



2 High Carr Farm

Newcastle Under Lyme



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

2 High Carr Farm

Talke Road,
Chesterton, Newcastle, Staffordshire ST5 7AL

The sale of 2 High Carr Farm and "The Parlour" presents a unique opportunity to purchase a substantial three bedroomed farmhouse and gardens and a superbly converted two bedroom detached cottage set in its own grounds with a range of storage outbuildings and stable blocks with just over 6 acres of land.

Located in a highly convenient position just on the outskirts of Newcastle-Under-Lyme offering easy access onto the A500 and M6.

The accommodation in the farmhouse briefly comprises: Porch / Sun Room, Dining Kitchen with front Porch, Living Room, Dining Room and Shower Room to the ground floor. To the first floor is the Landing Area giving access to Three Bedrooms, Bathroom and a separate W.c. The rear of the property backs onto a courtyard area providing parking for a large number of vehicles, to the front of the property is pleasant garden area laid mainly to lawn.

"The Parlour", which is a former farm building was converted in 2016 into a superb two bedroomed detached annexe, ideally suitable for a relative or possibly the option of a holiday / Airbnb option. This briefly comprises: Entrance Hall, Office / Store, Master Bedroom with En-Suite, a second Bedroom with access to the Bathroom (also accessed from the hallway), Utility Room, a superb Kitchen / Diner, Living Room and Conservatory enjoying some delightful views over the adjoining land and surrounding countryside.

Externally, the property is approached via driveway into the courtyard area between the two properties providing ample parking, two blocks or four stables and a work shed and further stable to the rear. There are pleasant shrubbed and green areas around the properties and the field lies to three sides with the whole property extending to 6.06 acres.

Offers in the region of £750,000



5



4



4



TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978

Farmhouse



Porch/Sun Room 11'7" x 12'11" (3.53m x 3.94m)

Access to:

Dining Kitchen 10'11" x 16'0" (3.33m x 4.88)

An extensive range of wall and base units. Sink unit with drainer and mixer tap. French doors. Radiator. Porch off.

Living Room 16'10" x 13'2" (5.13m x 4.01m)

Radiator. French doors. Feature fire place and log burner. Stairs off.

Dining Room 10'0" x 14'9" (3.05m x 4.50m)

Radiator.

Shower Room

Corner shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor.

Landing Area

Access to:

Bedroom 16'4" x 13'6" (4.98m x 4.11m)

Radiator.

Bedroom 10'0" x 14'9" (3.05m x 4.50m)

Radiator.

Bedroom 7'6" x 11'1" (2.29m x 3.38m)

Window. to front.

Bathroom

Bath. Wash basin. Airing cupboard housing central heating boiler.

WC

Toilet.



The Parlour

Entrance Hall

Access to:-

Office/Store

Boiler

Bedroom 13'10" x 9'9" (4.22m x 2.97m)

Radiator. Access to:

En-suite

Bath. W.c. Wash basin with storage unit below. Heated towel rail. Feature roof window.

Bedroom 13'1" x 14'1" (3.99m x 4.29m)

Radiator. Access to:

Shower Room

Double shower cubicle. His & Hers sink units with storage units below. W.c. Heated towel rail.

Kitchen/Dining Room 16'6" x 18'4" (5.03m x 5.59m)

A fabulous room fitted with a range of wall and base units. Cooker point. Extractor unit. Radiator. Integrated fridge, freezer and dishwasher Spotlights. Sink unit with drainer and mixer tap. Double doors to Conservatory and Living Room.

Living Room 12'1" x 16'8" (3.68m x 5.08m)

Radiator. Feature wall mounted electric fire.

Conservatory

Sliding doors.



Agent's Notes

The vendor has advised us the properties have Calor tank gas central heating system and are on septic tank drainage.

Directions

The property can be approached directly off the A34, or from Liverpool Road, Red Street. The entrance from the A34 is on the crest of the hill at High Carr. It is directly off the northbound carriageway, and midway between Parkhouse Roundabout and the interchange with the A500. Alternatively, from Red Street, take the turning off Liverpool Road along Bells Hollow, Then follow the track to the right, past Mitchell's Wood Farm, to the farm entrance which is on the left hand side.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band D & TBA

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.









6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | [propertymark](http://propertymark.co.uk)



onTheMarket.com

[rightmove](http://rightmove.co.uk)

[Zoopla](http://zoopla.co.uk)

arla | [propertymark](http://propertymark.co.uk)