

FOR SALE BY PRIVATE TREATY

**MADELEY MANOR, MADELEY,
NEWCASTLE-UNDER-LYME
(POSTAL ADDRESS CREWE CW3 9HJ)**



A substantial Georgian manor house with late Victorian extensions, originally constructed by Lord Crewe for a member of his family. There is also a former Orangery, the whole of the building is Grade II Listed. In recent years the property has been used as a 36 room care home for the elderly.

The whole of the property sits in 5.59 acres (2.262 hectares) of Gardens and former Parkland.

The whole of the property requires refurbishment and restoration but offers the opportunity to tastefully provide good quality residential or other accommodation.

OFFERS INVITED FOR THE WHOLE

Directions

The property sits on the mainly residential village of Madeley and is approached from the centre by taking New Road, off the A525 and after approximately ½ mile turning right into Heighley Castle Way. Follow this around and the turning to Madeley Manor is seen on the right.

Description

The property is approached along a short driveway to a car park, which lies to the side of the main house.

Accommodation

The approach to the property is through doors in a rounded Porch to into interior **Victorian Foyer** with **Hallway** beyond:- 3.05m. x 9m. (average), currently used as a reception area.

A corridor leads off to the main section of the Georgian building and contains:-

Room 1:- 8.8m. x 5.65m. currently 2 Bedrooms with En-Suites.

Room 2:- 9.5m. x 7.2m. currently containing a Bathroom and a Day Room.

Room 3:- 6.78m. x 5.6m. currently a Day Room.

Room 4:- 6.78m. x 5.6m., also currently a Day Room.

Room 5:- 6.78m. x 9.2m. into a full height bay windows, currently a Day Room.

All of the above rooms have good views over the property's grounds and gardens to open countryside beyond, through good sized, mainly original windows.

Central to the accommodation is a main Hall with fireplace and stairs off lit by a natural light Lantern to the roof.



Room 6:- 11.5m. x 5.6m., currently providing 3 Bedrooms and WCs.

Room 7:- 5.4m. x 6.5m., providing various Stores and ancillary uses, together with stairs down to **3 Cellar Rooms**, recently used for storage and to provide a laundry.

The main stairs lead to the First Floor where the rooms are approached from the stairs to a Central Landing giving access two ways to:-

Bedroom 1:- 8.8m. x 5.6m., now 2 Bedrooms with En-suites.

Bedroom 2:- 9.5m. x 6.8m., currently 3 Bedrooms with En-suites.

Bedroom 3:- 6.8m. x 5.65m., now 2 Bedrooms and a WC.

Bedroom 4:- 6.8m. x 5.65m., currently a Bedroom, WC and landing area.

Through **Bedroom 5:-** 9.3m. into full height bay x 7m., provides 2 Bedrooms, Bathroom and a WC.

Bedroom 6:- 11.5m. x 5.6m., currently 3 Bedrooms, each with En-suite facilities.

There is a **Small Group of Rooms**, mainly providing storage facilities.

The remainder of the property is the Victorian servants' extension, which is also included within the Grade II Listing.

The rooms have changed considerably over the years, the accommodation is currently as follows:-

Ground Floor:-

Room V1:- 3.6m. x 5.8m., providing a Bedroom and En-suite.

Corridor gives access to

Room V2:- 5.87m. x 4.3m., being a Bedroom and En-suite.

Room V3:- 5.87m. x 7.5m., is a Bedroom, En-suite and a Boiler Room.

Room V4:- 7.23m. x 5.8m., is a fully fitted Commercial Kitchen.

Room V5:- 6.33m. x 5.2m., provides Bedroom and Stores.

Room V6:- 2.9m. x 4.5m., provides a Bedroom.

There is a **Further Group of Rooms** which have recently been used as a hair salon and nursing stations.

A ground floor corridor leads off behind the curved screening wall, visible on the entrance to the car park, to **various rooms providing staff facilities.**

Mezzanine Floor

Room V7:- 7.6m. x 5.8m., being a Bedroom and WC.

Room V8:- 6.1m. x 4.52m., is now 2 Bedrooms and a WC.

Room V9:- 12.9m. x 4.00m., provides 3 Bedrooms with En-suite facilities, 2 further rooms and a corridor.

Room V10:- 5.8m. x 7.5m., has 2 Bedrooms with En-suites.

Room V11:- 0.9m. x 4.5m., provides a Bedroom and En-suite and the approach to the external staircase.

On the **First Floor** are

Room V12:- 2.00m. x 3.2m. (average), being a Bedroom.

Room V13:- 2.7m. x 5.6m., providing a Bedroom, Storage and access to the external staircase at this level.

Additional Buildings

Include the former **Orangery:-** 7.9m. x 6.4m., now in a semi-derelict condition, and protected with scaffolding, together with a **Plant Room and Garaging.**



Services

Mains water, gas and electricity are connected to the property. Drainage to a storage tank within the grounds and pumped to the public sewer.

Local Authority

The property lies within the Borough of Newcastle-under-Lyme, whose offices are at Castle House, Barracks Road, Newcastle ST5 1BL.

Viewing

Strictly by appointment with the agents overleaf.



PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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