



The Old Vicarage, Horton, ST13 8PH.
Guide Price £1,200,000

Est. 1930
**Whittaker
& Biggs**

The Old Vicarage, Horton, ST13 8PH.

'The Old Vicarage', Horton a Grade two listed six bedroom family home. Built in 1753 for the famous John Wedgwood and family, the Vicarage has been renovated to a excellent standard throughout, whilst still retaining many of those important original features. This extensive home is nestled on a generous plot, with excellent commuting links to Manchester, Derby, Stoke-On-Trent and the Midlands. The Kings School in Macclesfield, Endon High School and Denstone Collage, are all within close proximity and have an excellent Ofsted reports.

The property is located in a tranquil village within the Staffordshire Moorlands, The Old Vicarage stand within an elevated position, having far reaching views towards the neighbouring countryside and a picturesque view of Horton St Michael's Church, which dates back in parts to the late15th century.

The impressive accommodation is located over three floors, with the additional basement level having two vaulted cellars in addition to the wine cellar. To the ground floor is an impressive entrance hallway, giving access to the dining room, sitting room and drawing room, all having open fireplaces. Leading from the dining room is the kitchen, utility and open plan garden room/breakfast room, a beautifully designed space with Velux style windows and atrium, French doors lead out to the courtyard and full length sliding doors opening to the rear terrace. Within the kitchen is a good range of units to the base and eye level, a Rangemaster cooker, double ceramic sink and plumbing for a dishwasher. The ground floor is complete with two wash rooms, housing lower level WCs.

The double garage has two electric up and over doors with light and power connected. Three office spaces are situated above the garage, originally the Old Sunday School Room, the space offers FUJITSU air conditioning, an inglenook style fireplace with wood burner, fibre broadband and wood panelled walls.

To the first floor are four well proportioned bedrooms, with bedroom one having fitted wardrobes, window seat and a contemporary en-suite with freestanding bath and walk in shower. Bedroom five and six also offer a generous provision of fitted wardrobe space. The first floor is serviced by the family bathroom, having both a shower and bath.

To the second floor are two further bedrooms, with the added benefit of both bedrooms having shower en-suites and walk in wardrobes.

Externally to the frontage is a delightful well maintained garden, with gated access, steps and pathway to the front door. Lawned areas, well stocked borders and gravel pathway to the side of the property. To the rear is an area laid to patio, lawn and well stocked borders. A viewing of the Old Vicarage is highly recommended to appreciate the stunning architecture, size, plot, views and picturesque surroundings.

Situation

This home is situated in the sought after village of Horton. The property is a short walk away from the popular Rudyard Lake visitor attraction along with various country walks across the former railway line. Horton is a short drive from the Cheshire border, giving good commuting access to Leek and Congleton and also Macclesfield and the Motorway Network. Private schooling is accessible with ease, with local private transport to either Kings Private School situated in Macclesfield or Newcastle-under-Lyme School.



Entrance Porch

Wood door to the front elevation, quarry tiled floor.

Entrance Hallway

Parquet flooring, wood glazed leaded door to the front elevation, windows to the front elevation, radiator, staircase to the first floor, wood window to the rear elevation, access to the cellar.

Sitting Room 14' 10" x 14' 6" (4.52m x 4.42m)

Two wood single glazed windows to the front elevation incorporating wood shutters, radiator, window seats, open fire with wood mantle, marble surround and hearth. Wood glazed window to the side elevation, cornicing.

WC/Cloakroom 9' 1" x 7' 2" (2.77m x 2.19m)

Lower level WC, wash hand basin, partly tiled, wood single glazed window to the side elevation. Cloakroom: shelving, wood window to the side elevation.

Living Room 21' 2" x 14' 6" (6.46m x 4.41m)

Three wood double glazed windows to the side elevation, two radiators, open fireplace with wood mantle, marble hearth and surround, cornicing.

Dining Room 13' 11" x 15' 5" (4.23m x 4.69m)

Two wood windows to the front elevation with shutters, radiators, wood window to the side elevation, cornicing, open fireplace with wood mantle, marble effect surround and hearth.

Kitchen 9' 11" x 14' 7" (3.01m x 4.45m)

Karndean flooring, radiator, good range of fitted units to the base and eye level, space for dishwasher, one and half bowl sink unit with chrome mixer tap, Rangemaster with four ring electric hob, warming plate, electric grill and ovens, extractor fan above, partly tiled, wood beams, glazed window to the rear elevation, integral fridge, wood effect worksurfaces.

Dining Area 12' 8" x 14' 1" (3.85m x 4.30m)

Fitted units with storage shelving, Karndean flooring, radiator, wood double glazed double doors to the side elevation, Velux style electrically operated windows to the side elevation, cupboard housing oil fired boiler built into the fireplace, space for American style fridge/freezer.

Living Area 14' 4" x 14' 10" (4.38m x 4.52m)

Recess for flat screen TV, radiator, electric operated skylight, aluminium finish sliding patio double doors, inset downlights.

