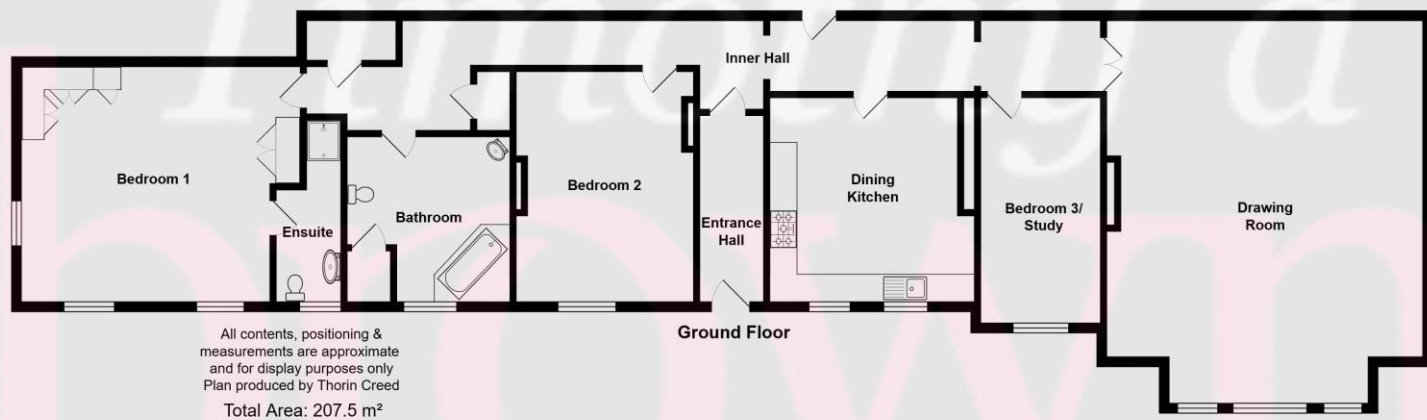


# Timothy a brown



Energy performance certificate (EPC)									
Apartment 2 Biddulph Grange Grange Road STOKE-ON-TRENT ST8 7GZ	<table border="1"> <tr> <td>Energy rating</td> <td>D</td> <td>Valid until</td> <td>22 June 2036</td> </tr> <tr> <td></td> <td></td> <td>Certificate number</td> <td>8340-2592-3660-2726-7341</td> </tr> </table>	Energy rating	D	Valid until	22 June 2036			Certificate number	8340-2592-3660-2726-7341
Energy rating	D	Valid until	22 June 2036						
		Certificate number	8340-2592-3660-2726-7341						

Property type	Ground-floor flat
Total floor area	206 square metres

#### Rules on letting this property

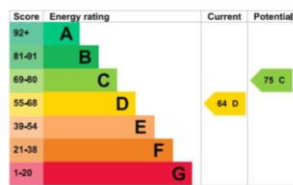
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**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](mailto: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](http://www.timothyabrown.co.uk)



**Apartment 2 Biddulph Grange,**  
Grange Road, Biddulph,  
Stoke-On-Trent, Staffordshire ST8 7GZ

**Selling Price: £539,995**

- PRESTIGIOUS GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE IN BIDDULPH GRANGE MANSION
- IMPRESSIVE 57FT INNER HALLWAY WITH ELEGANT PERIOD FEATURES
- LARGE DRAWING ROOM WITH FEATURE FIREPLACE & FLOOR-TO-CEILING WINDOWS
- SPACIOUS DINING KITCHEN WITH GRANITE SURFACES & SMEG APPLIANCES
- GENEROUS MASTER SUITE WITH DRESSING AREA & EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS OR FLEXIBLE STUDY SPACE
- ACCESS TO BEAUTIFUL COMMUNAL GARDENS, BBQ AREA & SECURE PARKING
- NO ONWARD CHAIN

## NO CHAIN

A prestigious, large ground floor apartment, amounting to **207.5 SQ M (2,234 SQ FT)**, set within the magnificent and historic **Biddulph Grange Mansion**, offering a rare opportunity to acquire a beautifully proportioned home in one of the area's most iconic Grade II\* listed buildings. **One of only nine bespoke apartments, offered with no onward chain.**

Biddulph Grange has a rich and fascinating history. In the 1800s it was the home of renowned horticulturalist and landowner **James Bateman**, before being given up in the late 19th century and **rebuilt in 1879** by architect **Thomas Bower**. In the early to mid-1900s the mansion served as a hospital, and after a period of decline it was later **imaginatively converted by Shepherd Homes**, restoring the Victorian masterpiece to its former grandeur.

This **self-contained apartment** enjoys its own **private front entrance** and extends across part of the ground floor, overlooking the formal front garden and sweeping driveway.

