



Marland Grange
Manchester Road, Castleton OL11 3HE
OFFERS OVER £950,000

Adamsons Barton Kendal are delighted to present this substantial character residence with accommodation stretching over three storey's, approximately 6,500 sq.ft. of accommodation, with an attached sun room and swimming pool. The property is currently a residential property, but would lend itself to alternative uses such as a private school, a nursing home with associated bungalow development or it could be demolished and re-developed for a large residential development site, subject to appropriate planning permission being obtained - the site extends to approximately 1.6 acres

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The property is in need of significant expenditure on improvement and modernisation but offers stunning potential. At ground floor level there are 3 spacious reception rooms, a sun lounge and swimming pool, a large kitchen/diner and utility room. There is a spacious landing with study area, master bedroom with en-suite shower room and 3 further bedrooms and a family bathroom.

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To the second floor, there are 3 bedrooms and a shower room with sauna. There are 3 large cellar rooms, suitable for conversion to a games room, bar, gym, home cinema etc. together with 3 storerooms, a wood store and utility area.

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The property is set in wonderful grounds with private gated access off Manchester Road and has ample off street parking. The property is located in a wonderful location, close to Castleton Railway Station, with commuter links to Manchester, Leeds and beyond and it is within a short drive to the motorway network, with all the usual local amenities available nearby.

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The property is offered for sale with vacant possession at a competitive price and early viewing comes highly recommended to appreciate the extent, calibre and sheer potential of the property on offer. Should potential purchasers wish to develop the site or convert the property, then they should satisfy themselves as to the proposed use of the premises, prior to making a commitment to purchase.

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Covered PORCH

HALLWAY

VANITY ROOM - low level wc

LOUNGE - 5.4 x 5.9 metres - feature stone fireplace

SUN LOUNGE with SWIMMING POOL - 9.8 x 6.9 metres

Second LOUNGE - 4.4 x 5.4 metres - feature fireplace, bay window

DINING ROOM - 5.6 x 4.4 metres - feature fireplace, bay window

KITCHEN / DINING ROOM - 5.1 x 7.7 metres – 1 ½ bowl sink unit, ‘Belling’ 5 ring hob, double oven and grill, patio doors leading out to a balcony / patio area

INNER HALLWAY

UTILITY ROOM - 1.6 x 4.9 metres

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First Floor

LANDING

STUDY AREA - 2.7 x 2.8 metres

MASTER BEDROOM - 4.3 x 5.4 metres - fitted wardrobes

EN-SUITE SHOWER ROOM - 2.8 x 1.9 metres -shower cubicle, low level wc, wash hand basin

BEDROOM TWO - 5.4 x 4.9 metres - fitted wardrobes, wash hand basin

BEDROOM THREE - 4.0 x 6.7 metres - fitted wardrobes, wash hand basin

BEDROOM FOUR - 5.7 x 4.4 metres - fitted wardrobes, wash hand basin

Family BATHROOM - 3.8 x 1.8 metres - panelled bath with shower above, wash hand basin, low level wc

Second Floor

LANDING

BEDROOM FIVE - 4.7 x 5.8 metres

BEDROOM SIX - 5.5 x 4.4 metres

BEDROOM SEVEN - 5.5 x 3.5 metres

SHOWER ROOM with SAUNA - 3.9 x 1.9 metres - shower cubicle, wash hand basin, low level wc

Basement

STOREROOM - 2.6 x 2.3 metres

UTILITY AREA - 3.8 x 4.6 metres

WOOD STORE - 3.8 x 3.8 metres

STOREROOM - 2.9 x 2.6 metres

CELLAR ROOM ONE - 5.5 x 4.4 metres

CELLAR ROOM TWO - 5.6 x 5.4 metres

CELLAR ROOM THREE - 5.6 x 4.4 metres

STOREROOM - 3.0 x 2.0 metres

WC - 3.8 x 1.8 metres

Externally

The property is set in extensive gardens with well stocked borders, with gated access and side driveway, providing off street parking for numerous vehicles, leading to the garage.

