



Hatton Manor  
Hatton, Cotes Heath  
ST21

Asking Price of £180,000

Tenure: Leasehold | Council Tax Band: E | EPC Rating: E  
Lease Remaining: Around X Years | Service Charge: £11566.44 per annum | Ground Rent: £50 per annum

  
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# Stunning 3 Double-Bedroom Town House in Historical Hatton Manor!

Discover the extraordinary potential of this character-filled fixer-upper nestled within the exclusive, gated Hatton Manor development. Once a historic Grade II listed Victorian water pumping station, this unique property offers a rare canvas for visionaries ready to transform into a stunning character family home.

Set amid approximately four acres of beautifully landscaped gardens, the home combines peaceful seclusion with remarkable convenience—just minutes from junction 15 of the M6 motorway and within easy reach of Newcastle-under-Lyme, Stone, and Stoke-on-Trent.

Enjoy access to excellent train links, shopping, entertainment, and more, all while embracing the charm and prestige of a truly one-of-a-kind residence.

This is your chance to unlock the future of a remarkable historic gem!

## GROUND FLOOR

### Entrance Hall

Measurements

Welcome to this stunning home where timeless elegance meets modern comfort. As you ascend the steps to the front door, you’re greeted by an inviting entrance hall bathed in natural light through external and internal windows, showcasing exquisite wood flooring and a soaring double-height ceiling that creates an impressive sense of space.

The gracefully rising staircase, set against striking exposed brickwork, adds character and charm, while doors lead seamlessly to the well-appointed kitchen, expansive family room, and a convenient guest cloakroom. Thoughtfully designed built-in storage ensures both functionality and style, making this the perfect welcoming space to begin your journey through the home.

### Cloakroom

Step into this elegantly designed guest cloakroom, conveniently located just off the entrance hall. Boasting stylish tiled flooring, a practical low-level WC, and a classic pedestal sink, it combines functionality with tasteful detail. A heated towel rail adds a touch of warmth and comfort, making this space both welcoming and practical for guests.

### Family Room

26'11" x 17'3" (8.2m x 5.26m)

Step into this stunning expansive family room, where hardwood floors gleam beneath soaring double-height ceilings that create an impressive sense of grandeur.

Exposed brickwork adds character and warmth, while thoughtfully placed internal windows and doors connect the space seamlessly to the kitchen and entrance hall, enhancing both flow and natural light.

This inviting room combines timeless style with added comfort, making it the perfect setting for both relaxing and entertaining.

### Kitchen

11'4" x 11'3" (3.45m x 3.43m)

Step into this spacious kitchen featuring a stylish tiled floor and gleaming black worktops that beautifully complement the abundant wood-effect base and wall units. Equipped with a convenient eye-level dual oven, fitted dishwasher, and gas hob with extractor, this kitchen is designed for both functionality and style.

Expansive windows seamlessly connect the kitchen to the generous lounge/diner, flooding the space with natural light. Multiple doors provide easy access to the entrance hall, family room, and utility room, ensuring a practical and flowing layout perfect for modern living.

### Utility Room

Discover the perfect blend of functionality and convenience in this spacious utility room, thoughtfully positioned just off the kitchen. Offering ample space for laundry and storage, it provides a practical nook to keep your household chores and essentials neatly organized and out of sight, helping maintain a clean and clutter-free living area.

## FIRST FLOOR

### Landing

Step into the expansive landing area where vaulted ceilings showcase the building’s rich history with stunning exposed trusses and intricate woodwork. A bright skylight overhead floods the space with natural light and warmth, while plush carpeting underfoot ensures comfort as you move between rooms. This central hub provides convenient access to all bedrooms and the family bathroom, combining character and functionality in one inviting space.

### Bedroom One

13'7" x 11'2" (4.14m x 3.4m)

Bedroom One is a spacious and inviting retreat, featuring charming character support beams that accentuate the expansive vaulted ceiling. Natural light pours in through skylights and window, creating a bright and airy atmosphere. Along one wall, built-in wardrobes provide ample storage, while the thoughtfully designed ensuite shower room adds both convenience and comfort to this lovely bedroom.

## FIRST FLOOR

### Ensuite

This cosy ensuite bathroom is thoughtfully designed to maximize comfort and functionality. It features a low-level WC and a sleek pedestal sink, accompanied by a spacious shower equipped with a riser bar for adjustable convenience. Additional highlights include an efficient extractor fan, a radiator and additional heated towel rails to keep your linens warm, and a stylish tiled floor that adds a touch of elegance while ensuring easy maintenance.

