



HAZEL HOUSE KNYPERSLEY HALL, KNYPERSLEY, STOKE-
ON-TRENT, STAFFORDSHIRE, ST8 7AN

£325,000



STEPHENSON BROWNE

Stephenson Browne are extremely proud to market this stunning period property, dating back from the 1840s. Originally part of the Knypersley Hall estate this property has been altered and extended multiple times over the years to create the fantastic and spacious 1,450 sq ft home it is today. The current vendor has recently redecorated throughout, including new carpets, just the start of the many benefits of Hazel House.

The first thing to mention here are the breathtaking countryside views, with farm fields, a public footpath leading to Greenway Bank Country Park, fishing pools, conservation area, horse pasture and Knypersley Cricket Ground with its lovely Victorian pavilion all nearby, you really are getting the best of both worlds. Hazel House has semi-rural feel but is just a short distance from Biddulph town centre, a beautiful thriving town which has many local shops and amenities including the Leisure Centre, large Sainsbury's store and Biddulph Grange Country Park.

Hazel House is full of character, charm and history, the oldest part of this beautiful Victorian house being built to house servants working at Knypersley Hall. It has changed magnificently from the small one-up-one-down it originally was and now comprises entrance hall with stained glass entrance door and parquet flooring, two large reception rooms, breakfast kitchen with utility and a downstairs WC. To the first floor via the split-level landing you have two great size double bedrooms, a further smaller bedroom and bathroom.

Externally to the front of the property is a paved driveway providing off road parking for multiple vehicles. To the rear of the property is a lovely landscaped garden with patio area, lawned area and steps down to a low garden area surrounded by mature shrubs, bushes and flowers. The garden is bordered by a stone wall with beautiful surrounding countryside views.

A viewing is highly recommended to appreciate everything this fantastic property has to offer!



Entrance Hall

Entrance door with stained glass panels, parquet flooring, understairs storage. radiator and stairs to the first floor with newly fitted carpet and antique brass stair rods.

Living Room

15'5" x 14'6"

Feature fireplace with tile hearth and surround, newly fitted carpet, original feature coving, two radiators and double glazed window to the rear elevation.

Dining Room

15'5" x 12'7"

This room has been completely renovated, re-plastered and redecorated recently with a newly fitted carpet, picture rail, two radiators, door to the rear elevation with feature glass and double glazed window to the rear elevation.

Breakfast Kitchen

19'3" x 7'10"

Fitted kitchen comprising wall and base units with work surface over, space for freestanding oven, space for fridge, tiled splash backs, tiled flooring, double glazed windows to the front and side elevation and radiator.

Utility Room

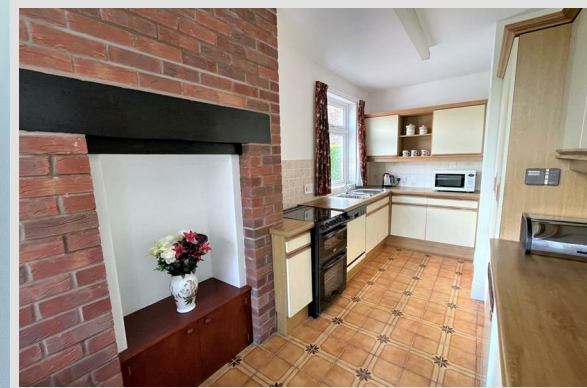
Fitted with wall and base units with work surface over, space for washing machine and freezer, tiled splash backs, tiled floor, window to the side elevation and radiator.

Downstairs WC

Fitted with a two piece suite comprising low level WC and wall mounted pedestal hand wash basin, part tiled walls, tile effect flooring, opaque window to the side elevation and radiator.

Landing

Original split-level galleried landing with double glazed windows at each end and access to all first floor accommodation.



Master Bedroom

15'6" x 14'10"

Feature Victorian fireplace with tiled hearth, cast iron surround and wooden mantelpiece, newly fitted carpet, radiator and double glazed window to the rear elevation.

