



The Old Vicarage, Vicarage Lane, Madeley, Crewe



The Old Vicarage, Vicarage Lane, Madeley, Crewe CW3 9PQ

An outstanding Victorian former vicarage built in 1882 with outbuildings, swimming pool, tennis court and 1.76 acres.



Guide price: £2,995,000

Tenure: Freehold

Local authority: Newcastle-under-Lyme Borough Council

Council tax band: H





Location

Noted in the Domesday Book of 1086, the village of Madeley is a pretty south Cheshire/north Staffordshire village which centres around Madeley Pool. The village is located just on the border of Cheshire, Shropshire and Staffordshire.

Set at the heart of the village which benefits from a range of amenities including convenience stores, doctors' surgery, pharmacy, The Offley Arms pub, Old Swan and various eateries. Madeley is well located in the larger centre of Newcastle-under-Lyme which is just over 5 miles to the east and offers a range of national retailers, leisure activities and bars/restaurants.

There is swift and efficient access to transport links. Junction 15 of the M6 is just seven miles away and junction 16 just 10 miles away, whilst Crewe Railway station is 10 miles away and Stoke Railway station 6 miles away. Both stations offer services to London Euston in 1 hour 37 minutes and 1 hour 31 minutes respectively.

There is an excellent range of state and independent schooling. Within the village, Sir John Offley primary, The Meadows primary and Madeley High School, whilst further afield in the independent sector are Newcastle-under-Lyme School, Yarlet and Terra Nova.

The Old Vicarage

A most delightful Victorian former Vicarage which has been restored, reconfigured and refurbished over the past 45 years by the current owners. Constructed in 1882 for Lord Crewe and designed by locally renowned architect Charles Lynam, The Old Vicarage contains several of Lynam's signature hallmarks including a porthole window to the first floor.

The house has undergone a significant programme of works over the decades, more recently including several environmentally important installations such as a pair of 56 kW biomass boilers, PV panels, solar thermal panels and air source heat pump. These modern installations accompany many original period features including deep skirting boards, high ceilings, ornate coving, tall sash windows, cast iron radiators and a polished staircase.





An open porch covers a pair of polished oak double doors which open to a grand entrance hall, which includes a guest WC off. The entrance hall is of the most generous proportions with high ceilings and an ornate carved staircase.

A dual aspect study is currently used as a snug and benefits from views across the gardens via the tall sash windows.

The drawing room is undoubtedly one of the grandest spaces within the house and offers exacting symmetry with two pairs of sash windows. There is ornate coving, an open fireplace and walk in bay window with double doors to the garden.

Adjacent to the drawing room is the well proportioned dining room which is flooded with natural light via dual aspect windows. There is plenty of space for seating and the room is ideal for entertaining, with the kitchen just next door.

Having undergone substantial remodelling in recent years, the open plan kitchen breakfast room is of notable quality and includes a range of bespoke painted wall and floor cabinetry set underneath granite worksurfaces. There are a range of integrated appliances including four oven AGA, two dishwashers, wine fridge and microwave. A door opens from the kitchen to the rear service corridor which provides access to all ancillary rooms, including the rear hall with back staircase and access down to the cellars. There is a butler's pantry with a range of wall and floor units to match the kitchen, utility room and dual aspect office.







Beautifully appointed accommodation throughout.



Upstairs

The carved staircase rises to a most impressive first floor landing which includes an original ceiling light.

The principal suite is of excellent proportions with superb views, a separate dressing room with numerous fitted wardrobes and refitted en suite bathroom with free standing bath.

There are a further four bedrooms at first floor level, two of which benefit from en suite shower rooms. There is a family bathroom with sunken bath and a hobby room which could be used flexibly as required.

The back staircase rises directly from the rear hall to the second floor. The second floor has previously been used as a self-contained attic flat and briefly offers kitchen, bathroom and two/three bedrooms. This space could be incorporated back into the house or even used as an extensive home working space depending on the need.





Flowing and spacious bedroom accommodation.

