



The Old Coach House Knypersley Hall, Staffordshire, ST8 7AN

Offers in excess of £700,000

A listed building has a story and a soul, and as an owner you need to work out how to respect its story and soul and bring out the best in it! – Historic England

The Old Coach House is a stunning Grade II Listed home originally serving as the coach house to Knypersley Hall. The current owner has undertaken a sensitive and thoughtful conversion, carefully preserving the building's historic character while creating spacious, elegant living spaces. Original features such as stone mullion windows, vaulted ceilings, exposed beams, and the six stone carriage arches have been retained and highlighted, seamlessly blending heritage with modern comfort.

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Denise White Estate Agents Comments

Steeped in history and sophistication, The Old Coach House forms part of the original Knypersley Hall estate and dates back to the 16th century. Once serving as the grand coach house to the Hall, this remarkable Grade II Listed home has been thoughtfully and sympathetically converted by the current owner to create a stunning blend of period character and refined contemporary living.

Behind its handsome stone and brick façade lies accommodation of exceptional quality, offering three elegant reception rooms and five double bedrooms, four of which feature luxurious ensuite facilities.

The living room, spanning over six metres, is a wonderful space for relaxation and entertaining, featuring a stone fireplace with herringbone brickwork and a log-burning stove, all framed by the home's stunning original stone-arched carriage bays—each fitted with French doors that bathe the room in natural light and provide access to the private garden.

A further reception room, currently used as a formal dining room, offers versatile use as a home office, playroom, or snug. Completing the ground floor is a well-appointed utility room, a stylish cloakroom/WC, and integral garage access. There is also underfloor heating throughout the ground floor.

The first floor reveals five spacious double bedrooms, each full of character with stone mullioned windows, vaulted ceilings, and exposed beams that celebrate the building's heritage. Four bedrooms feature private ensembles, while the family bathroom provides a luxurious retreat, complete with a free-standing bath, walk-in shower, and twin wall mounted sinks.

Outside, the property is approached through the original stone arch gateway, leading to off-road parking for multiple vehicles. The enclosed private garden offers a tranquil escape, with a manicured lawn and stone patio area—perfect for alfresco

dining and accessible directly from the kitchen and living room via French doors.

With its rich history, architectural splendour, and immaculately curated interiors, The Old Coach House represents a rare opportunity to own a piece of Knypersley's heritage—an exquisite home where period character and modern luxury coexist in perfect harmony.

Location



Set within the historic Knypersley Hall estate, The Old Coach House enjoys a peaceful and characterful setting surrounded by beautiful Staffordshire countryside. Once the original coach house to Knypersley Hall, the property is believed to date back to the 1600s and forms part of a distinguished estate with origins tracing to ancient times and the de Knypersley family.

Knypersley is a sought-after semi-rural village on the edge of the Staffordshire Moorlands, offering an ideal balance between countryside living and everyday convenience. Surrounded by scenic woodland, open fields and historic estates, the area is perfect for those who enjoy walking, cycling and outdoor pursuits, with Knypersley Reservoir and Greenway Bank Country Park both just moments away.

The village is well placed for local amenities, with nearby Biddulph providing a range of shops, supermarkets, cafés and schools. The larger towns

of Leek, Congleton and Newcastle-under-Lyme are all within easy reach, offering further shopping, leisure and dining options.

For commuters, Knypersley enjoys good transport links, with the A527 connecting to the A34 and M6 motorway, providing convenient access to Manchester, Macclesfield, Stoke-on-Trent and surrounding areas. Regular rail services from Congleton Station link to Manchester and Stoke, making the location practical for both work and leisure travel.

Knypersley offers a welcoming community atmosphere and a peaceful setting, making it a popular choice for families and professionals seeking a high quality of life within easy reach of major towns and cities.

Entrance Hall

10'3" x 12'11" (3.14 x 3.96)



Stone tiled flooring with underfloor heating. Stairs to the first floor accommodation. Wooden double doors to the front aspect. Feature column radiator. Large storage cupboard. Inset spotlights.

