

BEDROOM 5 16' 1" x 14' 1" (4.90m x 4.29m) : Timber framed glazed windows to the side elevation with views towards the Peak District. Double panel central heating radiator. Large walk in wardrobe 7' 6" x 6' 4" (2.28m x 1.93m). 13 Amp power points.

EN-SUITE 8' 7" x 7' 8" (2.61m x 2.34m) some restricted headroom : Shower enclosure with electric shower. Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Double panel central heating radiator.

BEDROOM 6 16' 8" x 13' 1" (5.08m x 3.98m) : Two timber framed sealed unit double glazed windows to the side elevation. Double panel central heating radiator. Inset downlighters. Large walk in wardrobe 7' 6" x 5' 4" (2.28m x 1.62m). 13 Amp power points.

EN-SUITE 8' 0" x 7' 9" (2.44m x 2.36m) some restricted headroom : Shower enclosure with electric shower. Pedestal wash hand basin. Low level W.C. Tiled splashbacks. Double panel central heating radiator.

Outside :

FRONT : Stone wall boundaries with deep established flower borders. Pebble laid path to front door with lawns either side.

SIDE : Path to side leading to rear.

.REAR : Rear brick paved courtyard. Sun trap. Steps up to lawn with flower borders and feature stone walls. Westerly facing. All abutting farmland.

DOUBLE GARAGE 37' 0" x 16' 10" (11.27m x 5.13m) internal measurements : Power and light. Two electrically operated up and over doors. Roller door opening to rear garden. Stairs to first floor.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electricity and water. Oil fired central heating. Bio septic tank drainage.

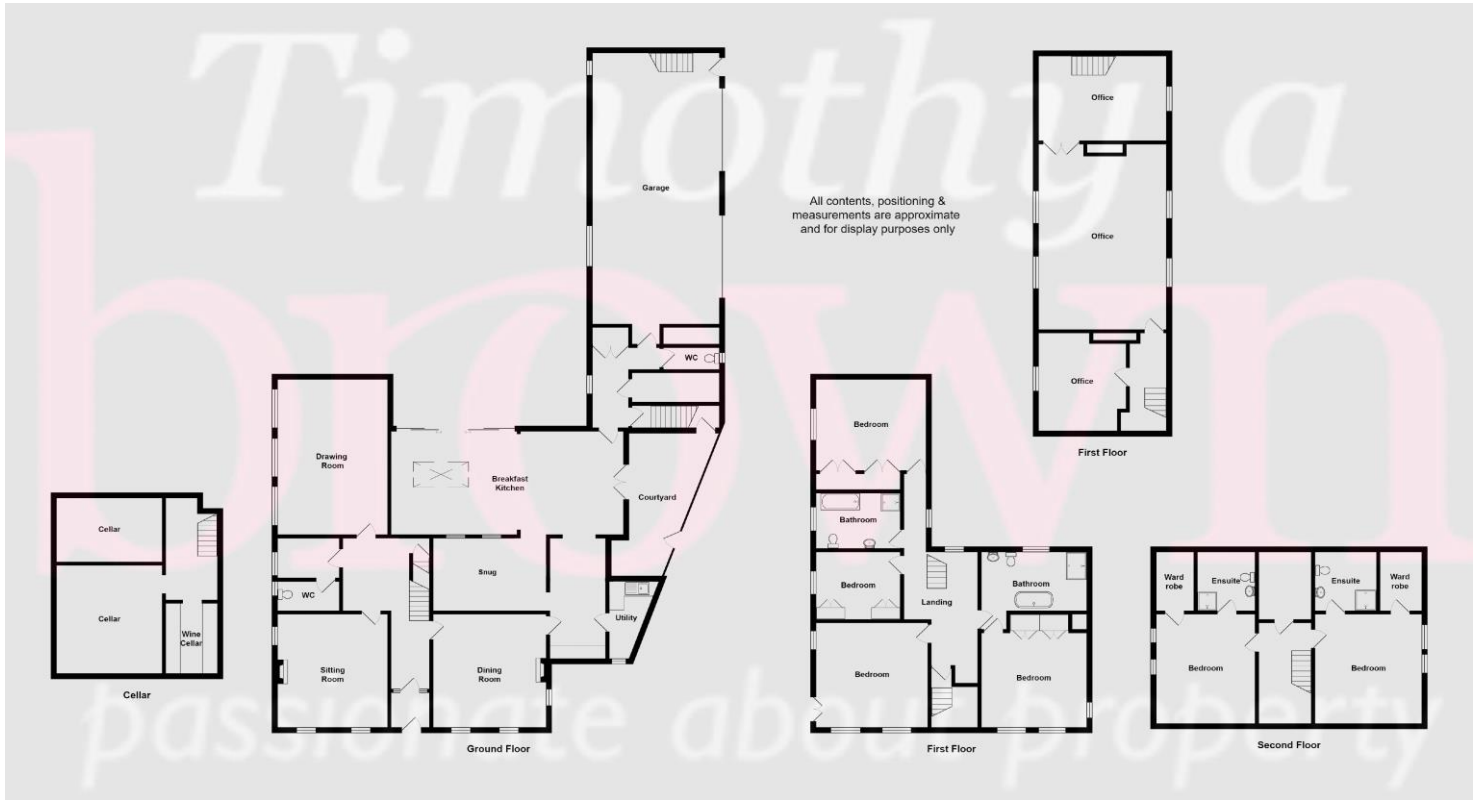
VIEWING : Strictly by appointment through selling agent TIMOTHY A BROWN. Strictly no third party photography or videos allowed at the property.

