

£1,250,000

Trentham Ley, Longton Road, Trentham



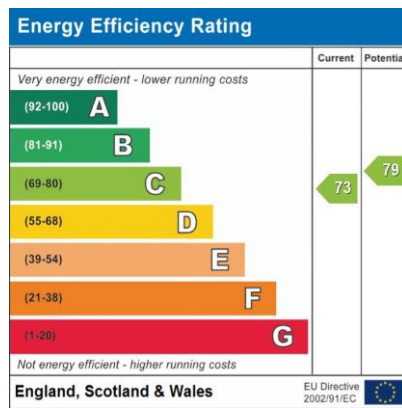
- **DETACHED**
- **NINE BEDROOMS**

- **FOUR BATHROOMS**
- **1.9 ACRES**

- **FOUR RECEPTION ROOMS**
- **PRESTIGE LOCATION**

A former archdeacons residence built by the Duke of Sutherland in 1910, Trentham Ley is a charming Arts and Crafts house set in a stunning Capability Brown landscape. Trentham Ley, formerly a Roman Hill Fort, has a castellated balcony acknowledging its historic origin and the house retains the majority of its original features whilst being carefully updated to provide a substantial modern home. Stained glass windows, large 6 panelled doors, servants bells and stunning ecclesiastical window fittings are carefully blended with modern insulation, central heating, nine bedrooms, four reception rooms and four bathrooms. The house sits on the top of the Trentham Ley hill in a mature landscaped garden of a little under 2 acres, comprising a paddock and a lawn tennis court.

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Entering the lobby via the Georgian yellow double doors, the hallway provides a generous space to access the house, boasting a fireplace and a large cloakroom fitted out with a Pininfarina designer sink and wet room off. A wide Edwardian staircase leads to the first floor with a substantial leaded glass North light window lighting both levels of the hallway. The generous dual aspect dining room boasts an original "Pottery Kiln" fire place and has French windows allowing access to the large garden room and terrace beyond.

The living room is a grand space with a half hexagonal wall, French doors to the garden room, beautiful fire place and delightful views across the gardens. The music room is a substantial dual aspect adaptable space which is ideal for entertaining and a range of other uses. The box bay and bow bay windows together with the large open fireplace make this an incredibly attractive and adaptable space.

The original kitchen with its servants' bells and impressive large "range" fireplace is fitted with a premium modern Miele Kitchen in Steel Gray with Butchers Block surfacing with matching appliances and central island. Adjacent to the main kitchen is the "Buttery", currently used as a home office, a pantry with original shelves, cupboards and a small cold room having an "Edwardian Fridge" and wine store. Adjoining the main kitchen is the original bread kitchen, boasting its original half wall of glazed brick and fitted out as a caterer's kitchen including a range of Siemens appliances. Rear entrance hall and wine cellar.

From the rear Hallway there is a garden WC, a laundry and a door to the large "motor house" garage workshop with mezzanine floor. Returning to the hallway, the main stairs rise to a large landing boasting the large leaded north light with access to first floor accommodation which offers five bedrooms.

The Master suite is located centrally in the southern wing of the house and its three windowed half hexagon walls provide the most beautiful views out over the unique landscape of the estate. The suite of rooms includes a large fully wardrobed period dressing room and contemporary en-suite. The first guest bedroom also provides en-suite facilities with the adjacent bedroom having provision for the same. The third guest bedroom has a private door to the family bathroom making it en-suite too. The family Bathroom is fully tiled and is fitted with a premium large white stone bath, separately to this is a multiple outlet wet area shower and the ceiling has built in Bluetooth speakers. Two stainless steel wall mounted heated towel boxes and WC sink and bidet complete the room. Outside the family bathroom is a washing machine closet with Siemens washing machine. A door directly across from the bathroom leads to a large first floor terrace balcony with a structural concrete flat roof that formerly housed a jacuzzi and could readily be re-equipped if required. From the main Landing is a lockable service wing door leading to the fourth guest room which has an adjacent walk in wet room and at the side of the rear staircase is a room with WC and sink combining to create a further bathroom. Stairs rise again to the second floor which provides four further bedrooms as well as a bathroom. A balcony door leads outside to the castellated terrace which panning from complete countryside on the left reveals a great view of Trentham Gardens through to a city view to the football stadium on the right.

