



## Albury House Lake Road, Staffordshire, ST13 8RN

**Guide price £500,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

GUIDE PRICE £500,000 to £525,000

"Victorian Grandeur with Endless Potential!"

Set just moments from Rudyard Lake, this substantial 1896-built detached Victorian residence combines elegant period features with incredible versatility. With cellars, attic accommodation and multiple garage and workshops, and with scope to modernise, this is a rare opportunity to create a stunning forever home in a highly sought-after lakeside location.

## Denise White Estate Agents Comments

Albury House offers a Rare Opportunity to Own a Piece of Victorian Elegance located in a highly sought-after area close to Rudyard Lake.

Built in 1896, this imposing four-bedroom detached Victorian residence offers substantial and versatile accommodation arranged over four floors. Bursting with character and potential, the property is ideally suited for those looking to create their perfect family home.

To the ground floor, you'll find a traditional Entrance Hall welcomes you to the property, featuring an original Minton Tiled Floor. A sizeable lounge spans the depth of the property, with a large Bay window to the front aspect allowing natural light to flood the room, and French doors lead to a roof garden at the rear of the property. Alongside the Lounge you will find a useful Study and a Bay Fronted dining room which opens in to a well-proportioned kitchen. To the side of the property is a charming conservatory, offering flexible living and entertaining spaces. The first floor hosts three generous double bedrooms, a single bedroom, and a family shower room, while the second floor reveals a large attic room, offering excellent potential for conversion into a luxurious master suite—subject to the necessary alterations.

The lower ground floor comprises three sizable cellar rooms, one currently utilised as a utility room, which in turn provides access to a carport, two workshops, a double garage, and an additional internal single garage—perfect for hobbyists, storage, or vehicle enthusiasts.

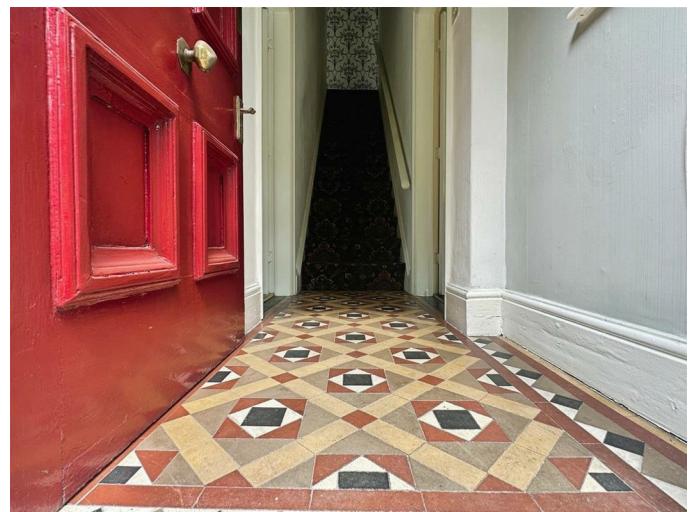
Outside, the mature front garden is well established and features a raised fishpond, adding to the charm of this unique property. To the rear, a sizable roof garden provides a private and elevated outdoor retreat.

In need of some modernisation, this distinctive home offers the rare opportunity to blend period charm with modern living in an enviable location.

## Location

Rudyard is a lakeside village in the county of Staffordshire, The plot is situated just off Lake Road on the edge of the caravan park in Rudyard. The site is located close to the famous Rudyard Lake which provides some of the most dramatic scenery to be found in the Staffordshire. The Lake covers some 168 acres and is over 2.5 miles long. It is owned by the Canal & River Trust. There are some fabulous walks within some stunning countryside.

## Entrance Hall



Original wooden entrance door to the front aspect. Partially stained glass windows to both side aspects. Minton tiled flooring. Stairs off to the first floor. Doors leading into: –

## Lounge

28'0" x 13'10" (8.54 x 4.24)



Carpet. Four radiators. Log burning effect gas fire on a granite horse and inset with ornate wooden surround. uPVC bay window to the front aspect. uPVC window to the side aspect. uPVC French doors leading to the rear garden. Coving to the ceiling. Two ceiling lights. Doors leading to the office and into: –

## Dining Room

16'0" x 12'10" (4.89 x 3.92)



Carpet. Three radiators. uPVC bay window to the front aspect. Coving to the ceiling. Feature fireplace with a tiled hearth and brick inset. Ceiling light. Window to the side aspect. Opening into: –

## Kitchen

16'2" x 7'6" extending to 10'6" (4.94 x 2.29 extending to 3.21)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Space for a gas cooker with extractor over. Space for fridge freezer. Lino flooring. Radiator. Two uPVC windows to the rear aspect. Two ceiling lights. Opening to the in a hallway..