EPC RATING : Exempt - Grade II listed.

TAX BAND: G

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV: ST13 8PH



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk

Timothy a
brown



Horton Vicarage,
Horton, Leek,
Staffordshire ST13 8PH

Selling Price: £1,195,000

- DISTINGUISHED GRADE II LISTED GEORGIAN COUNTRY RESIDENCE
- APPROXIMATELY 5,211 SQ FT OF IMPRESSIVE & VERSATILE ACCOMMODATION
- SIX BEDROOMS – THREE WITH EN-SUITE FACILITIES & A SEPARATE FAMILY BATHROOM
- FOUR ELEGANT RECEPTION ROOMS RICH IN PERIOD CHARACTER
- SUPERB BESPOKE 30' BREAKFAST KITCHEN – PERFECT FOR ENTERTAINING
- EXCEPTIONAL HOME OFFICE, SNUG & 25' BOARDROOM SUITE WITH FIBRE BROADBAND
- DOUBLE GARAGE & EXTENSIVE CELLAR ACCOMMODATION INCLUDING WINE CELLAR
- BEAUTIFUL GARDENS, WESTERLY TERRACE & FAR-REACHING COUNTRYSIDE VIEWS
- PEACEFUL ELEVATED VILLAGE SETTING ON THE EDGE OF THE PEAK DISTRICT
- A RARE COMBINATION OF HISTORY, SPACE, LIFESTYLE & CONNECTIVITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

AN EXCEPTIONAL GRADE II LISTED GEORGIAN COUNTRY HOME – OVER 5,200 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION, SET IN AN ELEVATED RURAL POSITION WITH FAR-REACHING VIEWS.

Horton Vicarage is a truly distinguished Grade II Listed Georgian residence, set within the Conservation Area of the village of Horton, combining more than 270 years of history with the space, comfort and versatility demanded of a modern family home. Extending to approximately 5,211 sq ft, this remarkable six-bedroom property occupies an elevated position within the picturesque rural village, enjoying mature gardens, wonderful countryside views and an exceptional degree of peace and privacy.

Behind its handsome period façade lies accommodation of impressive scale and character. Elegant reception rooms rich in original detail sit comfortably alongside a superb contemporary breakfast kitchen – the heart of the house and a wonderful space for family life and entertaining – while six generous bedrooms, three en-suite facilities and extensive ancillary accommodation provide considerable flexibility.