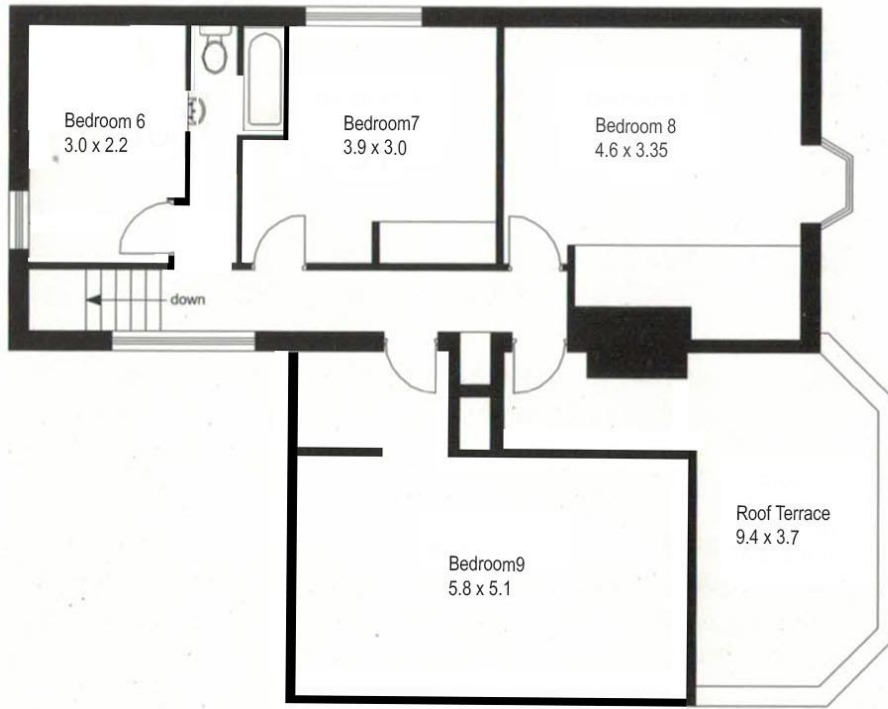
Approached via a sweeping secluded lane off Longton Road the house sits in an elevated position surrounded by its own grounds and the lane opens up at the house to provide a large parking area for well over ten cars. There is a large 1.5 storey motor house which is part of the house. The mature gardens planted with shrubs and trees boasts a paddock, a lawn tennis court and woodland area of mature preserved trees from the Capability brown planting scheme. Filled with thousands of daffodils crocuses and snowdrops it's a traditional English garden with stunning views.







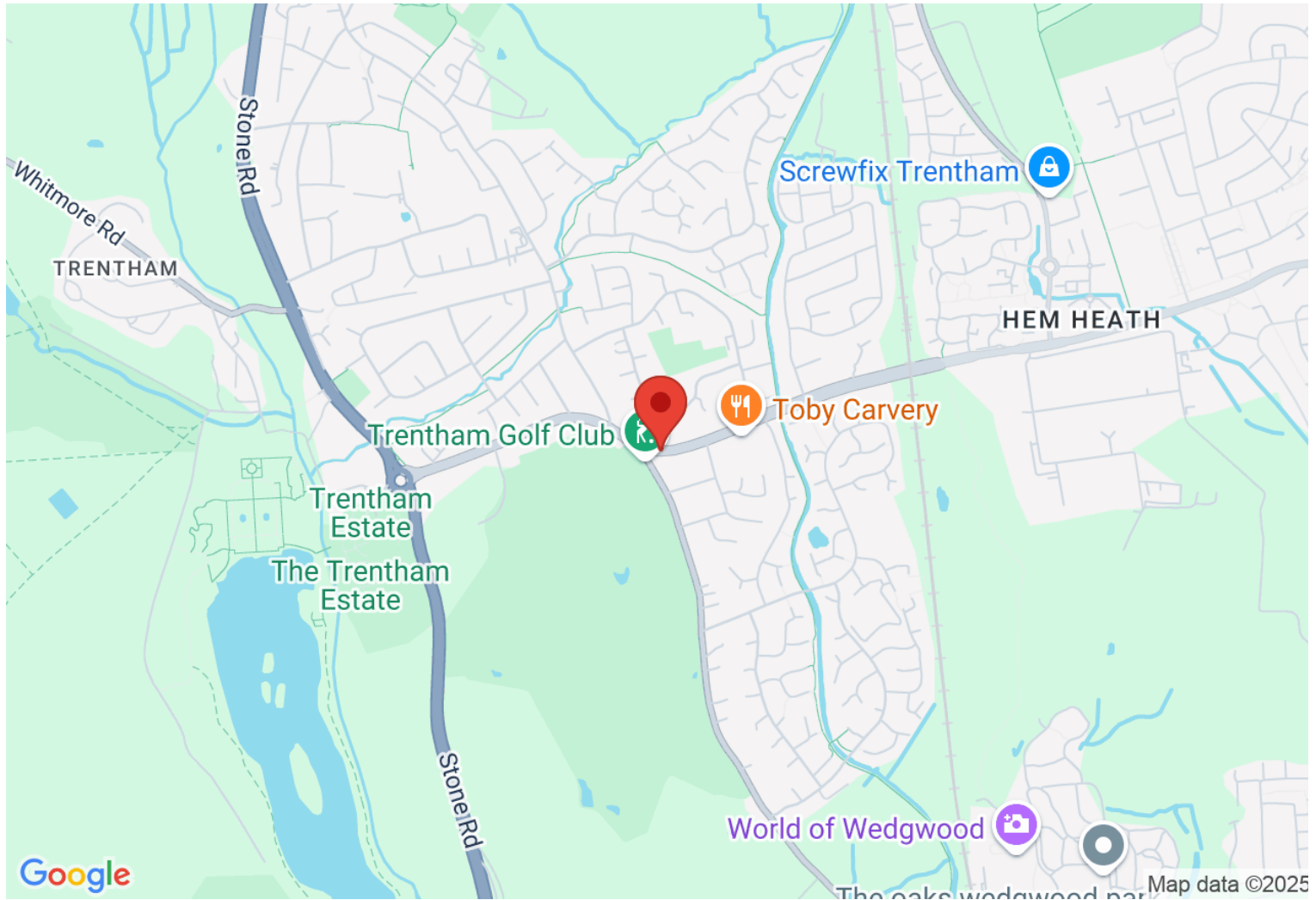




Second Floor Plan

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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