Kitchen

10'3" x 19'5" (3.13 x 5.94)



Continued stone tiled flooring with underfloor heating. A range of shaker style wall and base units with quartz work tops above. Franke sink with mixer tap above. Island with breakfast bar and quartz work top, SIEMENS hob and ELICA extractor fan above. Integrated SIEMENS coffee machine, three SIEMENS ovens incorporating steamer, microwave and warming drawer. Integrated fridge, freezer, and dishwasher. Larder cupboard. Inset spotlights. Pendant light. Wooden double glazed French doors to the front aspect.

Living Room

19'7" x 21'11" (5.98 x 6.70)



Oak flooring with underfloor heating. Two wooden double glazed French doors to the front aspect. Feature fireplace with stone surround, herringbone brickwork, and log burner. Feature column radiator. Two pendant lights.

Dining Room

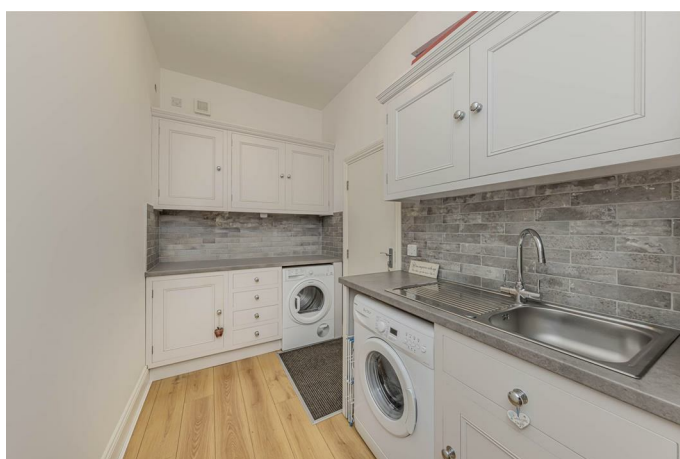
19'4" x 10'4" (5.91 x 3.16)



Oak flooring with underfloor heating. Feature column radiator. Wooden double glazed French doors to the front aspect. Pendant light.

Utility

10'1" x 5'11" (3.08 x 1.82)



Continued oak flooring. A range of shaker style wall and base units with laminate work tops above. Integrated stainless steel sink with mixer tap above. Under counter space for washing machine and tumble dryer. Pendant light. Access into:-

WC

5'1" x 2'6" (1.55 x 0.78)



Continued stone tiled flooring with underfloor heating. Partially tiled walls. Low level WC. Wall mounted wash hand basin. Inset spotlights.

Integral Garage

13'10" x 10'4" (4.23 x 3.17)



Power and lighting. Double doors to the front aspect.

First Floor Landing



Fitted carpet. Feature column radiator. Three pendant lights. Two Skylights. Exposed beam. Wooden double glazed window to the rear aspect.

Bedroom One

10'11" x 17'4" to wardrobes (3.33 x 5.29 to wardrobes)



Fitted carpet. Feature column radiator. Wooden double glazed window to the side aspect.. Vaulted ceiling. Exposed beams. Pendant light. Access into:-

Ensuite

5'9" x 6'5" (1.77 x 1.97)



Tiled flooring. Low level WC. Shower cubicle with rain style shower head. Wall mounted wash hand basin. Wall mounted ladder style towel rail. Inset spotlights. Extractor fan.

Bedroom Two / Music Room

19'5" x 17'3" (5.92 x 5.26)



Wooden flooring. Feature column radiator. Stone mullion wooden double glazed window to the front aspect. Skylight. Pendant lighting. Vaulted ceiling. Exposed beams.

Bedroom Three

9'7" min x 11'8" (2.93 min x 3.56)



Fitted carpet. Stone mullion wooden double glazed window to the front aspect. Feature column radiator. Vaulted ceiling. Exposed beams. Open loft space above. Access into:-

Jack and Jill Ensuite

4'8" x 6'5" (1.44 x 1.96)



Tiled flooring. Low level WC. Wall mounted wash hand basin. Shower cubicle with shower. Inset spotlights. Extractor fan.

Bedroom Four

13'0" x 11'1" (3.97 x 3.40)



Fitted carpet. Feature column radiator. Fitted wardrobes. Stone mullion wooden double glazed window to the front aspect. Vaulted ceiling. Exposed beams. Pendant light. Loft access. Access into :-

Ensuite

2'9" x 8'5" (0.85 x 2.57)



Tiled flooring. Shower cubicle with rain style shower head. Low level WC. Wall mounted ladder style towel rail. Wash hand basin. Inset spotlights. Extractor fan.

