DENISE WHITE™
BESPOKE ESTATE AGENT









Camrose Hall , Rudyard, Staffordshire, ST13 8RL

Offers in excess of £650,000

"Elegance is the only beauty that never fades; it remains timeless and eternal." — Audrey Hepburn

Class and elegance are the hallmarks of this stunning home, where every detail exudes sophistication through its exquisite décor and high-specification fixtures and fittings complete with a self contained one bedroom annex. Nestled in the highly sought-after village of Rudyard, this detached stone dwelling is just a stone's throw from breath-taking countryside, providing a picturesque backdrop that enhances the charm of this exceptional residence. Experience a lifestyle steeped in timeless beauty and unparalleled refinement.

#stone#detached#stunning

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Denise White Agent Comments



Situated in the heart of the desirable village of Rudyard, located on the Staffordshire/Cheshire border, Camrose Hall is a distinguished four-bedroom, detached residence that expertly combines period elegance with contemporary design. Originally built in 1891, this property offers a unique opportunity for discerning buyers seeking a spacious home with outstanding views alongside a self-contained annex, ideal for generating rental income or accommodating extended family.

Upon entering, you are greeted by an inviting entrance hall the leads through to the home's generous proportions and stylish interior. The impressive sitting room serves as a warm welcome, featuring a wood-burning stove, stone mullion windows, and a window seat, adding character to the space. The traditional dining kitchen complements a separate dining room which has the stone mullion windows again and is a perfect for entertaining or hosting family gatherings.

The upper level includes three sunlit family bedrooms, each equipped with fitted furniture for added convenience. The designer, luxury, bathroom boasts a roll-top freestanding bath and a separate shower cubicle, finished with marble-style fully tiled walls and flooring.

Access to the lower ground floor is gained via a cloakroom at the half landing, which has recently been refurbished. The self-contained accommodation on this level has been meticulously renovated, featuring its own entrance. A spacious reception hallway can easily accommodate a study area, while the fully equipped kitchen includes fitted appliances. The open-plan dining/sitting room flows into a sizeable double bedroom with fitted wardrobes, providing comfortable living quarters alongside a modern shower room.

Externally, Camrose Hall benefits from beautifully landscaped gardens to the side and rear, featuring meandering paths, a rockery, and an elevated sun terrace that offers stunning views over Rudyard. Ample off-road parking is available through a gated access driveway, framed by stone pillars that enhance the entrance's aesthetic appeal. Additionally, a separate plot houses a detached garage, presenting potential for extension, along with a small woodland area at the rear of the garage.

This exceptional property is a rare find, offering a harmonious blend of historical charm and modern amenities, making it a perfect choice for those seeking a luxurious family home in an idyllic setting.

Location





Rudyard is a particularly pretty lakeside village where Rudyard Lake provides some of the most dramatic scenery to be found in the Staffordshire Moorlands. The Lake covers some 168 acres and is over 2.5 miles long.

Rudyard is located in the county of Staffordshire, West Midlands, three miles north-west of the town of Leek, eight miles north-east of the major city of Stoke-on-Trent and lies three miles east of the Cheshire border with Macclesfield approximately 10 miles away.

The house has the most beautiful views and is only

a short walk away from Hotel Rudyard which is lakeside hotel with stunning gardens and views providing family dining and a great Sunday carvery. The Roaches and the Peak District National Park can be reached in 10 minutes. The surrounding area is ideal for scenic walks.

Entrance Porch



Tiled flooring. UPVC double glazed windows to the side aspect. Access to outside. Ceiling light.

Entrance Hallway



There is a tiled stone designed floor in the entrance hall, along with a radiator with a cover and the exposed brick feature wall, which has been white washed that adds texture and character to the space. There is access leading to the first floor and stairs leading down to annexe floor.

Kitchen

15'8" x 12'0" max (4.78 x 3.68 max)



The breakfast kitchen, positioned at the rear of the property, offers a generous space suitable for a dining table and chairs. Decorated in neutral tones, this area presents a bright and inviting atmosphere. It is equipped with a comprehensive range of wall and base units, complemented by wooden work surfaces that enhance its charm. The kitchen features a stylish range cooker with a matching extractor hood above. The sink unit, which is fitted with a central tap. UPVC windows provide natural light to the rear and side aspects, while the stone design tiled flooring beautifully complements the wooden work surfaces. Additional amenities include, two ceiling light fixtures, and a wall-mounted ladder-style radiator, integrated dishwasher and access to boiler.

