

6 Market Street,  
Leek, Staffordshire.  
ST13 6HZ  
Tel: 01538 383344



17 High Street,  
Buxton, Derbyshire.  
SK17 6ET  
Tel: 01298 27524

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**Fairview Farm, Thornyedge Lane, Bagnall, ST9 9LD**

# Fairview Farm, Thornyedge Lane, Bagnall, ST9 9LD

## Offers In The Region Of £450,000

(Subject to Contract)

### *Description*

Sitting in approx 2.18 Acres this detached Cottage is superbly located in what is a highly sought after rural area, being situated in delightful countryside yet being conveniently situated for travelling into the Potteries conurbation and its associate employment centres, or towards the market towns of Leek and Cheadle.

The property itself currently is part stone and part rendered brick construction and provides reasonable sized accommodation with two reception rooms, fitted kitchen, two double bedrooms and good sized first floor shower room. It is felt there is considerable potential to extend, subject to obtaining the necessary planning consents.

The property is being sold together with two adjoining paddocks with the whole extending to approximately 2.18 acres or thereabouts.

This is a superb opportunity to purchase a property in a country location with enormous potential.

### *Kitchen 6.17m x 4.45m (20'3 x 14'7)*

With full range of units consisting of base units, working surfaces and wall cupboards, together with sink unit with drainer, rinsin bowl and mixer taps. Plumbing for automatic washing machine. Radiator. Upvc double glazing. Cupboard housing central heating boiler.

### *Walk-in pantry*

With stillage and shelving. Upvc double glazed.

### *Living room 3.63m x 4.09m (11'11 x 13'5)*

With fitted gas fire in tiled surround with wooden mantel. Radiator. Upvc double glazed patio windows. Fitted carpet.



***Lounge 3.68m x 3.66m (12'1 x 12')***

With fitted gas fire, tiled surround and wooden mantel. Radiator. Upvc double glazed window. Fitted carpet.

***Stairs to Landing***

***Bedroom 1 3.68m x 3.68m (12'1 x 12'1)***

Radiator. Loft access. Upvc double glazed window.

***Bedroom 2 4.09m x 3.68m (13'5 x 12'1)***

With two ranges of fitted wardrobes and dressing table. Radiator. Upvc double glazed window.

***Shower room 3.96m x 2.18m (13' x 7'2)***

Double shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Airing cupboard. Upvc double glazed window.

***Outside***

Gardens to the front of the property.

Range of adjoining buildings consisting of garage, WC and store room.

Rendered former farm building with profile sheeted roof.

Two bay hay barn.

Detached sectional garage.

Two adjoining paddocks with the whole extending to approximately 2.18 acres or thereabouts.

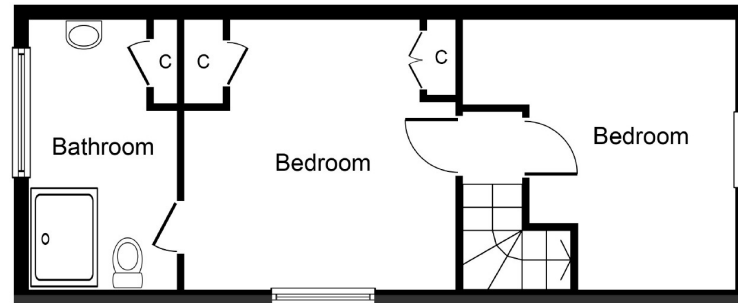
***Viewing***

By prior appointment through the Agents.

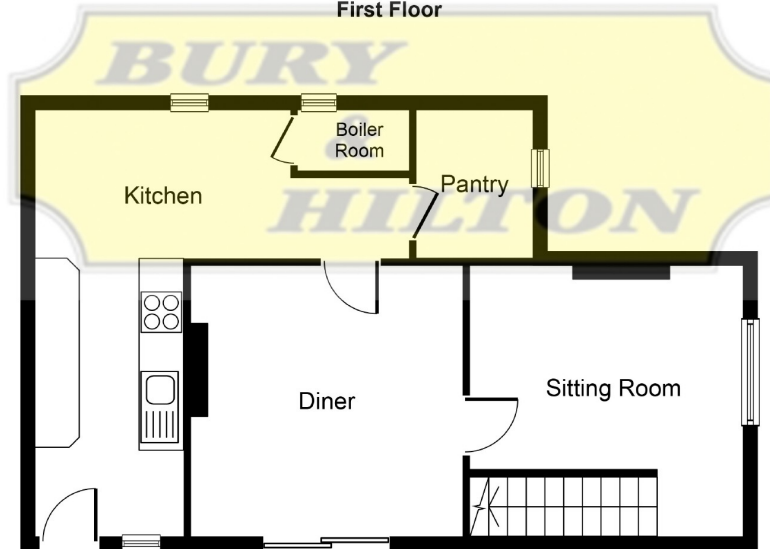








First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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