Bedroom Five

9'10" x 13'1" (3.02 x 4.01)



Fitted carpet. Feature column radiator. Stone mullion wooden double glazed window to the front aspect. Vaulted ceiling. Exposed beams. Pendant lighting.

Bathroom

12'4" x 7'3" (3.78 x 2.23)



Tiled flooring. Walk in shower with rain style shower head. Free standing bath with shower attachment. Low level WC. Twin wall mounted sinks. Two wall mounted ladder style towel rails. Stone mullion wooden double glazed window to the front aspect. Inset spotlights. Extractor fan.

Outside



The garden is accessed via gated entry and is mainly laid to lawn and bordered by mature hedging, with a gravel pathway running alongside the front of the home. A large stone patio provides a versatile outdoor space, complemented by a useful log store. There is off road parking for up to three vehicles.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Grade II Listed

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

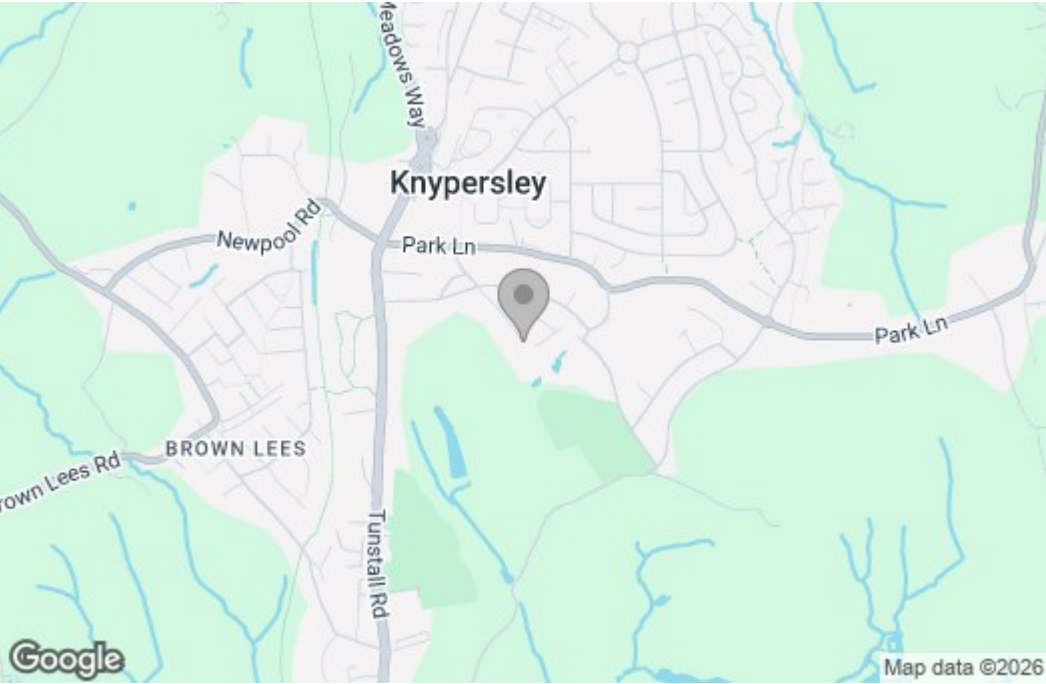
Floor Plan



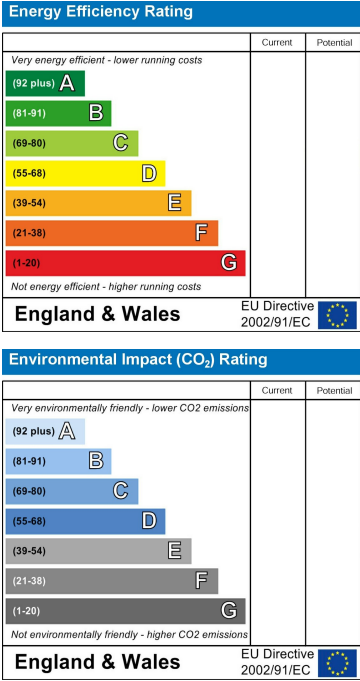
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.