A particularly unusual feature is the substantial office and boardroom suite positioned above the double garage. With fibre broadband and its own distinct character, it provides an outstanding environment from which to work from home and may also offer scope for alternative uses, subject to any necessary consents.

Outside, established gardens wrap around the house, complemented by a large westerly-facing courtyard terrace and lawns adjoining open countryside – creating a setting every bit as impressive as the house itself.

Despite its wonderfully rural atmosphere, Horton is conveniently placed for Leek, Macclesfield, Stoke-on-Trent and the wider road network, with the Peak District and Rudyard Lake also readily accessible.

Horton Vicarage is not simply a substantial period house; it is a home of genuine individuality – combining architectural character, exceptional proportions, flexible working space and a beautiful Staffordshire Moorlands setting.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE PORCH 7' 0" x 4' 0" (2.13m x 1.22m) : Panelled timber entrance door, Quarry tiled floor. Timber panelled door with leaded and stained upper light with matching side panels to:

ENTRANCE HALLWAY 20' 0" x 7' 0" (6.09m x 2.13m) : Oak parquet flooring. Single panel central heating radiator. Winding shallow rise staircase to the first floor. Timber framed window to the rear elevation. Door providing access to the cellar head. Steps down to cellar.

CELLAR ROOM 1 14' 8" x 13' 10" (4.47m x 4.21m) : Vaulted ceiling. Light. Stone slab floor.

CELLAR ROOM 2 13' 10" x 8' 7" (4.21m x 2.61m) : Vaulted ceiling. Cold slabs. Light. Stone slab floor.

WINE CELLAR 9' 7" x 6' 6" (2.92m x 1.98m) : Wine room. Light.

DINING ROOM 13' 11" x 15' 5" (4.24m x 4.70m) : Two timber framed windows to the front elevation with panelled shutters. Double panel central heating radiators. Timber framed window to the side elevation. Ornate cornicing. Open fireplace with wood mantle, marble effect surround and hearth.

SITTING ROOM 14' 10" x 14' 6" (4.52m x 4.42m) : Ornate cornicing. Picture Rail. Two timber framed single glazed windows to the front elevation incorporating panelled window shutters. Double panel central heating radiator. Two window seats. Open fire with dog grate, wood mantle with marble surround and hearth. Timber framed window to the side aspect.

CLOAKROOM W.C. 9' 1" x 7' 2" (2.77m x 2.18m) : Low level W.C. Wash hand basin. Partly tiled. Timber framed single glazed window to the side elevation. Cloakroom: Shelving. Timber framed window to the side elevation.

DRAWING ROOM 21' 2" x 14' 6" (6.45m x 4.42m) : Three timber framed sealed unit double glazed windows to the side elevation. Two double panel central heating radiators. Open fireplace with wood mantle, marble hearth and surround. Ornate cornicing.

BREAKFAST KITCHEN 30' 10" x 10' 4" (9.39m x 3.15m) overall measurements :

Kitchen Area 16' 2" x 10' 4" (4.92m x 3.15m) : Karndean flooring. Contemporary style radiator. George Frederick cabinet makers with bespoke in frame kitchen & quartz worktops having double bowl Belfast



sink inset with mixer tap. Built in Lamona induction hob. Built in double electric fan assisted oven and grill and combination microwave oven with pelmet over housing extractor fan. Space and plumbing for dishwasher. A spacious and light area with the original kitchen windows featuring a large central island with quartz worktop and base cupboards, and deep pan drawers, way above it a large atrium allowing natural light to flood this area. Huge picture window. Sliding window doors open to and look into the sunbaked courtyard. This area naturally flows into the:

Breakfast Room 14' 1" x 11' 7" (4.29m x 3.53m) : Fitted units with space for fridge freezer. Karndean flooring. Double panel central heating radiator. Timber multi glazed French doors to the side courtyard. Velux style electrically operated windows. Cupboard housing oil fired boiler built into the recessed fireplace.

