



Hanger Hill
62 Town End | Cheadle | Staffordshire | ST10 1PF

FINE & COUNTRY

HANGER HILL

This is a fine example of an Edwardian family home, constructed around 1905 and has been a loving family home for the last 30 years with accommodation of in excess of 3,500 ft² over three floors.



Situated on the edge of the small market town of Cheadle with all local amenities, schooling for all ages, a choice of private educations within 9 miles and easy access to the major link road A50 which in turn provides access to the M1 and the M6.

Its elevated position offers privacy for such a central spot, with its concealed entrance, countryside views as far as the Weaver Hills and backing onto open fields. The stunning formal gardens are in excess of an acre and has been lovely transformed offering amazing outdoor space and gardens.

Now this wonderful property, which offers a wealth of character and restored original features, needs to be home to the next family, this property offers development potential, subject to the necessary planning permission.

OVERVIEW

With accommodation of in excess of 3,500 sq², this property offers not only space but a wealth of original character and detail.

Entrance to the entrance porch with cloak room leads to an impressive reception hall showcasing many original features such as the staircase and leaded stained-glass window, providing access to three principle reception rooms, cloakroom and to the outstanding bespoke kitchen, utility room and cellar. At first floor a spacious galleried landing from which there are four bedrooms, the principle bathroom and wc A back stairs return to the kitchen and the main stairs continue to the second floor with two further bedrooms including a luxury en-suite and large attic storage. It has to be said these gardens have developed over the last 30 years by the current owner, with plants from far and wide to include formally laid topiary, herbaceous borders and pathways around terraces ideal for summer dining, a nature pond and water features with secluded patios, cultivated and productive vegetable gardens with greenhouses, orchard, large lawns with summerhouse and barbecue patio. The layout and plot size offer potential for development subject to necessary planning permission.





GROUND FLOOR

Entrance porch leading to an inner porch with stained, etched and leaded glass. Minton tile floor and stained, leaded hardwood door with brass furniture. Built in storage cupboards with etched glass.

The reception hall presents this fine pitch pine balustrade and turning staircase leading to first floor finished with a large stained-glass window to the side. Herringbone Parquet floor dressed radiators and ceiling cornice. Door leading out to the side elevation. Under the wide staircase is a Cloakroom/ Wc with black and white Minton tiled floor, wc and wash basin.

The Study offers double glazed windows with stained and leaded glass, beautifully carved oak fireplace, ceramic tiled hearth with inset living flame coal effect gas fire, finished with bookshelves and ceiling cornice.

At the front of the house is the formal Sitting Room/drawing room with a spectacular 4 pained mullioned bay to the front offering glorious views over the garden towards the hillside on the horizon. Deep recess, mahogany oak fireplace with tiling and open fire.

On the side elevation, leading out to the formal gardens via a double glazed panel door is the Dining Room with an impressive dog grate open fire on a tiled hearth set within a marble surround.

At the rear is the stunning Bespoke Kitchen fitted with a comprehensive range of units with include an island finished with granite work tops, recessed Frankie stainless steel sink unit with mixer tap. To complement this kitchen there are built in appliances by Neff to include induction hob with cooker hood, 2 multi-function ovens, Neff microwave, Neff warming drawer and integral dishwasher. The floor is quarry tiled with mosaic border tile and windows provide views of the courtyard. Access to the second staircase leads from the kitchen and there are doors to the pantry and utility.

The Utility is fitted with high and low level cabinets for storage, quarry tiled floor and Belfast sink. Part glazed door lead to the courtyard and, in turn, the garage. There is also a walk-in, good size shelved pantry.

Lower Ground Floor

The Cellar is accessed from the fitted kitchen. With terracotta floor, power, light, a radiator and houses the Valliant gas central heating boiler.





SELLER INSIGHT

“We loved the house as soon as we saw it,” say the current owners of 62 Town End, “with its high ceilings, generous rooms, and beautiful period features. We had been living in Australia previous to moving back to the UK, and were used to living in large properties, so this ticked all the boxes for us.”

Since moving in, the owners have made various improvements to the property. “We recently modernised the kitchen and bathrooms,” they say, “installing high quality fittings and appliances and even a jacuzzi bath and steam room. We wanted to provide all the luxury of contemporary living whilst retaining the historic charm of traditional features, so we had the stunning stained glass windows remade with triple glazing to modern standards behind the original glass.”

