DENISE WHITE™
BESPOKE ESTATE AGENT









Biddulph Grange Grange Road, Staffordshire, ST8 7GZ

Asking price £500,000

"Timeless character, extraordinary surroundings, a home unlike any other"

An exceptional executive first-floor apartment set within the magnificent, Grade II listed Biddulph Grange, enjoying a privileged position alongside the National Trust's renowned Biddulph Grange Gardens. Combining historic grandeur, impressive period features and extensive, versatile accommodation, this remarkable home offers the potential for up to four double bedrooms, elegant reception rooms and a stunning breakfast kitchen with original sash windows overlooking the gardens. Approached via electric gates and a sweeping driveway, with two allocated parking spaces and convenient lift access, this is a rare opportunity to enjoy refined living within a property of outstanding character and heritage.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Occupying an exceptional position alongside the world-renowned Biddulph Grange Gardens, this magnificent historic building offers a truly special setting in which to call home. This impressive executive first-floor apartment combines the grandeur and architectural character of a historic country residence with the space, comfort and practicality of modern apartment living.

Originally built by the celebrated Victorian horticulturalist James Bateman, Biddulph Grange is steeped in history and renowned for its distinctive architecture and connection with the extraordinary gardens that sit alongside it. Developed during the 19th century by James and Maria Bateman, the estate reflects their passion for horticulture, architecture and design. The adjacent gardens are now cared for by the National Trust and are widely admired for their imaginative Victorian landscaping, themed garden rooms and remarkable collection of plants from around the world.

Living at Biddulph Grange offers an opportunity to enjoy this remarkable heritage on your doorstep, with the gardens providing an ever-changing backdrop through the seasons. The building itself retains a wonderful sense of occasion, with its imposing architecture, beautiful period detailing and impressive communal spaces creating an atmosphere rarely found within contemporary apartment developments.

The apartment is particularly special, being one of only two apartments accessed via the building's magnificent grand staircase. On entering the communal hall, the staircase immediately establishes the character and grandeur of the building, leading to the apartment's own entrance. For added convenience, a lift also provides direct access from the ground floor to the apartment's front door.

Stepping inside, a grand entrance hallway introduces the extensive accommodation, with a wonderful sense of space and a layout that lends itself equally well to everyday living and entertaining.

The breakfast kitchen is a particularly impressive room, fitted with a comprehensive range of units, complemented by granite work surfaces and a substantial central island. There is generous space for both dining and relaxed seating furniture, creating a sociable living environment in which cooking, entertaining and spending time together can be enjoyed. Imposing original sash windows further enhance the room, drawing in natural light while framing a beautiful outlook towards Biddulph Grange Gardens. The combination of the kitchen's generous proportions, period architecture and garden views makes this a memorable space within the apartment.

At the far end of the hallway, the sizeable lounge provides an elegant principal reception room, offering ample space for comfortable seating and entertaining. A stunning period-style fireplace with an ornate surround forms a striking focal point, complementing the historic character of the building and creating a wonderfully inviting setting in which to relax.

Alongside the lounge is a further sitting room, providing a more intimate space for reading, quiet relaxation or entertaining guests. Alternatively, this room could comfortably accommodate a double bed, offering the flexibility to serve as a fourth bedroom if required.

A well-equipped study sits alongside, fitted with an extensive range of built-in storage furniture. Ideal for home working, hobbies or additional storage, this versatile room could equally be utilised as a third guest bedroom, further enhancing the apartment's flexibility.

The principal bedroom is undoubtedly one of the apartment's most impressive features. Positioned at the opposite end of the hallway, this beautiful room enjoys the same exceptional outlook over Biddulph Grange Gardens, creating a wonderfully peaceful setting. An extensive range of built-in bedroom

furniture provides excellent storage, while the traditional en suite bathroom adds a further touch of period elegance. The bathroom is fitted with a beautiful roll-top clawfoot bath with a shower over, combining classic styling with everyday practicality.

Bedroom two is another substantial double bedroom, benefiting from a range of built-in bedroom furniture and offering comfortable, well-proportioned accommodation. Positioned opposite the separate shower room, it is ideally placed for guests or family members, with the additional bathroom facilities serving the remainder of the apartment.

The shower room continues the property's traditional aesthetic, featuring a beautifully styled suite that complements the historic character of the building. A useful utility room, conveniently positioned just off the entrance hallway, provides additional practical space for laundry and household appliances.

Overall, the apartment offers exceptionally generous and versatile accommodation, with the potential for up to four double bedrooms, alongside a substantial lounge, separate sitting room, study and an impressive breakfast kitchen with ample space for dining and lounging. This flexibility makes it particularly appealing to those seeking a distinctive home with room to accommodate guests, family life, hobbies or working from home.