A private front door opens into a welcoming reception hall leading to an impressive **57ft inner hallway** with elegant mouldings and feature doorways. The large **drawing room** is a standout space, with a striking fireplace and floor-to-ceiling picture windows framing views over the gardens.



The spacious **dining kitchen** enjoys a front aspect and is fitted with quality **cherry wood cabinetry, solid granite surfaces** and a range of **SMEG appliances**, including a range cooker, integrated microwave, dishwasher and washing machine.

There are **three bedrooms**, with bedroom three equally suited as a study. The **master suite** is particularly generous, featuring a dual aspect, dressing area, fitted furniture and a well-appointed en suite shower room. The **main bathroom** includes a traditional white suite with corner bath, hand shower, wash basin and w.c., along with an airing cupboard housing the hot water cylinder and Keston boiler.

Residents enjoy access to the beautifully maintained **communal gardens, barbecue area, visitor parking** and **secure owners' parking**.

A unique opportunity to purchase a substantial apartment within a landmark building, steeped in history and restored with care — and available **with no onward chain.**

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE HALL 15' 1" x 4' 3" (4.59m x 1.29m):** Hardwood entrance door having hardwood window over. Double panel central heating radiator. Dado rail. Decorative coving to ceiling. Attractive flooring.



**INNER HALL 57' 10" x 5' 2" (17.61m x 1.57m):** Decorative coving to ceiling. Dado rail. Three double panel central heating radiators. Built-in cupboard with single panel central heating radiator. Further built-in storage cupboard. Private entrance door to communal hall, leading to impressive communal areas.

**DRAWING ROOM 22' 8" x 22' 2" (6.90m x 6.75m):** Three hardwood sash windows to front aspect. Decorative coving to ceiling. Picture rail. Dado rail. Three Victorian style radiators. Feature ornamental fireplace having marble hearth and inlay with wooden surround. Television aerial point. BT telephone point (subject to BT approval). Double doors to hall.

**BEDROOM 3/STUDY 16' 3" x 8' 6" (4.95m x 2.59m):** Hardwood sash window to front. Decorative coving to ceiling. Dado rail. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval).

**DINING KITCHEN 16' 7" x 14' 10" (5.05m x 4.52m):** Two hardwood sash windows to front. Decorative coving to ceiling. Feature fireplace with marble inlay and wooden surround. Fitted with a range of quality cherry wood wall and base units having granite preparation surfaces over and under unit lighting. One and a half bowl sink unit with curved drainer inset. Smeg Range cooker comprising 6-ring gas hob and electric oven and extractor canopy. Integrated washing machine and dishwasher. Smeg American style fridge freezer. Smeg microwave. Central heating controls. BT telephone point (subject to BT approval). Amtico flooring.

**BEDROOM 1 FRONT 18' 3" x 16' 11" (5.56m x 5.15m):** Three feature circular windows to front and side aspects. Decorative coving to ceiling. Dado rail. Three double panel central heating radiators. Fitted bedroom furniture comprising one double and two single wardrobes, chest of drawers and wall mounted cupboards. BT telephone point (subject to BT approval).

**EN-SUITE :** Hardwood opaque sash window to front aspect. Decorative coving to ceiling. White three piece suite comprising low level w.c., wash hand basin set in vanity unit and enclosed shower unit having oversized shower head.. Chrome centrally heated towel radiator. Shaver point. Extractor fan. Tiled walls and floor.



**BEDROOM 2 FRONT 16' 9" x 13' 1" (5.10m x 3.98m):** Hardwood sash window to front aspect. Decorative coving to ceiling. Dado rail. Feature ornamental cast iron fireplace. Two double panel central heating radiators. BT telephone point (subject to BT approval).

**BATHROOM 12' 1" x 11' 11" (3.68m x 3.63m):** Hardwood opaque sash window to front aspect. Decorative coving to ceiling. Three piece white suite comprising low level w.c., pedestal wash basin and ceramic tile surround bath having mixer tap and shower. Two chrome centrally heated towel radiators. Built-in cupboard housing gas central heating boiler and hot water cylinder. Shaver point. Extractor fan. Half tiled walls.

**OUTSIDE :** A magnificent gated entrance, with the sweeping driveway leading around the formal gardens immediately to the front of the apartment. Visitors parking. Two designated secure parking spaces.

**TENURE :** Leasehold. 999 years from 2004 with 977 years remaining. Service charge is £670.08 per calendar month including sinking fund and covers Buildings Insurance, housekeeping, maintenance, heating, lighting, CCTV, fire safety, window cleaning, gardening and external communal areas.

**SERVICES :** Mains gas, electricity and water are connected (although not tested). Drainage via private sewerage system.

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Staffordshire Moorlands

**TAX BAND:** G

**DIRECTIONS:** SATNAV ST8 7GZ