Utility 11' 6" x 7' 1" (3.50m x 2.17m)

Range of fitted units to the base and eye level, space for washing machine and dryer, stainless steel sink unit with drainer, wood glazed window to the front and rear elevation, shelving.

Inner Hallway

Leading to Garage, wood glazed window to the side elevation, staircase to the office room.

Outhouse

Ideal for storage.

WC

Wood window to the side elevation, lower level WC.

Double Garage 37' 0" x 16' 10" (11.29m x 5.12m)

Electrically operated dual doors, power and light connected, access to the garden.

Landing 11' 7" x 17' 0" (3.54m x 5.19m)

Wood double glazed window to the side elevation, electric Dimplex heater.

Office 25' 4" x 16' 11" (7.71m x 5.16m)

Wood panelled walls with electric heater, wood double glazed window to the side elevation, loft access, power and light connected.

Office/Living/Social Room 13' 4" x 11' 6" (4.06m x 3.51m)

Wood double glazed windows to either side of the property, two electric heaters, stone finish, wood beams, Fujitsu air conditioning unit, gas feature inglenook fireplace with wood mantle, exposed brick surround. Storage Room with staircase leading to the garage, double glazed wood window to the side elevation, power and light connected.

First Floor

Landing Area

Wood glazed window to the rear and side elevation, radiator.

Master Bedroom 16' 8" x 13' 10" (5.08m x 4.22m)

Two glazed windows to the front elevation, window seats, double glazed window to the side elevation, built in wardrobes.

Ensuite Bathroom 9' 2" x 14' 6" (2.80m x 4.41m)

Roll top bath set on claw feet with a floor mounted chrome mixer tap and shower attachment, walk in shower with chrome integral shower unit, vanity wash hand basin with chrome mixer tap and storage beneath, WC with push flush, radiator, wood glazed window to the rear elevation, heated towel radiator, inset downlights.

Bedroom Two Bedroom Two

Two wood glazed windows to the front elevation with window seats, ceiling rose, radiator, wood glazed window to the side elevation, built in cupboards.

Bedroom Three 12' 4" x 14' 3" (3.77m x 4.35m)

Wood glazed window to the side elevation, radiator, built in wardrobes, cornicing.

Bedroom Four 9' 2" x 11' 1" (2.80m x 3.38m)

Wood glazed window to the side elevation, built in wardrobes, storage cupboards.

Family Bathroom 8' 3" x 11' 1" (2.51m x 3.38m)

Panelled bath, corner shower with Triton electric shower fitment, lower level WC, pedestal wash hand basin, radiator, two double glazed wood windows to the side elevation, partly tiled, radiator.



Second Floor

Landing Area

Feature oval window to the front elevation, built in storage cupboard.

Bedroom Five 16' 1" x 14' 1" (4.90m x 4.30m)

Wood glazed windows to the side elevation, loft access, storage cupboard.

Ensuite

Shower enclosure with electric shower, lower level WC, pedestal wash hand basin, tiled splashbacks, radiator.

Bedroom Six 16' 8" x 13' 1" (5.07m x 3.99m)

Two double glazed windows to the side elevation, radiator, inset downlights, walk in wardrobe.

Ensuite

Shower enclosure with electric shower, pedestal wash hand basin, lower level WC, tiled splashbacks.

Outside

Externally to the front gated access with steps to the property, stone walls, cast iron gate, areas laid to lawn, laid to gravel, well stocked borders, mature plants, trees and shrubs, hedged boundaries.

Side

Gravelled area, well stocked borders, courtesy lighting.

