



The Grange  
Lower Loxley  
Uttoxeter  
Staffordshire  
ST14 8RZ

Price £995,000

- Just under 4 acres
- Splendid rural location
- Main house with four beds and four ensembles
- Four receptions in the Main house
- Large Farmhouse Kitchen with Rayburn in the Main House
- Annex with one bed and bathroom
- Lounge and dining kitchen in Annex
- Great for one large family or two families
- Outbuildings with potential to create additional living space subject to planning
- Solar Panels



## GENERAL INFORMATION

### THE PROPERTY

In this splendid rural location sits The Grange. Converted from the outbuilding of Caverswall Farm and completed in 2004/2005, the property has remained in the same family ownership since 1978. The Grange had been used as a Bed and Breakfast establishment by the owners in past times but is now a large family home.

The Barn was converted under the direction of the owners, creating an amazing degree of flexibility throughout, with an attached one-bed annex, ideal for elderly parents, older children or potential rental income. They thought carefully about the character and features of the building and ensured they were retained and enhanced. The property as a result offers superb latched doors, flagstone flooring to the hall, exposed wall and ceiling timbers, exposed brickwork, oak flooring, and flagstone window sills. The property has an oil-fired central heating system, a separate heating system for both the main house and the annex, and photovoltaic roof panels.

The approach opens into a substantial drive encompassing a lawn with a large willow tree, creating a superb circular driveway offering a tremendous amount of parking. The solid oak entrance door opens into a charming hall with fabulous character features, such as flagstone flooring, an exposed brick wall, and a pine staircase and balustrades.







Off the hallway is a guest cloakroom and an under stairs storage cupboard. A door opens into one of the reception rooms currently used as a formal dining room which offers views out to the front. There is also a cloak cupboard for shoes and coats. From the dining room a door opens into the formal sitting room. A lovely feature of this room is the brick chimney breast with a log burner inset. Windows look out to both the front and the rear. This lovely room with its character features ensuring a warm and cosy feel.

To the opposite side of the hall, a door opens into the Summer Living room. This light, bright room has French doors opening out to the front. The outlook is the focal point of the room. A further door opens from the living room into a Study/Playroom/Cinema room.

The heart of any property is the Kitchen. This property does not disappoint with a large farmhouse kitchen with a Rayburn set within a chimney breast. There is ample space for kitchen table and chairs along with a sofa or easy chairs. The kitchen features bespoke oak fronted base cabinets with granite worktops, the essential Belfast sink and a Rangemaster range cooker. Doors lead off to the annex, a Utility with plumbing for 2 washing machines, a sink and drainer and a further door

into what is known as the Back Kitchen as described by the vendors. The central heating boiler for the main house is also housed here. This space offers a further range of kitchen base cupboards and drawers and matching wall mounted cabinets, worktops are inset with a double stainless steel sink. There is ample space for fridge and freezer. It's a great place to hide your hard work when entertaining guests!

A Boot room off the kitchen leads out to the side patio.

On the first floor the landing gives access to all four bedrooms and an impressive walk in linen storage room which then leads through into the huge walk in loft space.

The Principal suite has a large bedroom with a dressing area, a walk-in wardrobe, and an ensuite bathroom that offers a bath, separate shower, W.C., and a hand wash basin. Three double bedrooms are separate from the Principal suite off the split landing. These three bedrooms all offer suite shower rooms ensuite.

#### THE ANNEX

The Annex connects to the main house via a door from the kitchen into a hallway in the Annex. There is a living room with views over the garden, a dining kitchen with a

door leading out to the patio area, a double bedroom and a bathroom.

#### OUTBUILDINGS

Created from two separate garages with a workshop at the rear, this area now offers a really great space for hobbies, entertaining, and a workshop. There is ample storage; the combi boiler for the annexe is housed here. The first garage has been shortened and has power and light and is a great storage space/work shop area. The second garage has been transformed into a great entertaining space and is fitted with a good range of cabinets and shelving units. Worktops are inset with a sink and side drainer, and there is ample space for large outdoor table and chairs. There are then two separate W.C.s off an inner hallway and a shower room. To the rear of both garage spaces is a large workshop area, currently being used for a dog grooming area. A door leads out to the drive and stairs lead up to a large first floor storage area.

#### GARDENS AND GROUNDS

The outside space is a stunning feature of the property offering lots of space for quiet and peaceful reflection with a formal garden area laid to lawn with large shrub beds and gates opening through to the paddock and



woodland. This outdoor space is a family's dream with plenty of spaces to explore and inspire.

#### LOCATION

The property is around 4.2 miles from Uttoxeter's town centre with its everyday shopping and leisure facilities. There are ample hiking and and hacking trails in the area. The is horse racing at Uttoxeter race course , golf, and the country's market town of Stafford is approximately 11.4 miles away. There are good road connections via the A50 leading to the A38 and further motorway networks beyond.