Outside, the property is just as unique. “We are keen gardeners and have travelled extensively, bringing back seeds and specimens from all over the globe and planting them in our garden here,” say the owners. “We have propagated an array of rare varieties, including fabulous Australian Bottlebrushes with their abundance of spiky crimson blooms. We also have three al fresco entertaining areas for barbecues and dining, as well as plenty of raised beds for growing vegetables. This still leaves ample flat areas for children’s games and family badminton matches. The garden is very private and large enough to get lost in, with various picturesque walks to take through the different areas.”

The semi-rural location of the property has much to offer, too. “On the edge on town, we are just 3 minutes from everything we need but it feels like we are out in the countryside,” say the owners, “in a safe and friendly environment for raising a family. Local transport is excellent, with the closest railway station just 5 minutes away by car. Just 15 minutes away - close, but not on the direct traffic route - is Alton Towers for a fun day out with the children, while the Hawks Moor reserve is within easy reach for beautiful country walks.”

“Our favourite room is the dining room, large enough to seat 20 people for Christmas dinner. It is easy to create a cosy festive atmosphere with the open fire and a real fir tree stretching up to the high ceiling.”

“The situation of the property offers the best of both worlds, convenient for shops and amenities yet surrounded by beautiful countryside.”

“Our garden is our pride and joy, a veritable haven of exotic plants, a vegetable patch, and green areas for children and adults alike to explore.”

“We shall miss the sheer amount of space this property affords us, both inside and out. It is the perfect place for everyday family life and entertaining alike.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

First Floor Landing is galleried with pitch pine balustrade, further stairs leading the second floor and the second stairs leading down into the kitchen. Attention to detail has been sort to protect this side facing stained and leaded windows by adding further glazing in order to showcase such artwork.

The principle bedroom offers phenomenal views, from the bay, to the front elevation, across rolling countryside and woodland on the horizon. The measurements include standard fitted oak furniture.

Bedroom Two offers a double glazed bay to the side which has delightful views over the gardens. Fitted double wardrobes with mirrored sliding doors and a fitted bookcase.

Bedroom Three has double glazed windows to the rear, built-in storage cupboards and shelving to each chimney recess and sliding door wardrobes.

Bedroom Four is situated on the front with again fabulous views.

Spacious Luxurious Wharf designed Bathroom fitted with Villeroy and Boch suite to include a ceramic and marble vanity basin with storage beneath, Whirlpool/ spa bath. There is a walk-in Helo large steamer and shower enclosure. DAB radio built into the ceiling, double glazed window to the rear, two contemporary radiators and room finished with floor and wall tiling, underfloor heating, extractor fan and recess ceiling spotlights.

Offering separately is the Wc Villeroy and Boch suite comprising wc and contemporary wash basin with mono block tap. Fully ceramic walls and floors tiling with under floor heating, radiator and double glazed window to the side.







SECOND FLOOR

Bedroom Five offers a comprehensive range of fitted furniture in light ash. Dormer window to the side, cupboard and hot water cylinder offering an ideal airing cupboard. This room provides access to the attic which has light and extensive storage.

En-Suite with cream suite to include wash basin built into the unit with storage under, wc and good size enclosed corner shower with a Mira thermostatic shower. Room finished with wall and floor tiling, underfloor heating and extractor fan. Door leading to attic/storeroom.

Bedroom Six offers a rear facing bay with spectacular views over the rear gardens.







OUTSIDE

From a concealed entrance the tarmacadam driveway leads to the property and the attached generous garage built in the style and in keeping with the house. There is an outside/gardeners WC and in the eaves of the garage, accessed from the garden is a tool shed/garden store.

The front gardens are formally set with topiary, herbaceous and scented paths. And rear gardens have gravelled pathways which meander through nature ponds to formal hedged Rose, Wisteria arbour and herb garden.

A cultivated vegetable garden includes raised beds with fruit and soft fruit cages. Two substantial aluminium framed greenhouses, storage sheds, garden tool stores etc. These gardens are particularly well screened by substantial hedging to each side. The rear boundary contains a wide variety of substantial and mature flowering herbaceous borders and shrubs.

The Orchard offers a wealth of fruit bearing trees, grafts and bushes. Continuing to the upper lawn there is a summer house and two aviaries.

Development Potential

A rare opportunity, subject to obtaining planning consent, within this 1.2 acre site. Buyers must make their own enquires in this respect as there is quite obvious potential for now or in the future.







LOCAL AREA

Situated in the heart of the Midlands within the market town of Cheadle which offers all local amenities including schooling for all ages, with Denstone College and Abbotsholme less than 9 miles away.

