



## STABLE COTTAGE

10 Grange Road Biddulph ST8 7RZ

- SEMI-RURAL LOCATION
- DETACHED COUNTRY COTTAGE
- SMALL Paddock
- VIEWS OVER ADJACENT FARMLAND

\*STUDIO/SUMMER HOUSE WITH KITCHENETTE AND SHOWERROOM

\* NO CHAIN

\* FURNISHED AND DECORATED BY INTERIOR DESIGNER

\* LARGE PARKING AREA

**OFFERS IN THE REGION OF £650,000**





Key2let estates are excited to present this extremely rare opportunity, this rather unique detached cottage has been completely transformed into a spectacular home! Located in an area of outstanding beauty.

Sitting within a generous sized plot which includes a small paddock, Ideal for gardening enthusiasts, play space for children or a secure environment for keeping livestock. There is all space to erect outbuildings for livestock. Gate access from the road.

The cottage is situated adjacent to picturesque countryside, in a perfect tranquil setting. Within walking distance of the Local gastro public house, Biddulph Country Park with its' Hideaway Café; and The National Trust Biddulph Grange Gardens. The Grange Gardens, which have been considered as "the most important Victorian Garden in Britain." For some history, Biddulph Grange in the 1800's was home to the accomplished horticulturalist and landowner James Bateman.

A perfect location, providing the best of both worlds to suit all needs.





## DIRECTIONS

PLEASE FOLLOW SAT NAV WITH ST87RZ. PROCEED ALONG GRANGE ROAD PAST THE BIDDULPH GRANGE GARDENS AND BIDDULPH COUNTRY PARK. WHERE THE ROAD DIPS AND CROSSES A SMALL STREAM TAKE THE NEXT RIGHT INTO THE DRIVEWAY. KEEP LEFT AND THE PROPERTY CAN BE LOCATED ON THE RIGHT HAND SIDE IDENTIFIED BY OUR FOR SALE BOARD.

## PROPERTY DETAILS

The property is accessed via a wooden front door into the

OPEN PLAN LIVING AREA 8.18m x 3.35m

### KITCHEN

with range of fitted 'shaker' style wall and base units, incorporating Integral 'Bosch' dishwasher, 'Beko' washing machine, 'Lamona' oven and ceramic induction hob, extractor hood, tall fridge/freezer, breakfast bar with three stools. White marble work surfaces, inset Belfast sink with mixer taps. 'Mitsubish' remote controlled wall mounted air conditioning unit. Oak dining table with three matching oak chairs. Polished slate tiled flooring.

### LOUNGE AREA

log burner, wooden parquet flooring, two small radiators, Leather chesterfield sofa, tartan armchair, Vaulted ceiling with beams and inset spot lights. Telephone socket. Windows with venetian blinds fitted

HALLWAY 5m x .87m

with polished slate flooring

BEDROOM 3 2.9m x 2.4m

with wooden parquet flooring. Oak furniture comprising; single bed, dressing table and mirror. wall mounted 'Toshiba' tv





large cupboard housing Immersion heater, beige tab top curtains. Feature tartan wall. window with venetian blind. Fan wall heater.

#### SHOWER ROOM

Comprising white low level w.c. small vanity unit with wash hand basin and mixer tap; shower cubicle with sliding door, plastic boarding, electric 'Triton' shower unit.



#### BEDROOM 2 3.6m x 3m

wooden parquet flooring, three windows with fitted venetian blinds, and beige tab top curtains, tartan feature wall, vaulted ceiling with beam, inset spot lights, oak furniture comprising, wall mounted mirror, double bed with mattress and bedding, 2 bedside cabinets.



#### EN-SUITE BATHROOM 2.5m x 1.4m

polished slate flooring, white suite comprising; white panelled bath with electric 'Triton' shower over, hand rail to bath, shower rail with curtain, vanity unit with wash hand basin and mixer tap, spot lights, tiled in white/purple tiling. wall radiator.

#### BEDROOM 1 4.12m x 3.6m

oak parquet flooring, one radiator, 'Mitsubishi' wall mounted remote controlled air conditioning unit, two windows with venetian blinds and cream tab top curtains, inset spots, vaulted ceiling with beam. Oak furniture comprising; king sized bed with mattress and bedding, two bedside cabinets, two drawer units, wardrobe, dressing table and mirror. Polished slate flooring.





DETACHED STUDIO suitable for a variety of uses with potential as an airbnb with consent

Wooden construction with veranda. Sit out on the veranda and enjoy the lovely views over adjacent farmland.

Fitted with small Kitchen with oven and hob

Shower Room



#### GARDENS

The property is accessed via a shared farm drive, with public footpath leading into Biddulph Country Park.

Extensive cottage style gardens to three sides of the property featuring borders with mature trees and shrubs and lawned areas. Gravel pathways.

Views over adjacent farmland.



#### Paddock

Fully enclosed area with access via double opening gates from the road and access via garden gate from the front of the property. Some hard standing.



#### PARKING

Extensive parking areas with slate hardstanding.

The property benefits from having air conditioning units installed. These provide precise temperature control and effective humidity regulation. They ensure that the house remains comfortable regardless of the weather outside.





SEPTIC TANK

MAINS ELECTRICITY

EPC

LOCAL AUTHORITY : STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

COUNCIL TAX BAND: B

### LOCATION

Biddulph itself offers an excellent variety of shopping facilities, local restaurants and public houses close by. If you are looking for more extensive shopping facilities there is Hanley, Congleton, Macclesfield, Leek and Manchester all within easy reach. Easy access to train station. For families, there are a number of primary and secondary schools within easy reach. For the commuter there is easy access to the Motorway network, Macclesfield being a town with more comprehensive facilities, and direct Inter-City rail services to Manchester and London.

**CALL US TO ARRANGE A VIEWING 7 DAYS A WEEK**

**07506 326212**

**Key2let Estates**

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Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.