### Bedroom Two

13'2" x 9'8" (4.01m x 2.95m)

Bedroom two is a spacious double room designed for comfort and natural light. It boasts a striking vaulted ceiling that enhances the sense of space, while dual aspect windows and a skylight flood the room with abundant daylight. Finished with cozy carpeting underfoot, this bedroom offers a warm and inviting atmosphere perfect for relaxation.

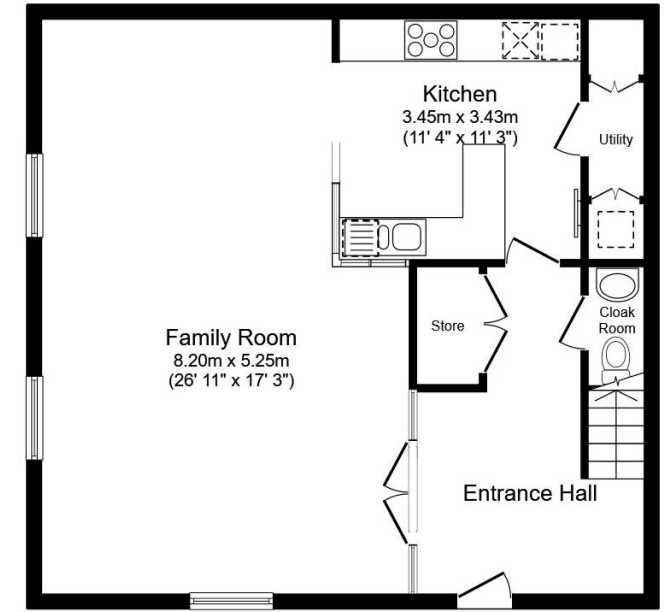
### Bedroom Three

9'8" x 8'9" (2.95m x 2.67m)

Bedroom three offers a cozy double space featuring a vaulted ceiling beautifully highlighted by a skylight, allowing natural light to flood the room. The plush carpeting adds an extra layer of comfort, making it the perfect retreat for relaxation.

### Bathroom

This spacious main bathroom features a stylish fitted frosted glass vessel sink, a low-level WC, and a modern shower for your comfort and convenience. A heated towel rail adds a touch of luxury, while ample storage space helps keep the area neat and organized.



### Ground Floor

Floor area 70.5 sq.m. (759 sq.ft.)

Total floor area: 141.0 sq.m. (1,518 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## OUTSIDE

### Parking

This property includes the convenience of two allocated parking spaces situated directly in front of the home, providing easy and secure access for you and your guests.

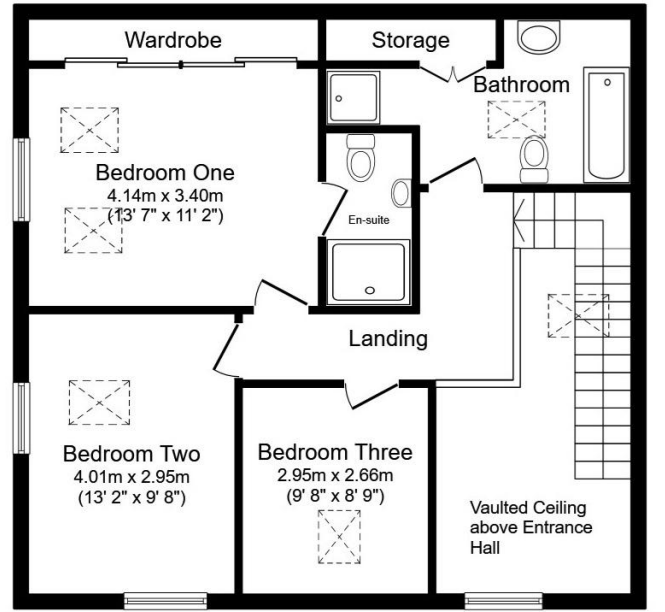
### Development Information

Hatton Manor is a truly distinctive residential development steeped in history and character. Originally a Victorian water pumping station, this Grade II listed site has been thoughtfully transformed into unique homes that blend stunning historical architecture with contemporary living.

The gated, private complex offers a selection of elegant semi-detached houses and a luxurious penthouse apartment, all set amidst beautifully maintained communal gardens and lush lawns. With secure coded entryways, residents enjoy a safe and tranquil environment.

Experience the perfect harmony of heritage and modern comfort at Hatton Manor.

### EPC GRAPH



### First Floor

Floor area 70.5 sq.m. (759 sq.ft.)



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