Externally, the property is approached through electric gates leading onto a private, sweeping driveway, which creates an impressive approach to the grand 'port-cochere' entrance. A communal parking area provides two allocated parking spaces, while a delightful private communal courtyard is available for the use of the owners and occupants, offering an attractive outdoor space in which to sit and enjoy the peaceful surroundings.

Biddulph Grange is far more than simply a place to live; it is a home within a building of genuine historic significance, surrounded by some of the area's most remarkable gardens. The combination of architectural grandeur, exceptionally spacious accommodation, original features and a privileged position alongside a National Trust property makes this a truly distinctive offering. For those who appreciate period architecture, generous proportions and a home with a story to tell, this is a rare opportunity to enjoy a lifestyle that is both elegant and steeped in history.

Location



Situated within the Staffordshire Moorlands, Biddulph is a charming market town offering an appealing blend of independent shops, cafés, traditional pubs and everyday amenities, all surrounded by attractive countryside. Known as Staffordshire's Garden Town, it is home to the renowned National Trust Biddulph Grange Gardens, with nearby country parks, woodland walks and the Biddulph Valley Way providing wonderful opportunities to enjoy the outdoors.

The town offers a good selection of schooling, leisure facilities and community amenities, making it an appealing location for a variety of purchasers. With convenient access to the wider North Staffordshire and Cheshire areas, Biddulph combines the convenience of established town living with a peaceful, countryside atmosphere. For residents of Biddulph Grange, this is complemented by the exceptional privilege of living alongside one of the area's most celebrated historic gardens.

Why We Love This Home!



Biddulph Grange is a remarkable building, and I think it is incredibly rare to find a home that offers quite this much character, history and grandeur, there is so much to admire here. What I particularly love is that, alongside all of its period charm, the apartment offers such generous and versatile living space, allowing you to enjoy the elegance of the building without compromising on everyday comfort. Add in the extraordinary setting alongside the National Trust gardens, and you have a home that offers something genuinely special, with a sense of place and history that would be very difficult to find elsewhere.

Entrance Hall



Kitchen

16'6" x 15'5" (5.04 x 4.71)



Lounge

21'4" x 17'9" (6.51 x 5.43)



Sitting Room/Bedroom Four

16'9" x 11'8" (5.11 x 3.57)



Study/Bedroom Three

18'9" x 9'4" (5.72 x 2.85)



Bedroom Two

16'8" x 12'2" (5.10 x 3.72)



Bedroom One

23'3" x 11'9" (7.09 x 3.59)



Shower Room

9'10" x 5'9" (3.00 x 1.76)



Ensuite Bathroom

10'6" x 5'8" (3.22 x 1.75)



Utility Room

6'4" x 3'1" (1.95 x 0.96)

Outside



The grounds and setting of Biddulph Grange make a fitting introduction to this exceptional historic residence. Approached through electric gates and along a sweeping private driveway, the building presents an impressive arrival, with its grand architecture providing a wonderful sense of occasion. The communal grounds include a delightful private courtyard garden, offering residents an attractive outdoor space in which to sit, relax and enjoy the peaceful surroundings.

A communal car park provides two allocated parking spaces for the apartment, adding welcome practicality to this distinctive period home. Perhaps one of the property's greatest assets, however, is its remarkable position alongside Biddulph Grange Gardens. The surrounding greenery and beautiful garden outlooks provide a wonderfully tranquil backdrop, with views towards the historic gardens adding to the sense of space, privacy and connection with nature. It is a setting that feels a world away from the everyday, while remaining within easy reach of Biddulph's local amenities.

Service Charges

Service Charges are payable at £690.28 per calendar month. This monthly fee covers the cost of:-

- Buildings Insurance
- Sinking Fund (reserve fund) for unexpected and planned repairs and projects
- Expert decorators/maintenance persons who maintain communal areas both internally and externally
- Gardener and care of communal grounds
- Outside lighting
- Housekeeping of the communal areas
- Window cleaning
- Fire Risk Assessments
- Security including the electric gates, etc
- Broadband, heating and lighting in communal areas
- Sewerage charges to Biddulph Grange Sewage Company
- Use of the secure car park with two designated parking spaces

Agents Notes

Tenure: Leasehold - Share of Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band G

Please note; there is no external management company for the property. Each apartment owner becomes a member of the Biddulph Grange Management Company (a private limited company) who control the management of the building and decide how and where the services charges are spent.

