



# PRIORITY

PROPERTY SERVICES



**4/5 Bedrooms. Rare Opportunity To Purchase This Versatile, Extended, Modernised Family Home With Stunning Views Across The Valley Towards Biddulph, Mow Cop & Congleton Edge. Superb None Estate Location. Annex, If Required.**



**'Hilberie' Lodge Barn Road Knypersley Biddulph  
ST8 7NS**

**£375,000**



**ENTRANCE PORCH**

uPVC double glazed door with side panel windows to the front elevation allowing fantastic views over towards the 'Biddulph Valley', 'Mow Cop' and 'Congleton Edge' on the horizon. Part glazed door allowing access into the reception hall.

**RECEPTION HALL**

Tiled floor. Open spindle turn flight stairs up to a galleried landing. Panel radiator. Low level power points. Telephone point. Doors to principal rooms. Door to bay fronted lounge.

**BAY FRONTED THROUGH LOUNGE 23' 4" x 11' 10"**  
(7.11m x 3.60m)

Timber fire surround with 'marble effect' inset and hearth. Two panel radiators. Various low level power points. Coving to the ceiling. Two doors allowing access into the entrance hall. uPVC double glazed sliding patio window and door allowing access and views into the conservatory. uPVC double glazed window to the side allowing pleasant views. Walk-in bay window with uPVC double glazed windows to both front and sides, allowing fantastic panoramic views over 'open countryside', down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**CONSERVATORY**

Upvc double glazed windows to both the side and rear elevations. Tiled floor. Centre ceiling light and fan. uPVC double glazed, double opening 'French doors' allowing access to the rear garden.

**GROUND FLOOR FAMILY BATHROOM 6' 10" x 6' 10"**  
(2.08m x 2.08m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. 'P' shaped bath with chrome coloured hot and cold taps and chrome coloured wall mounted mixer shower with glazed curved shower screen. Tiled walls and floor. Chrome coloured towel radiator. Ceiling light point. uPVC double glazed frosted window to the rear elevation.

**THROUGH KITCHEN DINER****Bay Fronted Dining Area 13' 4" maximum into bay x 11' 10" maximum into chimney recess(4.06m x 3.60m)**

Multi-fuel burner. Real wood flooring. Built in storage cupboard with louver doors. Further door allowing access to the reception hall. Large opening allowing easy access into the kitchen. Attractive walk-in bay with uPVC double glazed windows to both the front and sides, allowing panoramic views over 'open countryside', down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**Kitchen 11' 10" x 10' 10" (3.60m x 3.30m)**

'Range Master Classic' five ring gas hob with electric grill, oven below and side oven/plate warmer. Matching 'Range Master' circulator fan/light above. Various floor mounted modern units. Large stainless steel double bowl sink unit with stainless steel surround and splash back with further cupboard space below. Ample space for free standing

fridge or freezer. Real wood flooring. Large access allowing easy access into the dining area of the kitchen. Panel radiator. Part glazed door to the side. By-fold modern doors allowing access and views to the rear garden.

**UTILITY ROOM (Off The Kitchen)**

Great range of fitted base and wall units. Timber work surfaces and attractive tiled splash backs. Various power points. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer. Drawer and cupboard space. Stainless steel built in, waist level microwave oven. Additional matching larder cupboard. Quality timber floor. Panel radiator. Part glazed door allowing access into the kitchen. Further door allowing access into bedroom. Further door to the lounge.

**BEDROOM 13' 4" x 10' 8" (4.06m x 3.25m)**

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. Ample space for free-standing wardrobes (if required). Door to the en-suite. uPVC double glazed window to the rear.

**EN-SUITE**

Modern 'white' suite comprising of a low level w.c. Wall mounted wash hand basin with half pedestal and chrome coloured mixer tap. Double shower with tiled walls and chrome coloured mixer shower. Ceiling light. Modern part tiled walls. Extractor fan. Shaving point. Panel radiator with thermostatic control. uPVC double glazed frosted window to the rear.

**BAY FRONTED LOUNGE/BEDROOM 13' 4" into the bay x 11' 8" (4.06m x 3.55m)**

Low level power points. Television point. Panel radiator with thermostatic control. Ceiling light point. Attractive walk-in bay with uPVC double glazed windows to both the front and sides allowing excellent views over 'open countryside', down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**SIDE PORCH**

Panel radiator. Tiled floor. Attractive exposed brick walls. Ceiling light point. Low level power point. uPVC double glazed window to the front. Modern composite part glazed door to the side elevation.

**FIRST FLOOR - GALLERIED LANDING**

Galleried landing with open spindle staircase allowing access to the reception hall. Step up to a further landing with panel radiator. Built in wardrobes set behind attractive double opening louvre doors. Further modern door to the first floor cloakroom/w.c.

**FIRST FLOOR CLOAKROOM/W.C.**

Modern low level w.c. Wash hand basin with chrome coloured mixer tap. Wall light point. Extractor fan. Panel radiator with thermostatic control.

**MASTER BEDROOM** 18' 2" x 16' 0" at its widest point (5.53m x 4.87m)

Feature vaulted ceilings with centre ceiling light point. Two panel radiators. Various low level power sockets. Two large, wide Velux (Kinder) sky-light windows to the rear with built in blinds allowing excellent views of the established gardens. uPVC double glazed window to the front allowing panoramic views over 'open countryside', down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**BEDROOM TWO** 11' 10" x 11' 0" (3.60m x 3.35m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed wide window allowing excellent views over 'wooded area' to the side and partial views down towards 'Staffordshire' on the horizon.

**BEDROOM THREE** 12' 0" x 5' 10" (3.65m x 1.78m)

Panel radiator with thermostatic control. Low level power points. Door to storage eaves. Ceiling light point. Timber double glazed, (Velux) skylight window to the front with fitted blind.