## Inner Hallway

Lino flooring. Storage cupboard off. Stairs leading to the Cellar. Door leading into the lounge.

## Conservatory

15'9" x 12'5" (4.82 x 3.80)



uPVC double glazed with French doors to the front aspect. Laminate flooring. Two radiators. Ceiling light and fan.

## Office

16'3" x 7'8" (4.97 x 2.36)

Carpet. Radiator. Sealed unit double glazed window to the front aspect. uPVC window to the rear aspect. Ceiling light.

## First Floor Landing

Carpet. Ceiling light. Doors leading into: –

## Bedroom One

13'3" x 14'0" (4.05 x 4.27)



Carpet. Radiator. uPVC box bay window to the rear aspect. uPVC window to the side aspect. Coping to the ceiling. Fitted with a range of hanging rails for clothes storage. Ceiling light.

## Bedroom Two

13'4" x 12'1" (4.07 x 3.69)



Carpet. Radiator. uPVC windows to the front and

side aspects. Door leading to the inner landing. Ceiling light.

## Bedroom Three

12'11" x 11'11" (3.94 x 3.64)



Carpet. Radiator. uPVC windows to the front and side aspects. Door leading to the inner landing. Ceiling light.

## Box room

7'6" x 6'3" (2.31 x 1.91)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bathroom

10'7" x 8'10" (3.23 x 2.7)



Fitted with a suite comprising of walk-in shower with drencher showerhead, pedestal wash and basin and low-level WC. Lino flooring. Radiator. Part tiled walls. Obscured uPVC window to the rear aspect. Storage cupboard off. Ceiling light.

## Second Floor

### Attic Room

29'1" x 15'10" max overall (8.87 x 4.84 max overall)



Carpet. Three velux windows to the rear aspect. Ceiling spotlights.

## Lower Ground Floor

### Cellar Room One

23'4" x 12'11" (7.12 x 3.96)

With power and light.

### Cellar Utility Room

9'10" x 8'0" (3.00 x 2.45)

With power and light. Plumbing for an automatic washing machine and space for a tumble dryer. Door leading to the Carport.

### Cellar Room Two

12'1" x 11'1" (3.70 x 3.38)

With power and light. Stairs leading to the inner hallway.

### Outside WC

5'4" x 2'11" (1.65 x 0.91)

Fitted with a WC. Ceiling light.

### Carport

16'9" x 11'8" (5.13 x 3.57)

Light. Doors leading to the Outside WC and into the Cellar Utility Room.

### Double Garage

16'2" x 17'5" (4.93 x 5.33)



Electric roller door to the front aspect. Power and light. Door leading into Workshop One. Up and over garage door leading to the Internal Single Garage.

### Internal Single Garage

17'7" x 9'5" (5.37 x 2.88)

Up and over door leading from the Double

Garage. Power and light. Door leading into Workshop Two.

### **Workshop One**

17'7" x 9'4" (5.37 x 2.87)

Power and Light. Window to the side.

### **Workshop Two**

18'0" x 10'0" (5.49 x 3.06)

Power and light. Window to the front aspect looking in to the Carport. Door leading to cellar room one.

### **Outside**



To the front of the property there is a mature garden with stepping stone pathways and a raised fishpond. To the rear of the property there is a good sized roof garden area accessed via French Doors leading from the Lounge.

### **Agents Notes**

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and

furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **About Your Agent**



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate Agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

**WE WON!**

## Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

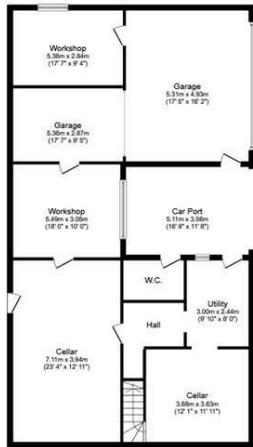
### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Anti-Money Laundering & ID Checks**

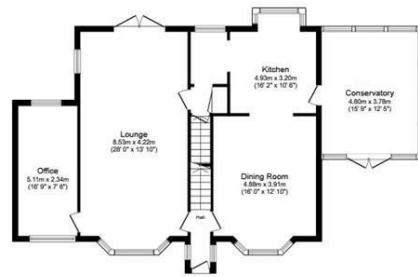
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan



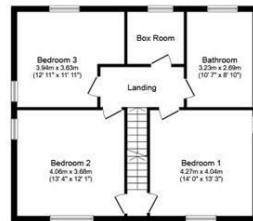
Lower Ground Floor

Floor area 154.7 sq.m.  
(1,665 sq.ft.)