Bedroom Two

16'6" x 13'3"

Newly fitted carpet, radiator and two double glazed windows to the rear elevation.

Bedroom Three

10'3" x 7'10"

Newly fitted carpet, radiator, storage and airing cupboards, double glazed window to the front elevation.

Bathroom

Fitted with a four piece suite comprising low level WC, pedestal hand wash basin, shower cubicle and sunken bath, tiled walls, tile effect floor, opaque window to the side elevation and radiator.

Externally

Externally to the front of the property is a paved driveway providing off road parking for multiple vehicles. To the rear of the property is a lovely landscaped garden with high quality patio area, lawned area and steps down to a lower garden area covered in landscape bark and surrounded by mature shrubs, bushes and flowers. The private and secluded garden is bordered by a large stone wall with beautiful surrounding countryside views.

Further History

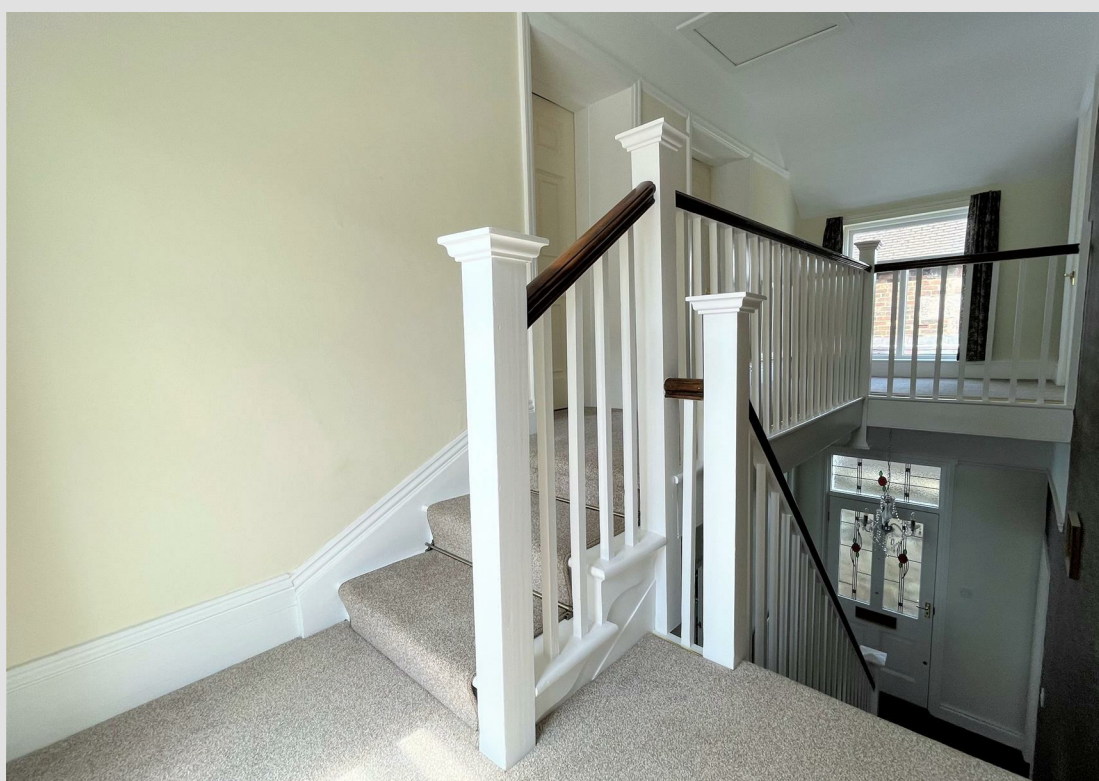
Hazel House lies in the vicinity of Knypersley Hall and forms part of a complex of buildings comprising The Old Coach House, Coachman's Cottage, Knypersley House and Hazel House. Originally all of these buildings belonged to Knypersley Hall and were owned and managed as part of the Knypersley estate. The oldest part of the house dates back to the early 1840s and comprises two rooms, one-up-one-down, built adjacent to



