Whittaker & Biggs Est. 1930
Rostons Group







Albury House Lake Road, Rudyard, Leek, ST13 8RN

Offers In The Region Of £495,000

- Impressive detached residence dating back to 1896
- Useful loft room with Velux windows, creating a bright and adaptable space
- Additionally, a carport and two garages, providing ample off-road parking
- Spacious and versatile accommodation arranged over four floors
- Modern first-floor shower room, conveniently positioned to serve the bedroom accommodation
- Attractive roof terrace enjoying elevated views, complemented by a highly desirable location
- Four-bedroom layout, offering comfortable family accommodation
- Extensive lower ground floor featuring two cellars, two workshops and utility room
- Located near Rudyard Lake, an area renowned for its natural beauty

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Albury House Lake Road, Leek ST13 8RN

Whittaker & Biggs would like to welcome you to this charming detached house, built in 1896 and located by Rudyard Lake. With accommodation spread over four floors, this property is perfect for families seeking space and versatility.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The layout provides a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The four well-proportioned bedrooms offer ample space for rest and privacy, catering to the needs of a growing family or guests.

The property features a well-appointed shower room, ensuring convenience for all residents. One of the standout features of this home is the lower ground floor, which comprises cellars, workshops, and garages, providing an abundance of storage and potential for various uses, whether it be for hobbies or practical needs.

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Council Tax Band: E





Ground Floor

Hall
Original wood door to the frontage, stained glass window to each side aspect, Minton tiled floor, stairs to the first floor.

Sitting Room
28'0" x 13'9"
UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, wood glazed French doors with side light windows to the rear, electric fire, granite hearth and surround, wood mantle, five radiators.

Office
16'3" x 7'8"
Wood glazed window to the frontage, UPVC double glazed window to the rear.

Dining Room
16'0" x 12'9"
UPVC double glazed bay window to the frontage, window to the side aspect, electric fire with tiled hearth, three radiators.

Kitchen
16'0" x 10'5"
Two UPVC double glazed windows to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space for a fridge freezer, radiator, built in storage cupboard, stairs down to the lower ground floor.

Conservatory
15'8" x 12'5"
UPVC double glazed construction, polycarbonate roof, French doors to the frontage, two radiators.

First Floor

Shower Room
10'5" x 8'10"
UPVC double glazed window to the rear, walk-shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, low-level WC, cupboard housing the Baxi combi boiler.

Bedroom One
13'10" x 12'0"
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

Bedroom Two
12'10" x 12'9"
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

Bedroom Three
14'0" x 11'5" max measurement
UPVC double glazed bay window to the rear, UPVC double glazed window to the side aspect, radiator.

Bedroom Four
7'6" x 6'2"
UPVC double glazed window to the rear, radiator.

Second Floor

Loft Room
28'10" x 15'10"
Three Velux windows rear, inset ceiling spotlights.

Lower Ground Floor

Cellar One
23'3" x 12'11"
Power and light, external door, door to workshop one.

Cellar Two
12'1" x 11'1"
Power and light, stairs to the ground floor.

Utility
9'10" x 8'0"
Base units, space and plumbing for a washing machine, space for a tumble dryer, door to the carport.

Store
5'10" x 5'6"
Light.

W C
5'4" x 2'11"
Low level WC.

Carport
16'10" x 11'7"
Light, door to the double garage.

Workshop One
18'0" x 10'0"
Window to the carport, power and light, door to the single garage.