SNUG 14' 4" x 10' 0" (4.37m x 3.05m) : Double panel central heating radiator. 13 Amp power points. Karndean floor. Exposed beams.

UTILITY 11' 6" x 6' 0" (3.50m x 1.83m) : Timber framed glazed windows to the front and rear elevations. Range of fitted units to the base and eye level. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Space for tumble dryer. Double panel central heating radiator. Quarry tiled floor.

INNER HALLWAY : Leading to garage. Timber framed window to side elevation. Staircase to office room. Deep coal store.

W.C. : Timber framed window to side elevation. Low Level W.C.

LANDING : Timber framed sealed unit double glazed window to side aspect. Doors to office and boardroom.

BOARDROOM 25' 4" x 16' 11" (7.72m x 5.15m) : Timber framed sealed unit double glazed windows to either side of the property. Three double panel central heating radiators. Exposed stone walls. Oak beams and trusses. Fujitsu air conditioning unit. Inglenook fireplace with wood mantle housing Calor gas cast iron stove.

STORAGE ROOM 17' 0" x 11' 6" (5.18m x 3.50m) : Staircase leading to the garage. Timber framed window to side elevation. Power and light.

OFFICE 12' 3" x 11' 6" (3.73m x 3.50m) : Wood panelled walls to 3/4 height. Timber framed double glazed window to the side elevation. Loft access. Double panel central heating radiator.

Main First Floor : Winding shallow rise return staircase with handrail and turned spindled balustrade with arched single glazed timber framed window to rear aspect.



MAIN GALLERIED LANDING 15' 8" x 11' 3" (4.77m x 3.43m) : Multi glazed door to stairs leading to the second floor. Inner landing to bedrooms 3 & 4. Dado rail. Single panel central heating radiator. 13 Amp power points.

MASTER BEDROOM 14' 0" x 13' 10" (4.26m x 4.21m) : Two timber framed wood windows to the front elevation with window seats to each. Timber framed sealed unit double glazed window to the side elevation. Built in triple wardrobes with mirrored doors. 13 Amp power points.

EN-SUITE BATHROOM 14' 5" x 7' 7" (4.39m x 2.31m) plus door recess : Roll top bath set on claw feet with a floor mounted chrome mixer tap and shower attachment. Large walk in shower cubicle with chrome integral shower unit. Vanity wash hand basin with chrome mixer tap and storage drawers beneath. WC with push flush. Double panel central heating radiator. Wood glazed window to the rear elevation. Centrally heated towel radiator. Downlighters inset.

BEDROOM 2 14' 9" x 14' 2" (4.49m x 4.31m) : Two timber framed glazed windows to the front elevation and with window seats. Ceiling rose. Double panel central heating radiator. Timber framed window to the side elevation. Built in cupboards. 13 Amp power points.

BEDROOM 3 14' 5" x 10' 0" (4.39m x 3.05m) : Timber framed window to the side elevation. Double panel central heating radiator. Built in wardrobes. Cornicing. 13 Amp power points.

BEDROOM 4 9' 2" x 11' 1" (2.79m x 3.38m) : Timber framed window to the side elevation. Built in wardrobes and storage cupboards. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 10' 10" x 8' 3" (3.30m x 2.51m) : Timber framed sealed unit double glazed window to side aspect. Modern 'Burlington' white suite comprising: Roll top bath with ball feet and chrome telephone handset bath/shower mixer. Wash hand basin with 'Holborn' chrome pillar taps. Low level W.C. Large shower cubicle with glass sliding door housing a thermostatically controlled mains fed shower. Blue glazed metro tiles to splashbacks. Single panel central heating radiator. Karndean dark oak effect floor.

Second Floor : Return staircase to second floor with arched single glazed timber framed window to the front overlooking Horton Church.

SECOND FLOOR LANDING : Store cupboard with cold water storage tanks.

