The Grange Clay Lake, Endon, ST9 9DD







## The Grange

Clay Lake, Endon, ST9 9DD £595,000

A very interesting period gentleman's residence dating from 1898 and offering a wonderful opportunity to modernise, taking advantage of the fantastic setting with a southerly aspect, distant views, in a prime residential location.

Approx 9.6 acres of mixed woodland and pasture is available to purchase in addition by negotiation, offering a wonderful area of amenity land, grazing and a wildlife haven. Ask Agent for details. This wonderful late Victorian gentleman's residence exhibits great character and retains many original features. The main entrance to the property is on the south aspect with uPVC double glazed and etched glass doors to an enclosed porch. Glazed double doors in turn lead into the attractive reception hall which has a lovely period staircase with fine oak handrail ascending to a galleried landing above.

There are three reception rooms, each enjoying the southerly aspect over the gardens together with views, including a study having a period tiled fireplace and bookcase to recess, parquet floor and ceiling coving. There is a separate drawing room with a classical Victorian style wide fireplace recess with arch over, windows either side and a period inset hearth, together with parquet floor, ceiling cornice and picture rails. The third reception room is a dining room which is a fabulous room with cornice to ceiling, deep square bay to the south aspect with fireplace recess and return door into the reception hall.

The dining room has a further door opening directly into the breakfast kitchen which itself has a fireplace recess with beam over and brick hearth, a range of base and wall units surmounted by worktops with a 1.5 bowl stainless steel sink and mixer taps, tiled splashbacks, appliance spaces, plumbing for an automatic washing machine together with space for an electric cooker, quarry tiled flooring.

From the breakfast kitchen, a door leads into the rear hallway which has a further door to the rear courtyard and access to the cellarage which has lighting and stone walls with brick floor. Off the rear hall is a fitted cloaks/shower room having WC, wash hand basin and tiled shower.

A further inner hall has doors to the former back stairs which are now blocked off, and an internal door leading into the double garage and furthermore, a separate utility/laundry room which has a tiled fireplace recess, base and wall units with worktops, stainless steel sink with tiled splashback, and wall mounted Vaillant gas boiler.

To the first floor, there is a lovely wide easy staircase with turned balustrade and arts and craft style turned oak handrail to a half landing having a deep picture window to the south overlooking the gardens with views beyond, leading to the principal landing, off which are five generous individual bedrooms with a box room and a cloakroom WC and bathroom. A number of the principal bedrooms retain the Victorian cast iron fireplaces, and some having fitted built in wardrobes. The original back stairs are currently blocked off but could be reopened as part of the modernisation process.

The property itself is set in wonderful large mature gardens which gently slope away to the south across lawns with views to a paddock and woodland beyond. There is a driveway off Clay Lake leading to a substantial parking area, giving access to a double garage together with an additional carport and a useful courtyard area having a brick-built outbuilding.

## Agents notes:

-Covenants may exist. Registered Title number SF637186.

-The vendors will retain the land to the southwest, over which The Grange will enjoy a right of access and upon which they will be seeking planning permission to develop up to six high quality individual homes, see Staffordshire Moorlands DC/Planning Ref SMD/2025/0104.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Property construction: TBC Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type : See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage : See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band G Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> www.staffsmoorlands.gov.uk Our Ref: JGA/20122024

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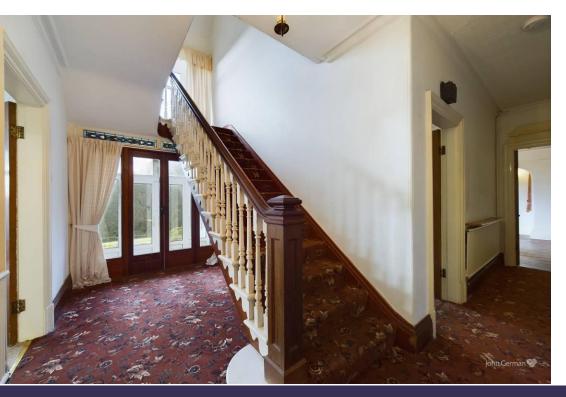




























## Agents' Notes

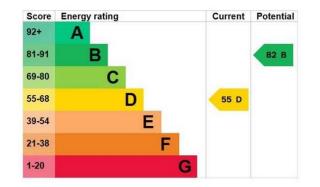
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