Living Room

19'4" x 14'4" max (5.91 x 4.38 max)



Welcome to the elegantly appointed lounge, thoughtfully situated at the front of the property. This spacious sitting room is adorned in neutral, calming tones, creating a serene atmosphere. It features stone mullion windows with a charming window seat to the front aspect, allowing for abundant natural light. Additionally, there are exposed mullion windows at the side, enhancing the room's character. The lounge is equipped with a large radiator, a ceiling light fixture, and a fitted carpet, while a striking exposed stone fireplace serves as a focal point, complete with a raised hearth for a log-burning stove.

Dining Room

14'4" x 10'7" max (4.39 x 3.23 max)



The dining room houses a lot of elegant features. The light décor and fitted carpet create a warm ambiance, complemented by the ceiling rose and coving into the ceiling. The stone fireplace is a stunning focal point, while the mullion windows provide natural light and retain the character of this period property.

WC

12'9" x 5'0" max (3.89 x 1.54 max)



Stone designed wall tiles and matching tiled flooring. Heated towel rail. WC. Obscured UPVC double glazed window. Access to garden. Vanity style wash and basin. Storage cupboard. Inset spotlights.

First Floor Landing



Fitted carpet. Wall mounted radiator with cover. Access to the bedrooms and bathroom. Wall lights. Loft access. Ceiling light. Exposed feature brick walls to dado height that have been white washed, exposed feature stone to archway, window on the stairs.

Bedroom One

18'2" x 14'7" max (5.56 x 4.45 max)



This exceptionally spacious double bedroom features neutral décor and a fitted carpet, creating a calming atmosphere. The room is equipped with two radiators, each with stylish radiator covers. uPVC double glazed windows on the rear and side aspects allow for ample natural light. Ceiling light. The fitted wardrobes provide practical storage solutions, seamlessly integrated into rooms design.

Bedroom Two

9'3" x 14'3" max (2.84 x 4.36 max)



This generously sized double room features neutral décor complemented by an exposed brick wall that has been whitewashed to dado height, adding a unique character to the space. The room is equipped with a radiator with a cover, as well as a charming cast-iron style fireplace. The fitted carpet enhances the comfort of the room, while a window to the rear aspect allows for ample natural light, and a ceiling light fixture adds to its elegance.

Bathroom

10'0" x 14'5" max (3.06 x 4.40 max)



This stunning luxury family bathroom boasts a striking, free standing, roll-top bath with central tap controls, seamlessly integrated into the wall. It features a walk-in double shower with glass screens, equipped with a rain-style shower head and a brass-style shower attachment, an alcove shelf in the shower cubicle provide both functionality and aesthetic appeal, with brass turn-on/off control. The bathroom is showcased with fully tiled marble-style walls and matching floor tiling, enhanced by recessed spotlighting. There is a WC and includes his-and-hers sink units set on a vanity unit with under-storage and a fitted illuminated wall mirror above. Double glazed window to the rear aspect.

Bedroom Three

13'6" x 9'7" max (4.13 x 2.93 max)



This double bedroom is currently arranged to

accommodate two single beds, making it a versatile space. It features a fitted carpet and a fitted wardrobe for convenient storage. The room is adorned with neutral décor and an exposed whitewashed brick wall on one side, contributing to its charm. Double glazed windows provide light from both the rear and side aspects, while a ceiling light fixture completes the room.

Lower Floor



Access to the Annex

Annex Accommodation



The lower ground floor features a fully equipped annex accommodation that offers versatile living options. This space is ideal for accommodating dependent relatives, such as elderly parents or teenage children, and can also serve as guest accommodation, additional living space for the main household, or even as holiday rental accommodation to generate extra income. The owners have recently completed a full refurbishment throughout, ensuring a modern and inviting environment.

The accommodation includes a spacious entrance reception hallway, a fully equipped kitchen, a contemporary shower room, an open-plan lounge with a dining area, and a generously sized double bedroom furnished with fitted bedroom furniture.

Annex Reception Hall



A spacious reception hall with a tiled flooring. Wall mounted radiator. Single glazed window to front aspect. Access into dining area. Access into the kitchen. Access into shower room. Stairs leading up to ground floor. Wall lights. Ceiling light.