There is an additional plot of land beyond the boundary wall which is also included within the sale of the property and the whole site extends to approximately 1.6 acres.



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Tenure

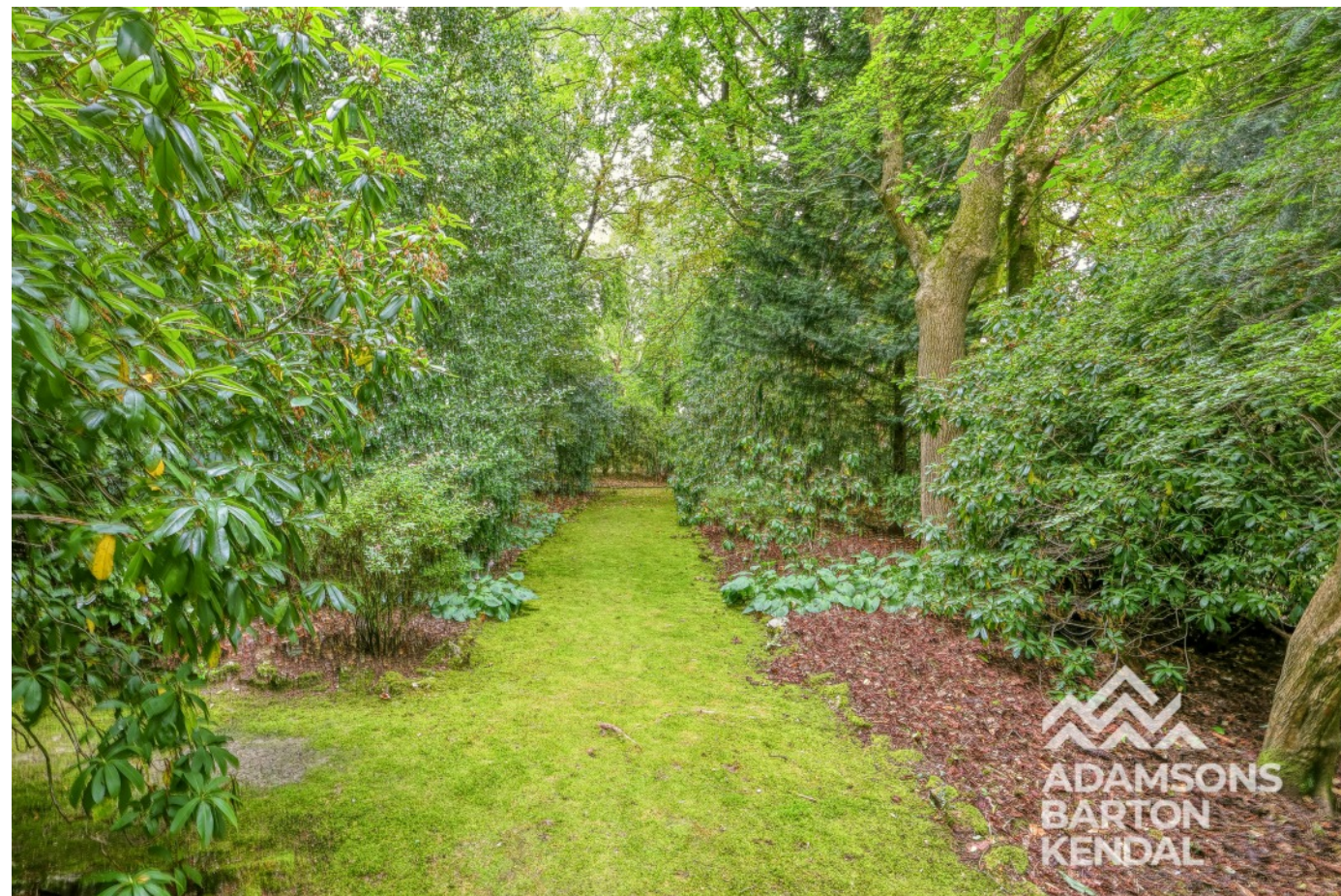
We understand the property is held Freehold