#### ACCOMMODATION MAIN BARN

##### GROUND FLOOR

##### HALL

##### GUEST CLOAKROOM

##### DINING ROOM

4.36m x 5.38 to window (14'3" x 17'7" to window)

##### SITTING ROOM

6.06m x 5.38m (19'10" x 17'7")

##### SUMMER SITTING ROOM

4.36m x 5.84m to french doors (14'3" x 19'1" to french doors)

##### STUDY/PLAYROOM

2.55m x 5.35m (8'4" x 17'6")

##### FARMHOUSE KITCHEN

5.84m max x 7.09m (19'1" max x 23'3" )

##### BACK KITCHEN

4.34m x 2.83m (14'2" x 9'3")

##### UTILITY

1.35m x 2.86m (4'5" x 9'4" )

##### BOOT ROOM

1.63m x 3.34m (5'4" x 10'11")

##### FIRST FLOOR

##### PRINCIPAL BEDROOM SUITE BEDROOM

4.53m x 5.90m (14'10" x 19'4" )

##### EN SUITE BATHROOM

2.28m x 2.70m (7'5" x 8'10")

##### DRESSING AREA

1.45m x 3.53m (4'9" x 11'6")

##### WALK IN WARDROBE

2.73m x .97m (8'11" x .318'2" )

##### BEDROOM TWO

3.08m x 3.m + 1.03m 1.86m (10'1" x 9'10" + 3'4" 6'1" )

##### EN SUITE TO BEDROOM TWO

1.46m x 2.47m (4'9" x 8'1")

##### BEDROOM THREE

4.32m x 5.63m max 3.84m min (14'2" x 18'5" max 12'7" min)

##### EN SUITE TO BEDROOM THREE

1.07m x 1.66m (3'6" x 5'5")

##### BEDROOM FOUR

3.22m x 3.82m (10'6" x 12'6")

##### EN SUITE TO BEDROOM FOUR

1.55m x 1.75m (5'1" x 5'8")

##### LINEN STORAGE AREA

2.49m x 2.85m (8'2" x 9'4")

##### WALK IN LOFT

8.99m x 4.11m (29'5" x 13'5" )

##### SINGLE STOREY ANNEX

##### HALL

3.88m x 1.63m min 2.86m max (12'8" x 5'4" min 9'4" max)

##### DINING KITCHEN

3.74m x 5.31m (12'3" x 17'5")

##### LOUNGE

5.95m x 3.23 (19'6" x 10'7")





#### BEDROOM

3.98m x 4.35 (13'0" x 14'3" )

#### BATHROOM

2.64m x 2.82m (8'7" x 9'3" )

#### OUTBUILDINGS

#### WORKSHOP/STORAGE

4.07m x 3.96m (13'4" x 12'11" )

#### INDOOR KITCHEN AREA

4.15m min 4.80m max x 5.83m (13'7" min 15'8" max x 19'1" )

#### CLOAKROOM AREA-HALL

0.99m x 2.44m (3'2" x 8'0" )

#### W.C.

1.39m x 2.05m (4'6" x 6'8" )

#### W.C.

0.95m x 2.02m (3'1" x 6'7" )

#### SHOWER ROOM

1.02m x 3.14m (3'4" x 10'3" )

#### WORKSHOP/DOG GROOMING AREA

8.82m x 4.61m max 3.08m min (28'11" x 15'1" max 10'1" min )

#### 1ST FLOOR STORAGE AREA

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Electric  
Solar Panel  
Oil - 2 x 2000 litre oil tanks  
Water - Mains  
Sewage - Digester  
Broadband supplier

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band G

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleg-a-school.aspx>

#### VIEWING

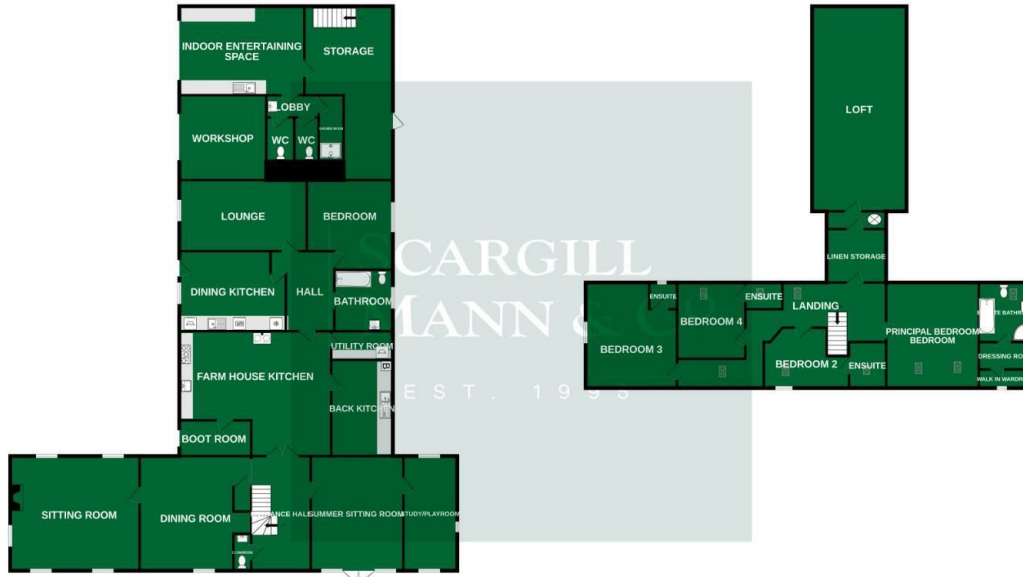
Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A

#### AGENTS NOTE

Easement through neighbouring field - Details Available  
Easement for access to Oil Tanks

GROUND FLOOR  
3423 sq.ft. (318.0 sq.m.) approx.

1ST FLOOR  
1666 sq.ft. (154.7 sq.m.) approx.



TOTAL FLOOR AREA : 5089 sq.ft. (472.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	<b>77</b>
England & Wales	EU Directive 2002/91/EC

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)