Annex Kitchen

7'5" x 9'3" (2.28 x 2.82)

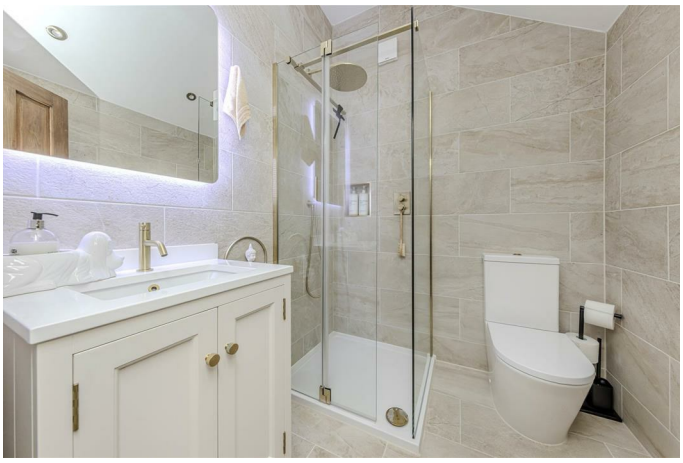


A newly fitted kitchen. Tiled flooring. Wall mounted radiator. Single glazed window to the front aspect. A range of wall and base units with work surfaces over. Cooke and Lewis hob. Integrated Cooke and

Lewis oven. Drainer style sink unit. Plumbing for washing machine. Fridge. Inset spotlights. Vaulted style ceiling.

Annex Shower Room

5'10" x 5'11" (1.80 x 1.81)



A newly fitted modern style suite. Tiled flooring with matching tiled walls. Heated towel rail. Vanity style wash and basin with storage under and a fitted illuminated mirror over. Shower cubicle with rain style shower, glass screen. WC. Inset spotlights. Brass style fixtures and door furniture.

Annex Dining Area

13'10" x 8'10" max (4.24 x 2.71 max)



Open plan with the living area. Fitted with a carpet. Wall mounted radiator. Single glazed window to the front aspect. Open Plan into living area. Ceiling light.

Annex Living Room

8'11" x 13'10" max (2.74 x 4.23 max)



Fitted carpet. Wall mounted radiator. Single glazed windows to the front aspect. Open Plan access into dining area. Access into bedroom. Ceiling light.

Annexe Bedroom

12'7" x 9'1" max (3.84 x 2.77 max)



A good size double bedroom. Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Ceiling light.

Outside





This property is approached through gated access, leading to a private block paved and a stone

entrance. The house is enclosed by sturdy stone walling and lush hedging, providing both privacy and ample off-street parking.

Access to the rear of the property is conveniently available, with the main house featuring both front and rear entrances. At the rear, you will find a useful storage outbuilding, as well as steps that lead up to an elevated stone patio seating area. This charming space is adorned with exposed dry stone walling, vibrant flowering borders, and decorative railings, offering picturesque views over the surrounding countryside.

From the roadside, access leads to a detached garage that presents exciting potential for extension. This space could easily be transformed into an additional work area, study, playroom, or games room, enhancing the main accommodation. Currently, the area is laid with stone flagging, making it an ideal spot for outdoor seating.

Additionally, situated adjacent to the rear of the single garage is a small area of woodland with frontage onto the council road. Steps lead up to the woodland area that is included in the sale, providing a unique outdoor retreat right at your doorstep.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band G
No chain involved with the sale

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.

what3words

https://what3words.com/responses.movements.height

The simplest way to talk about location

What is what3words
Divided the world into 3 metre squares and gave each square a unique combination of three words. It's the easiest way to find and share exact locations.

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 Or Rent?

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 Will 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.

Need A Mortgage Advisor?

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 107.7 sq.m. (1,159 sq.ft.)



Ground Floor
Floor area 112.9 sq.m. (1,215 sq.ft.)



First Floor
Floor area 108.7 sq.m. (1,170 sq.ft.)

Total floor area: 329.3 sq.m. (3,545 sq.ft.)

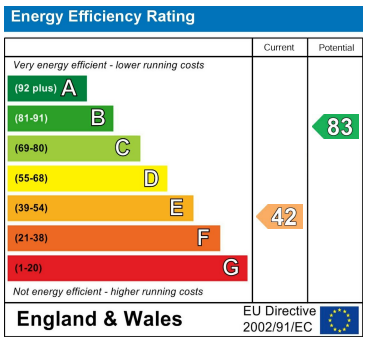
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

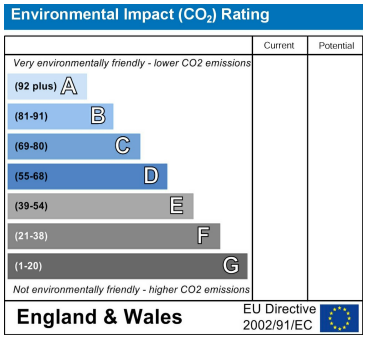
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Area Map



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.

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