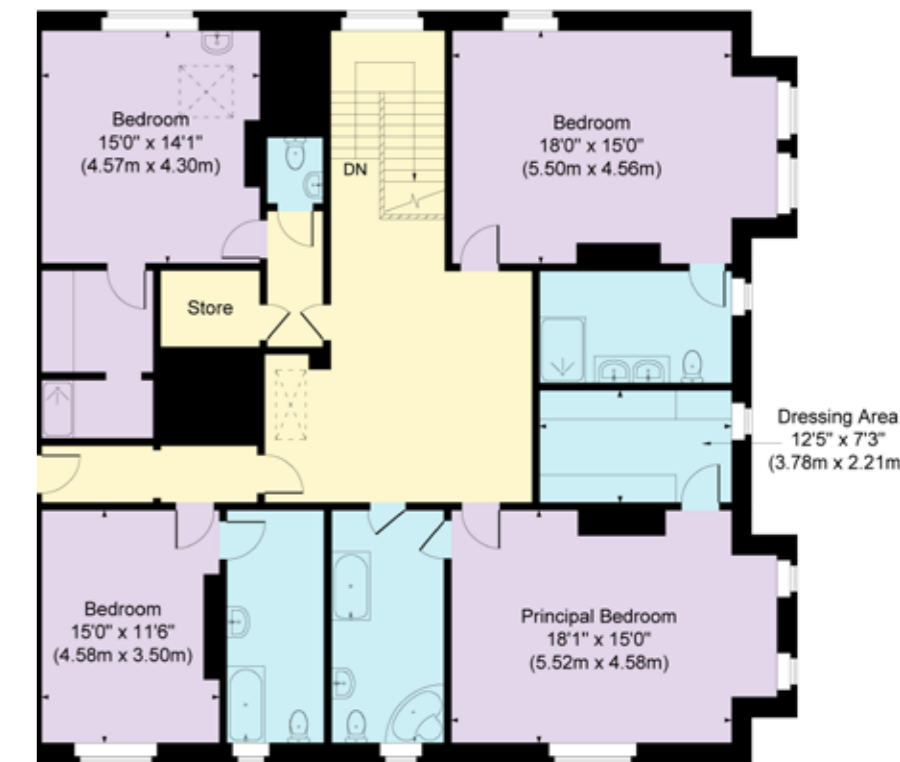
Approximate Gross Internal Floor Area

Main House = 411 sq m /4,419 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

The Apartments

Attached to the main house are six self contained apartments, which offer a superb and rare opportunity to create an integrated lifestyle business combined with a principal residence. The apartments have successfully operated for a number of years on a short term let basis, with a raft of five star reviews which have created an enviable reputation. The apartments could suit other uses such as residential care accommodation or educational use, subject to the necessary consents.

The apartments have a total of nine bedrooms between them, and are briefly configured as below.

Rebecca – accessed off the shared hallway, this is a one bedroom apartment with a kitchen living area and shower room.

Jennifer – accessed off the shared hallway, this is a two bedroom apartment with kitchen living area and bathroom.

Sally – accessed off the shared hallway, this is a two bedroom apartment with kitchen living area and bathroom.

Victoria - accessed off the shared hallway, this is a one bedroom apartment with a kitchen living area and shower room.

Sarah-Jane – independently accessed via an external staircase, this is a one bedroom apartment with kitchen living area and shower room.

Elizabeth – independently accessed via an external door at ground floor level, this is a studio apartment with a shower room.



The Apartments

Approximate Gross Internal Floor Area

Main House = 344 sq m /3,698 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden and Grounds

Accessed off College Road, an extensive gravelled driveway provides parking for numerous vehicles. The gardens wrap around all sides of the hall and apartments. To the front of the driveway, there is a pretty stream with various lawned areas surrounding. To one side and directly accessed from the hall, there is a large lawned garden area with herbaceous borders and mature trees, as well as a large patio area surrounding the conservatory.

At the opposite end of the plot and adjacent to the apartments is a further lawned area, which leads directly onto the Churnet Valley trail. To the rear of the apartments is a large paved area where the guest leisure facilities are located, which include a hot tub and sauna.

Directions (Postcode ST14 5HR)

From Uttoxeter, proceed north on the A518, sign posted towards Rocester. At the next island, take the third exit towards Rocester. Proceed straight over the next island, before taking the first exit towards Denstone and onto the B5031. Pass straight over the next island, before taking the fourth left onto College Road. Heywood Hall will be found immediately on the right hand side.

W3W: ///elect.snowmen.again

Services

Mains water, electricity and drainage. Oil fired central heating.

Local authority, Council Tax & Tenure

The Hall – East Staffordshire council, Band G.

The Apartments - registered for business rates and receive 100% relief, subject to conditions being met

Tenure – Freehold

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated [March 2023]. Photographs and videos dated [July 2022].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