**EXTERNALLY**

The front is approached via a dry-stone wall forming the front boundary. Garden is mainly laid to lawn and is surrounded by stone walling. Hardcore driveway provides access to the side with additional parking OR potential for a garage (subject to planning). Lantern reception light with easy access to the entrance hall of the property. Driveway provides ample off road parking.

**REAR ELEVATION**

Off the kitchen there is an enclosed cobbled patio with outside water tap and reception lighting which is surrounded by attractive dry stone walling. Cobbled patio surrounds the conservatory. Easy access down one side of the property to a good size, concrete and hardcore patio, surrounded by attractive dry-stone walling, which enjoys pleasant views over wooded area to the side and excellent panoramic views to the front, towards 'Mow Cop' and 'Congleton Edge' on the horizon, great place to enjoy the

mid-day to later evening sun. Ambling steps to both sides of the plot allowing access up to the first level of garden.

**GARDEN AREA LEVEL ONE**

Good size flagged patio with large fish pond towards the centre, surrounded by stone walling, and established shrub borders. Partial views up towards 'Mow Cop' on the horizon. Further steps leading up to the top of the garden.

**TOP OF THE GARDEN**

Established 'wooded area' with established shrubs and trees. Two large sheds to one side. Further pathway to the very top with gated access to the rear.

**SUMMER HOUSE**

Single glazed 'summer house' with double opening doors to the front. Excellent partial views down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Rock End/Biddulph Moor. Turn right onto the private road 'Lodge Barn Road', to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

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**Energy Performance Certificate** HM Government

5, Lodge Barn Road, Knypersley, STOKE-ON-TRENT, ST8 7NS

Dwelling type: Detached bungalow      Reference number: 2298-5039-6292-4698-2904  
 Date of assessment: 21 February 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 21 February 2018      Total floor area: 171 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,600 |
| Over 3 years you could save                     | £ 498   |

|               | Current costs        | Potential costs      | Potential future savings                 |
|---------------|----------------------|----------------------|--|
| Lighting      | £ 345 over 3 years   | £ 270 over 3 years   |  |
| Heating       | £ 2,928 over 3 years | £ 2,505 over 3 years |  |
| Hot Water     | £ 327 over 3 years   | £ 327 over 3 years   |  |
| <b>Totals</b> | <b>£ 3,600</b>       | <b>£ 3,102</b>       | <b>You could save £ 498 over 3 years</b> |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

| Very energy efficient - lower running costs | Current | Potential | Very energy efficient - higher running costs |
|---|---------|-----------|--|
| (95-100) A                                  |         |           |  |
| (85-94) B                                   |         |           |  |
| (65-84) C                                   |         |           |  |
| (55-64) D                                   |         |           |  |
| (45-54) E                                   |         |           |  |
| (35-44) F                                   |         |           |  |
| (2-34) G                                    |         |           |  |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

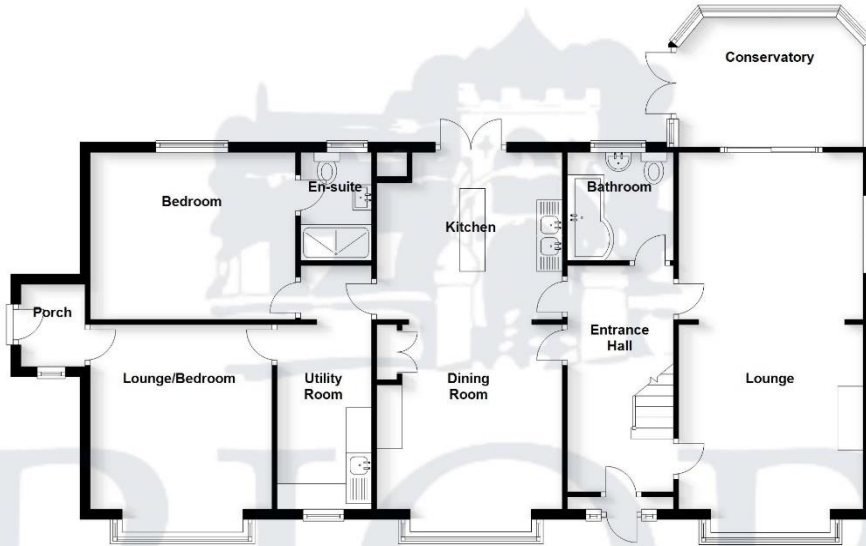
| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor)            | £4,000 - £6,000 | £ 129                        |
| 2 Low energy lighting for all fixed outlets | £20             | £ 60                         |
| 3 Heating controls (room thermostat)        | £350 - £450     | £ 308                        |

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

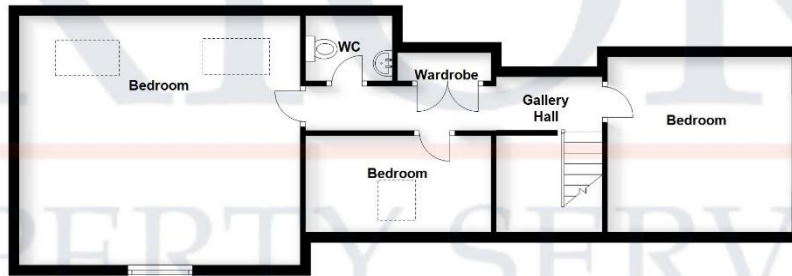
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**Ground Floor**  
Approx. 1283.8 sq. feet



**First Floor**  
Approx. 655.9 sq. feet



Total area: approx. 1939.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



Biddulph's Award Winning Team



PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.