

The Grange

Clay Lake, Endon, ST9 9DD

John German



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£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.

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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).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffsmoorlands.gov.uk

Our Ref: JGA/20122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor

Approximate total area⁽¹⁾

3055.24 ft²

283.84 m²

Reduced headroom

20.03 ft²

1.86 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