Blythe Bridge railway station is just 4 miles which runs to Derby and Stoke-on-Trent stations. The property is within walking distance of a bus stop with various options.

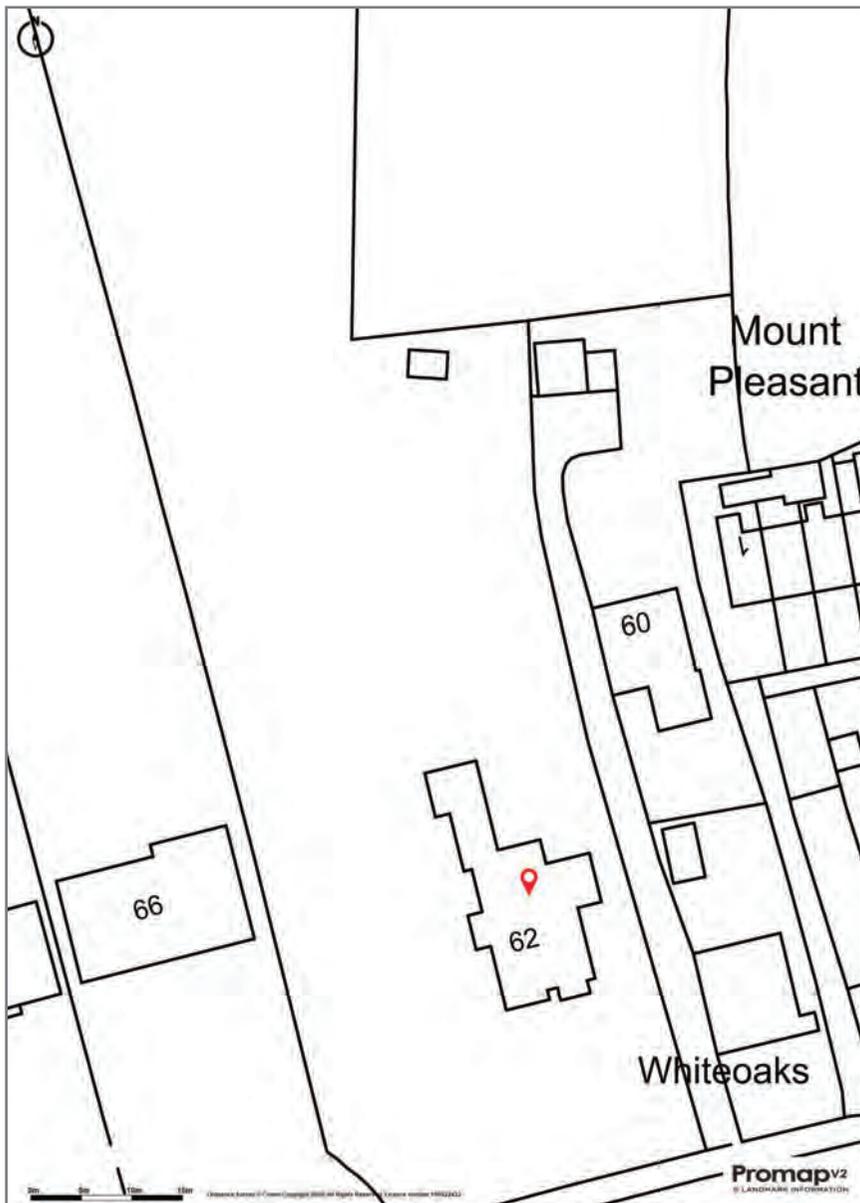
For the Golfer, there are three Golf Courses within 15 miles, the nearest being the latest JCB Golf and Country Club, an 18-hole golf course with professional tournament potential. Local water sports can be found at Rocester JCB Lake and Blithfield Water.

