

AN ELEGANT UPDATED PRESTIGIOUS APARTMENT OF SUBSTANTIAL PROPORTIONS ENJOYING BREATHTAKING VIEWS OVER THE NATIONAL TRUST'S BIDDULPH GRANGE GARDENS.

The magnificent Grade II Listed Victorian mansion Biddulph Grange has been imaginatively converted into only nine bespoke apartments.

Apartment 6 has spectacular opulence with quite remarkable views over the National Trust's historic gardens, generally considered to be "the most important Victorian garden in Britain". Biddulph Grange in the 1800's was home to the accomplished horticulturalist and landowner James Bateman, which was given up by him in the late 1800's and rebuilt in 1879 by Thomas Bower architect. In the early to mid 1900's the house served as a hospital and after years of neglect the Victorian mansion was imaginatively converted by Shepherd Homes which has now been fully restored to its former glory.

Breathtaking views over Biddulph Grange Garden and beyond are just one outstanding feature of this lavish first floor two bedroom apartment. without doubt a most stunning and distinguished home. The residents have shared use of the majestic 54' x 34' Reception/Entertaining Hall, with Apartment 6 found on the first floor via a sweeping staircase or lift. The apartment benefits from lift access to the landing directly outside the front door and is one of only two apartments with access via the grand staircase. The mezzanine landing at the top of the grand staircase forms part of the apartment's ownership.

The apartment has a private reception hall offering doors to all rooms, with each of the main rooms enjoying a vista over the 'gardens'. At one end of this very large apartment we have a formal lounge, elegant dining room, study which could be used as a snug or bedroom. Fully fitted quality dining kitchen, utility room with boiler room off. Master bedroom with fitted suite with door to ensuite shower room. Second double bedroom with fitted suite and finally the main bathroom.

The private grounds to this property are accessed via sturdy automated operated gates, a sweeping driveway leads to the unforgettable entrance to this residence and discreetly positioned is the residents' secure parking bay with allocated spaces.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Front door to hall.

HALL 16' 2" x 6' 6" (4.92m x 1.98m): Coving to ceiling. Dado rail. 13 Amp power points. Radiator. Door to rear staircase. Door to:

UTILITY ROOM 7' 3" x 3' 7" (2.21m x 1.09m): Single drainer stainless steel sink set in base unit and space and plumbing for washer dryer below. Tiled to splashbacks. Tiled floor. Door to boiler cupboard with recently replacement boiler. Mega flow pressurised hot water tank.

INNER HALL 58' 0" x 4' 0" (17.66m x 1.22m): Coving to ceiling. Arched moulded coving. Dado rail. Two radiators. 13 Amp power points.

LOUNGE 24' 6" x 19' 0" (7.46m x 5.79m) max: Coving to ceiling. Picture rail. Dado rail. Two sash windows with stunning views over the National Trust gardens. Three feature radiators. Deep skirtings. 13 Amp power points. Television aerial point. Cast iron fireplace with Adams style surround.

DINING ROOM 17' 9" x 12' 7" (5.41m x 3.83m): Double entrance doors from hall. Coving to ceiling. Picture rail. Dado rail. Sash window with stunning views over the National Trust gardens. One feature radiator. Deep skirtings. 13 Amp power points.

BEDROOM 3 / STUDY 19' 9" x 10' 6" (6.02m x 3.20m): Sash window with stunning views over the National Trust gardens. Coving to ceiling. Picture rail. Dado rail. Fitted bookcases and storage cupboards. Two radiators. Television aerial point. BT telephone point. 13 Amp power points.

KITCHEN/DINER 19' 7" x 17' 6" (5.96m x 5.33m): Two sash windows with stunning views over the National Trust gardens. LED downlighters to ceiling. Coving to ceiling. Feature cast iron fireplace with marble hearth and surround. Range of quality fitted base and eye level units with granite working surfaces having breakfast bar. Space for range cooker with extractor over. Separate Smeg microwave and oven. Inset one and a half bowl sink. Integrated Smeg dishwasher. Two freezers and two fridges. Tiled floor. 13 Amp power points. Central heating programmer.

BEDROOM 1 24' 6" x 14' 0" (7.46m x 4.26m): Two sash windows with stunning views over the National Trust gardens. Coving to ceiling. Picture rail. Extensive fitted wardrobes. Three radiators. Deep skirtings. Dado rail. 13 Amp power points. Television aerial point. Sky point. Door to en suite.

ENSUITE 11' 7" x 6' 4" (3.53m x 1.93m): Coving to ceiling. Sash window. LED downlighters. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and claw footed bath with mixer shower tap. Partly tiled walls. Chrome heated towel rail/radiator.

BEDROOM 2 17' 9" x 13' 0" (5.41m x 3.96m): Sash window with stunning views over the National Trust gardens. Coving to ceiling. Deep skirtings. Picture rail. Dado rail. Extensive fitted wardrobes. Two radiators. 13 Amp power points. Television aerial point.

SHOWER ROOM 6' 9" x 6' 3" (2.06m x 1.90m): Coving to ceiling. Sash window. Low voltage downlighters. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and large corner shower enclosure. Partly tiled walls. Chrome heated towel rail/radiator. Shaving point.

OUTSIDE : The properties are accessed via electrically operated security gates which give access to a sweeping driveway with large turning circle to the front and continues to the parking facility screened by mature shrubs and trees to the side. The owner of the property will have the enjoyment of the mature ornamental gardens which are maintained under the supervision of the management company.

SERVICES : All mains services are connected (although not tested).

TENURE : Long leasehold owned by the Management Company being the residue of 999 years which started in 2004. No ground rent as levied. The new owner will become a member of the Management Company, constituted to oversee the upkeep of common parts, which effectively includes the upkeep of everything but the inside four walls of the apartment. The monthly levy is currently £698.28, which includes the buildings insurance, electricity/gas supply, gardener, house keeping, fire risk, lighting, security & gates, sewerage, BT & sinking fund. (Subject to solicitors verification)

AGENTS NOTE : Over the last 15 months the apartment has had the following improvements:-

- New boiler and heating system
- All rooms boarded out and wooden floors installed
- Both bathrooms boarded out and vinyl flooring laid
- Victorian bath and shower attachment installed in the ensuite
- Blinds replaced in kitchen & Victorian style curtains and pelmets added to both windows
- Victorian style curtains and pelmets added to the study
- All halogen ceiling lights removed & replaced with LED's

All curtains, lights, including chandeliers are included in the sale price.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: G

DIRECTIONS: SATNAV: ST8 7GZ