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

"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

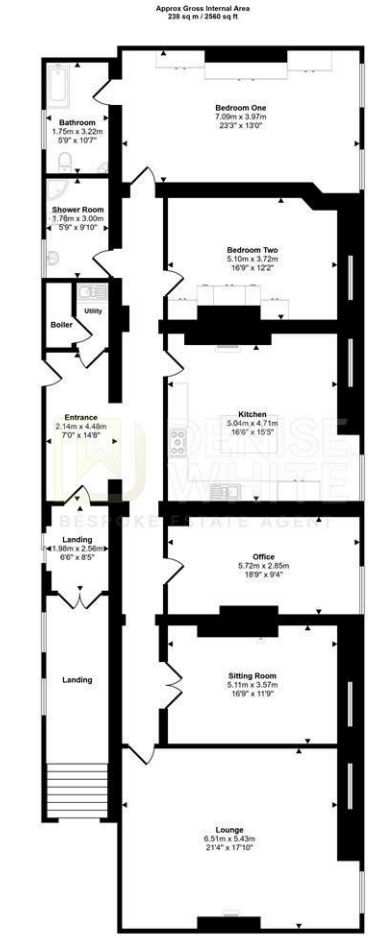
Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

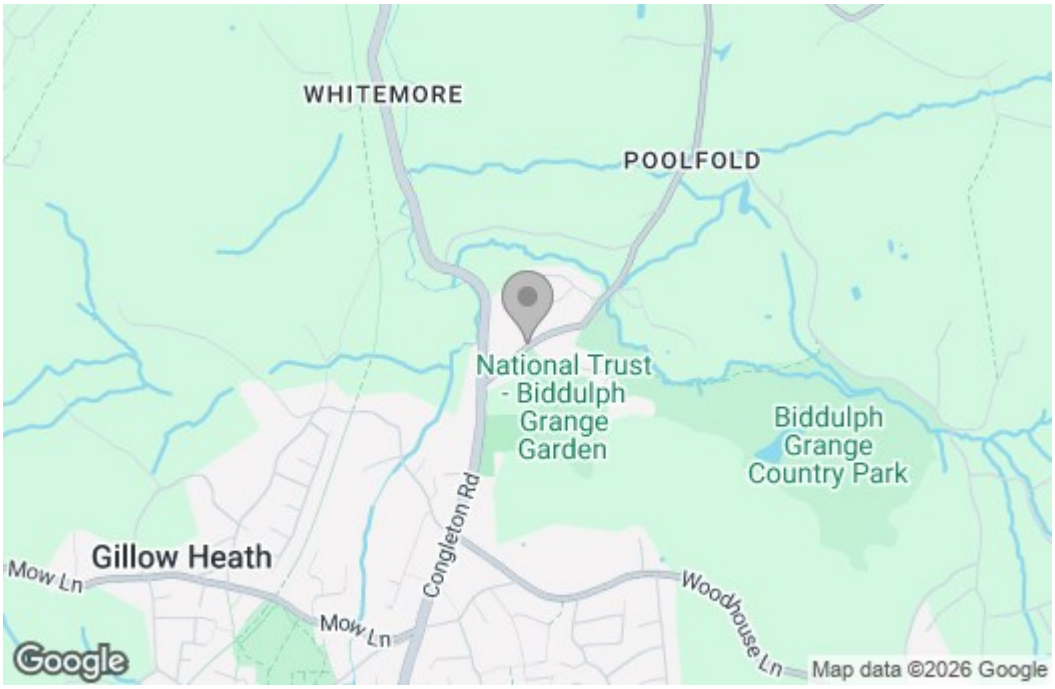
Buyer ID Checks

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.

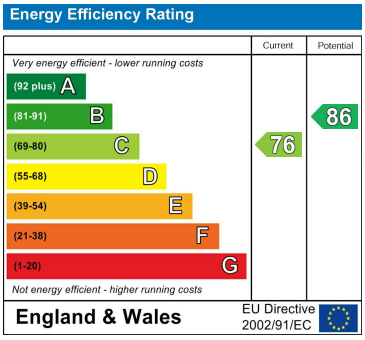
Floor Plan

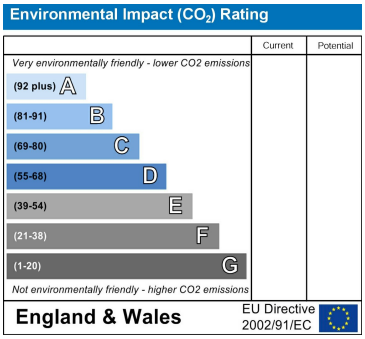


Area Map



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 | www.denise-white.co.uk