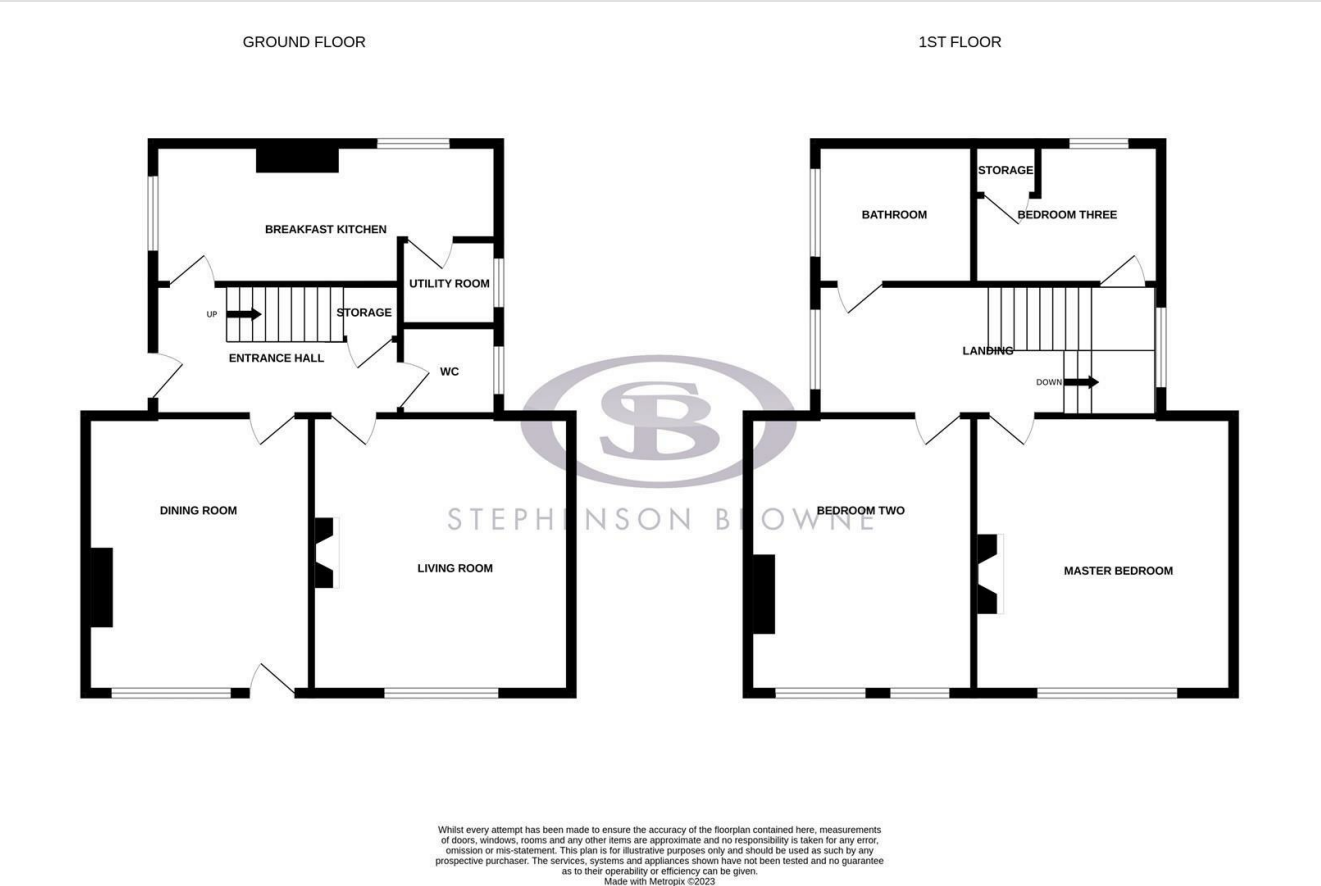
Knypersley House. A few years later further rooms were added to complete the west facing profile of the house as seen today. These alterations took place in the years following 1841 after the previous owner, the horticulturist John Bateman, had moved to Biddulph Grange. There were many changes at this time including a significant increase in the number of servants working at Knypersley Hall. They were housed in a servant's wing that now forms part of Knypersley House and Hazel House.