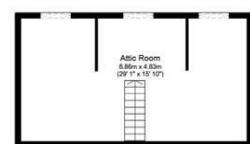
Ground Floor

Floor area 109.9 sq.m. (1,182 sq.ft.)



First Floor

Floor area 78.3 sq.m.  
(843 sq.ft.)



Second Floor

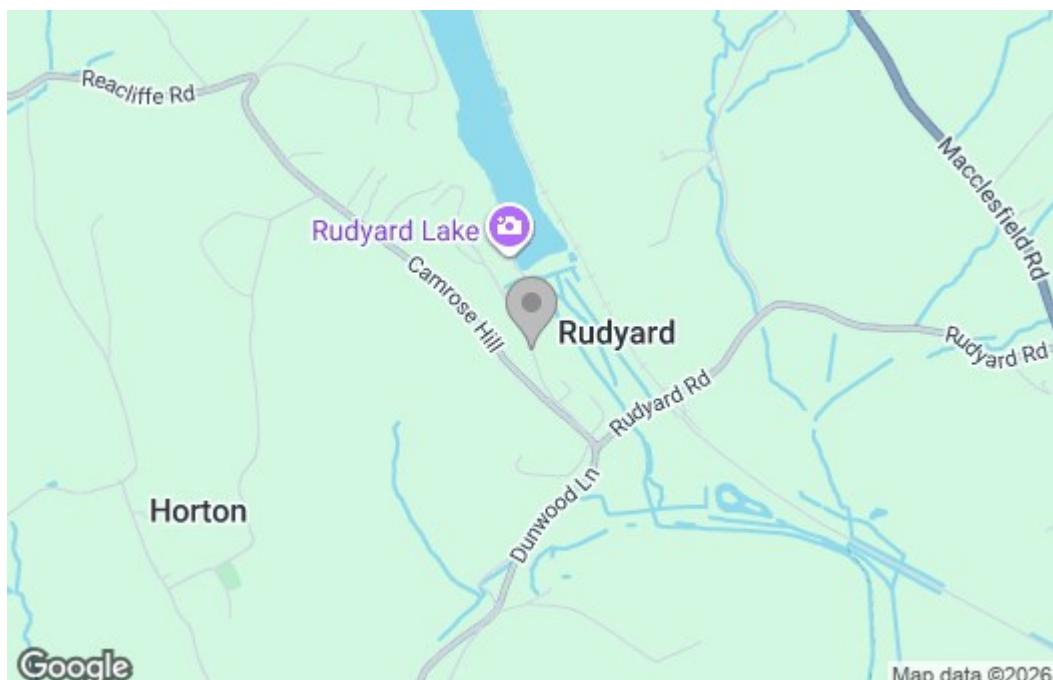
Floor area 42.8 sq.m.  
(460 sq.ft.)

Total floor area: 385.6 sq.m. (4,151 sq.ft.)

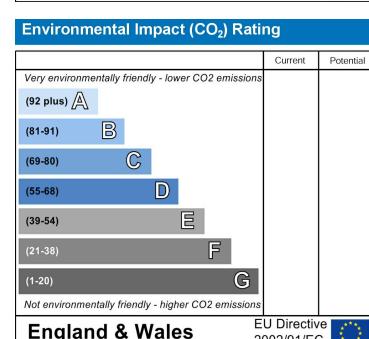
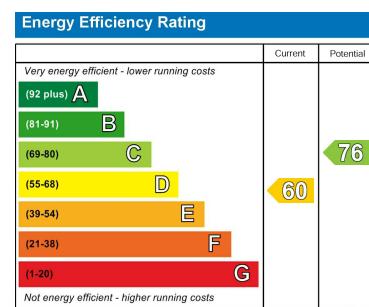
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)