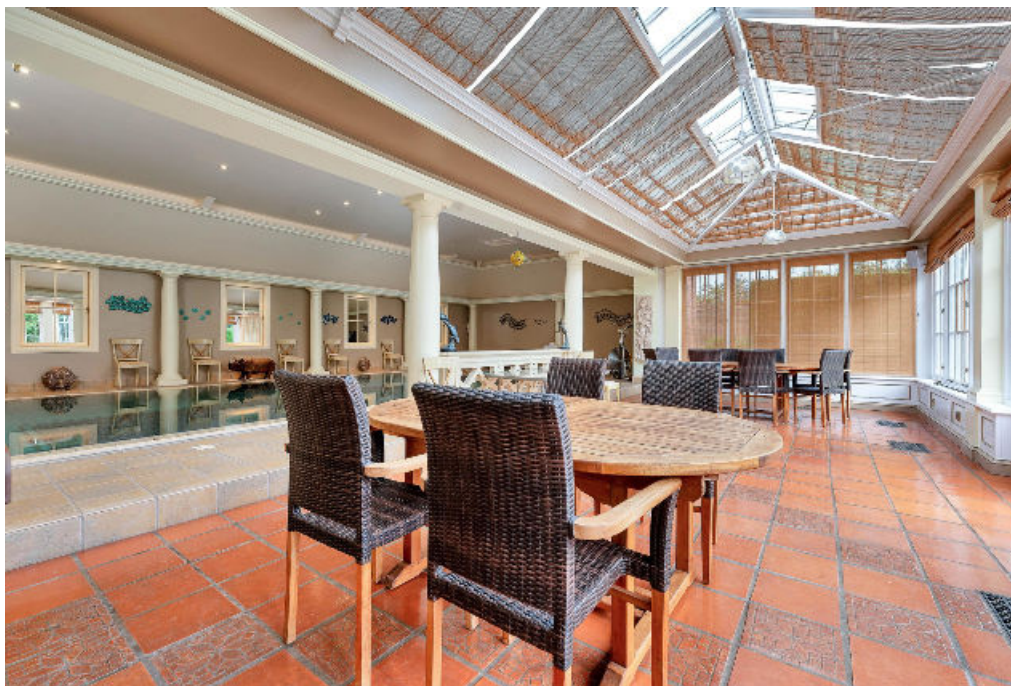
Outbuildings

The Old Vicarage is accompanied by a range of outbuildings. To one side of the house is a separate courtyard which provides access to The Cottage. The Cottage is presently used as an excellent garden store and workshop complete with WC, but could be used as additional accommodation if required (subject to the necessary consents).

The remainder of the courtyard at ground floor level provides extensive garaging for up to 7 vehicles, as well as incorporating a plant area.

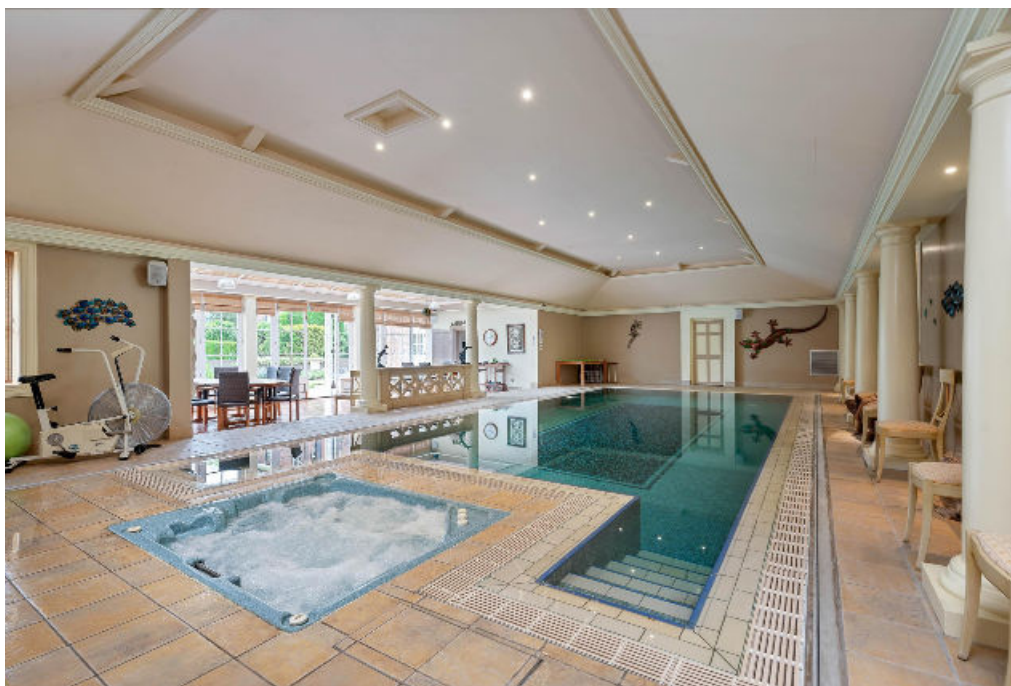
There is a first floor annexe known as The Hayloft which whilst currently used as a pottery studio, includes a kitchen, sitting room, bathroom and bedroom meaning it could easily provide additional accommodation if required.





The swimming pool and leisure complex can be accessed via either the garaging or via the external terraces. A mosaic tiled pool incorporates an infinity edge, electric pool cover and counter current, as well as a Jacuzzi at one end. A pair of columns divide the pool area from the orangery style entertaining area which enjoys doors opening to the formal gardens, as well as benefitting from two changing rooms, WC and kitchen area.

To the rear of the house are beautifully manicured formal gardens incorporating box hedging, herbaceous shrubs, specimen trees and fully stocked borders. There are various terraces, one including a large summer house.





A gravelled driveway leads from Vicarage Lane to provide access to an extensive driveway and to the courtyard. There are various paths that lead to the gardens from all sides. One path leads down to a the banks of the River Lea, with both sides accessible as part of the garden plot.

A recently resurfaced tennis court is found at the far side of the plot, whilst a pretty kitchen garden can be found tucked away next to the leisure complex. The plot extends to approx. 1.76 acres.

Services

Mains electricity, water and drainage. Biomass heating system.



The Old Vicarage, Madeley
Approximate Gross Internal Area
Main House = 710 sq.m/7642 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

The Old Vicarage, Madeley
Approximate Gross Internal Area
Outbuilding = 530 sq.m/5705 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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Particulars dated June 2024. Photographs and videos dated June 2024.

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