In 1872 the wealthy industrialist Robert Heath took ownership of Biddulph Grange, Knypersley Hall and all of the surrounding estates including Greenway Bank and Knypersley Pools. This led to a period of extensive redevelopment both for Knypersley Hall itself and for many other estate buildings too. Thus, Hazel House acquired a new east-facing gable constructed at the front of the house together with an ornate staircase and split-level landing. The property became a separate dwelling known for the first time as Hazel House and this new structure and layout remains to this day.

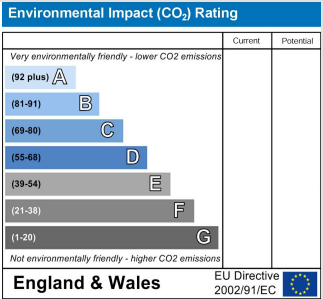
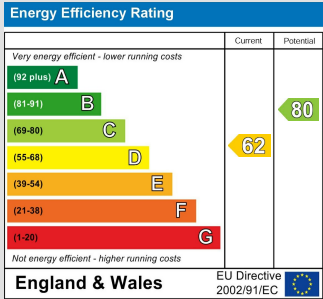
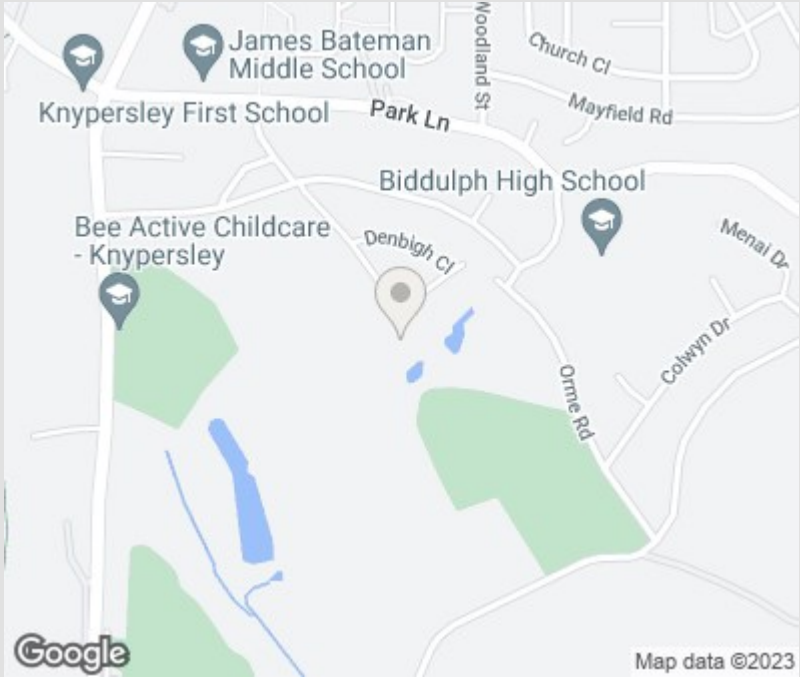
For nearly 100 years Hazel House remained under the ownership of the Knypersley Hall estate meaning that the house was rented and occupied by tenants. Moving to the 20th century there was a significant change in 1954 when three Knypersley Hall properties, including Hazel House, passed into private ownership with the help of Harry Jones, the well-known local builder. Subsequently the house was owned for many years by Frank Butler, captain of Knypersley Cricket Club, the well-known cricketer who played county cricket for Staffordshire. The present owner of Hazel House has been resident there for more than forty years and has always enjoyed living in this beautiful historic semi-rural location.



Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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