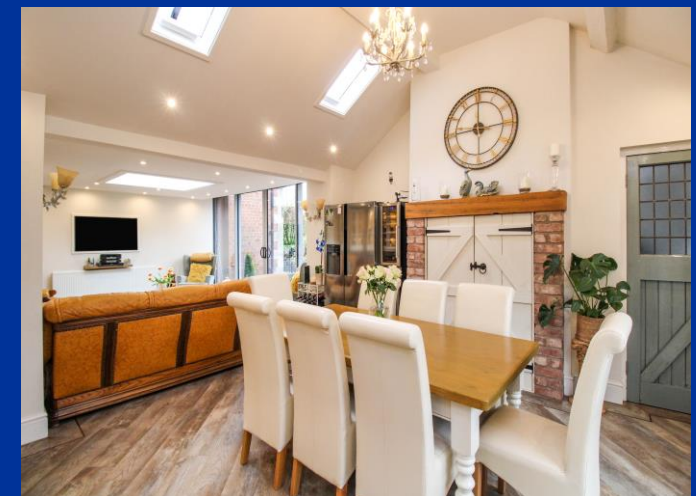
Rear Garden

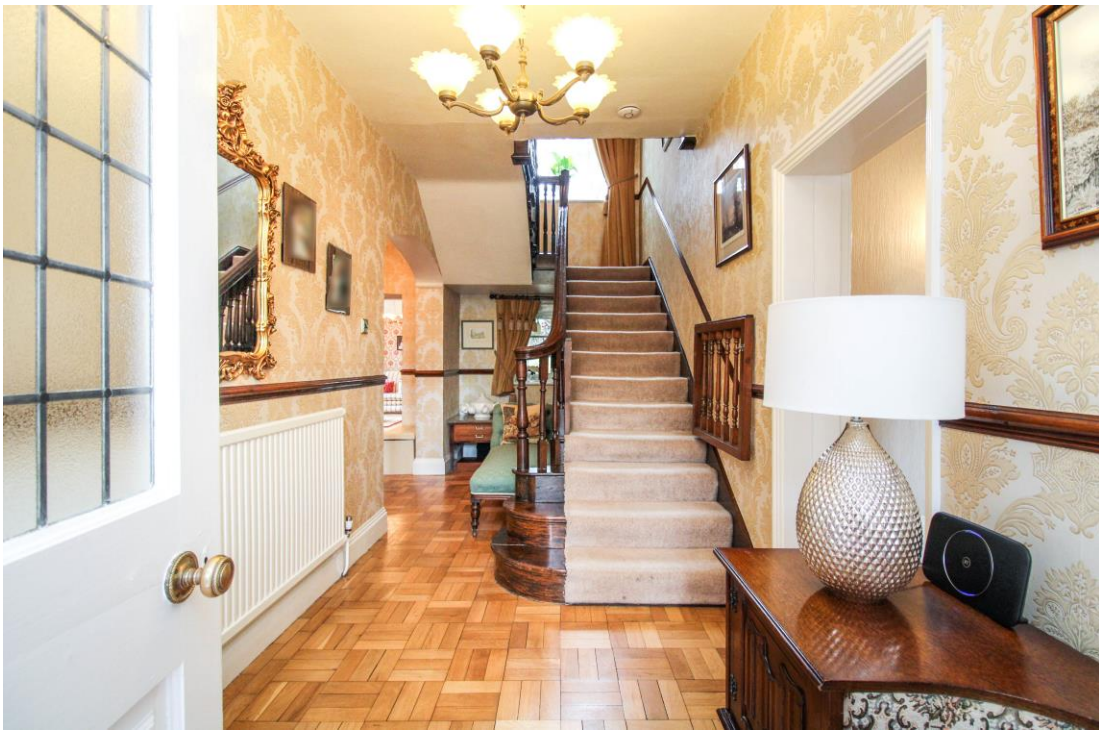
Gravelled path, steps leading to a raised lawn area, raised well stocked borders, stone wall, stone patio, gated access on to herringbone patio area, power sockets, courtesy lighting.

Note:
Council Tax Band: G

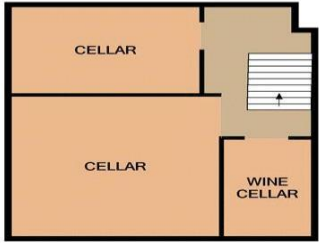
EPC Rating: N/A

Tenure: believed to be Freehold





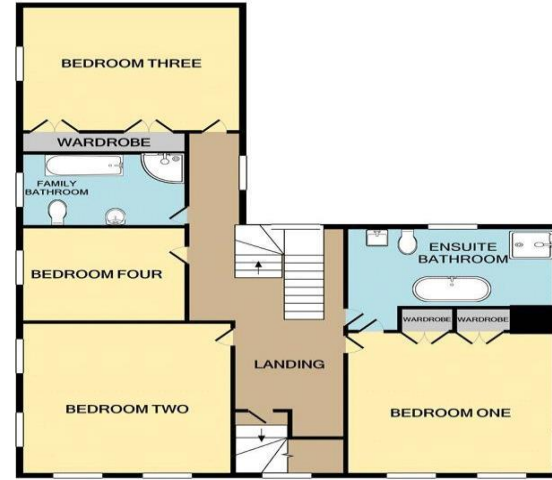




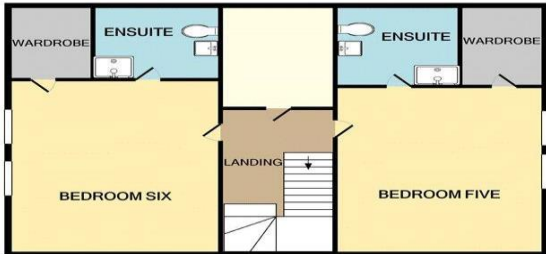
BASEMENT LEVEL



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Leek take the A523 north, signed to Macclesfield. After approximately 2.4 miles turn left onto Rudyard Road signed Horton & Rudyard. Continue for 0.9 miles up the hill into the village of Rudyard and at the roundabout bear to the left onto Dunwood Lane. Continue for a further 0.7 miles and then turn right onto Tollgate Road. Continue up Tollgate Road for 0.6 miles, passing Horton Head Farm and turn right on to Heath House Lane. Continue up the hill and the property is found on your left hand side.

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