INFORMATION

For the traveller:

East Midlands Airport	41 miles
Manchester Airport	48 miles
Birmingham Internal Airport	55 miles
Stoke on Trent Railway Station	9 miles





INFORMATION

Services

Mains: Electric, Drainage, Sewage and Water are connected

Local Authority

Staffordshire Moorlands District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07973 109536

Website

For more information visit <https://www.fineandcountry.com/uk/staffordshire>

Opening Hours:

Monday to Friday

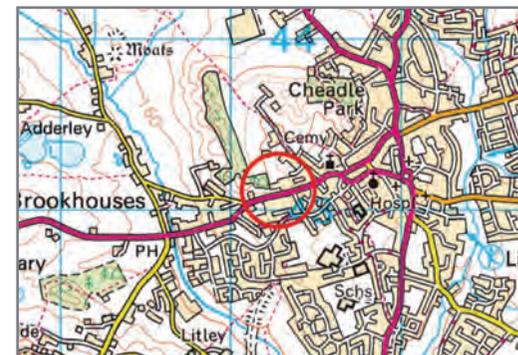
9.00am to 6.00pm

Saturday

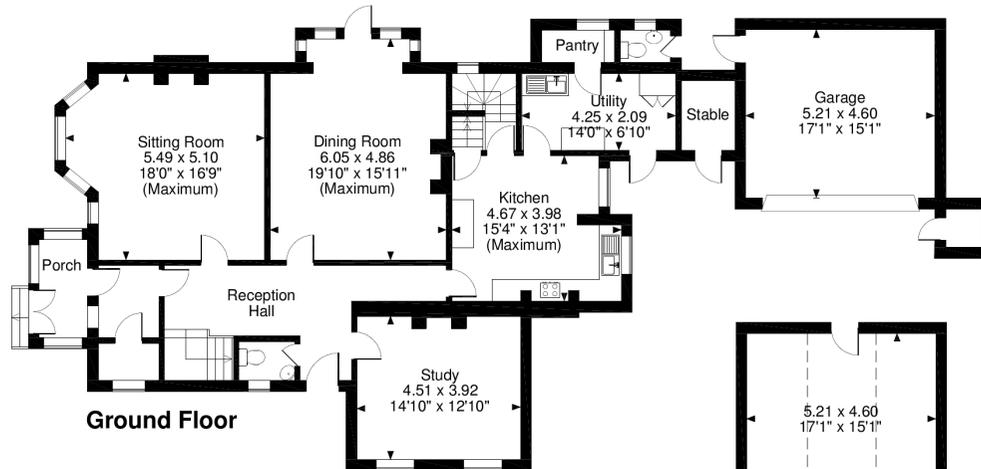
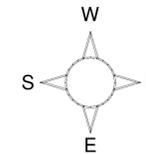
9.00am to 5.00pm

Sunday

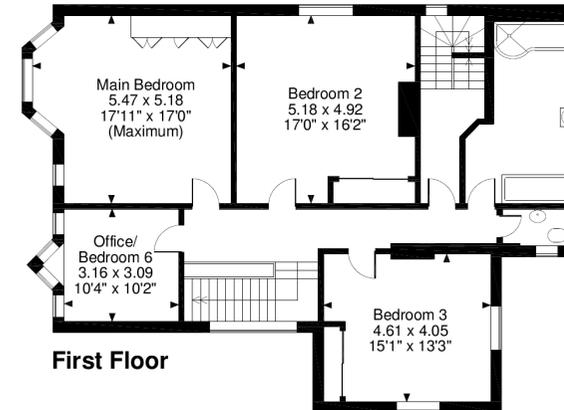
by appointment only



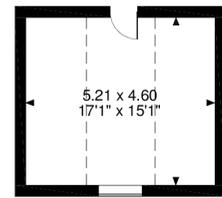
Town End, Stoke-on-Trent
Approximate Gross Internal Area
Main House = 3539 Sq Ft/329 Sq M
Garage = 352 Sq Ft/33 Sq M
Summer House = 141 Sq Ft/13 Sq M
Outbuilding = 54 Sq Ft/5 Sq M



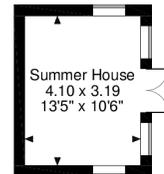
Ground Floor



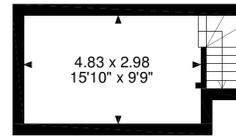
First Floor



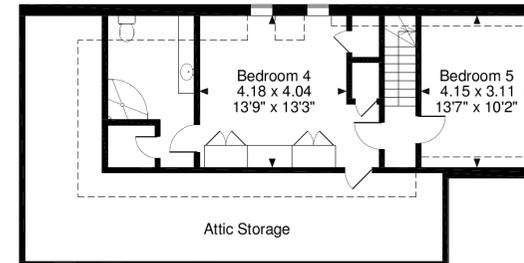
Garage Above Floor



Summer House



Cellar



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.11.2020





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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ANITA ADAMS

PARTNER AGENT

follow Fine & Country Staffordshire on



Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
01889 228088 | 07973 109536 | anita.adams@fineandcountry.com