Council Tax Band

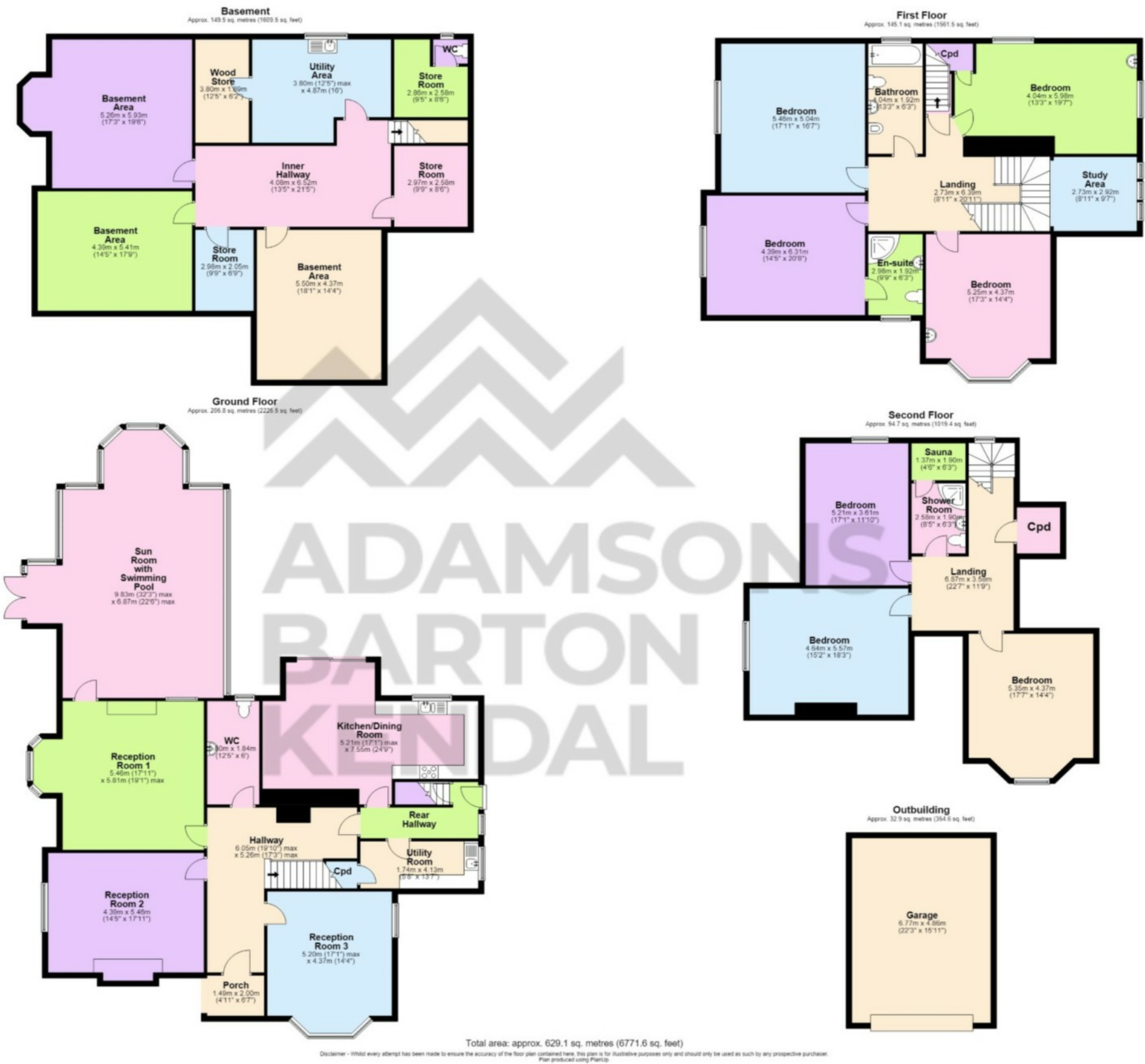
Band G

Energy Performance Certificate

TBC



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