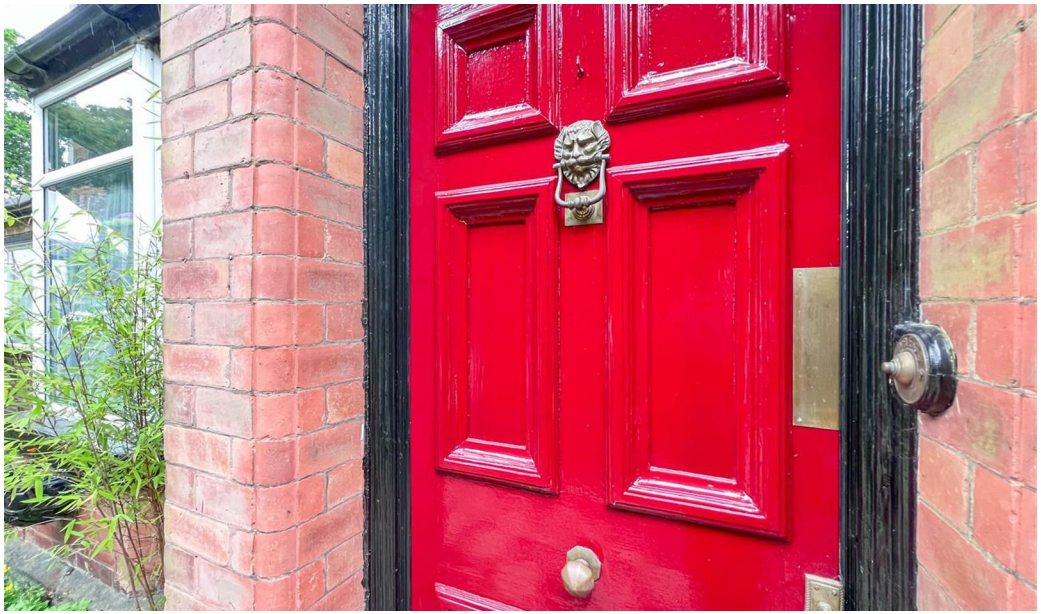
Workshop Two
17'7" x 9'4"
Wood glazed window to the side aspect, power and light.

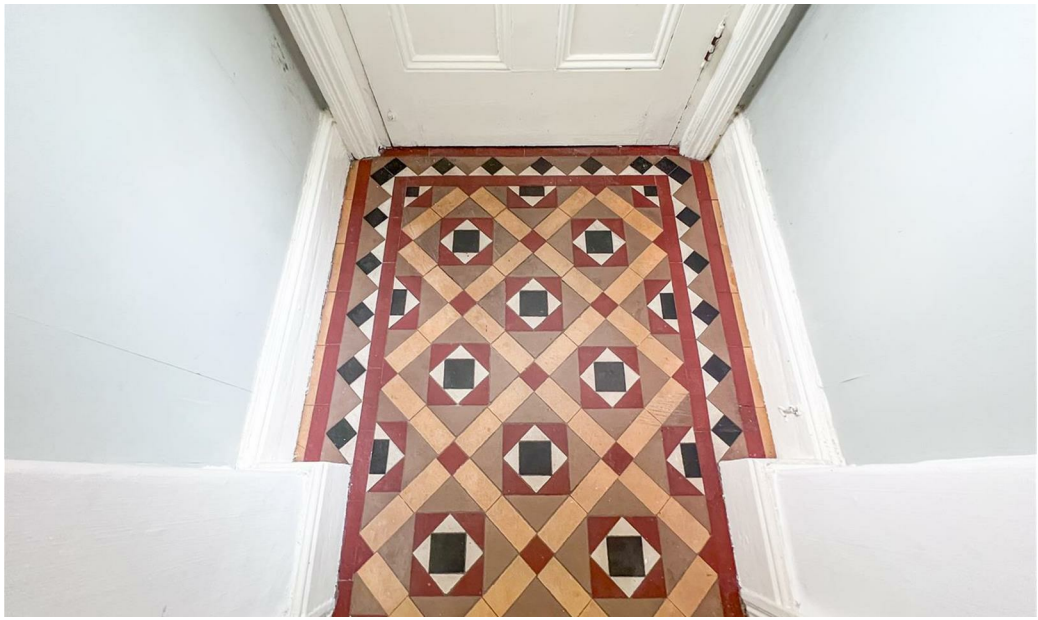
Single Garage
17'4" x 9'5"
Accessed form the double garage, metal up-and-over door, power and light.

Double Garage
16'2" x 17'5"
Electric roller door, power and light, log burner, two wood glazed window to the rear.

Externally
To the frontage, paved garden, mature trees and shrubs, hedge and wall boundary, raised fishpond, dual gated access.
To the side aspect, shared driveway, access to the lower ground floor.
To the rear, roof terrace access via the sitting room, rubber floor tiles, iron railing and fence boundary.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





















Whittaker & Biggs Est. 1930
Ashbourne & Leek

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

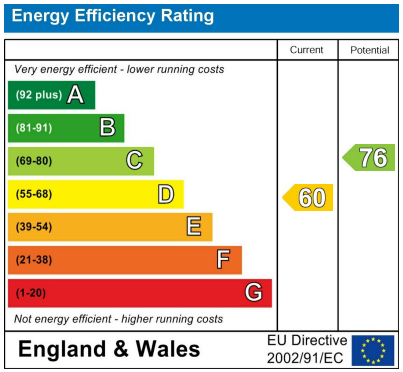


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