



The Stables, Horsecroft Farm

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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The Stables

Horsecroft Farm, off Nightingale Gardens
Leek, Staffordshire ST13 6PT

- * This fabulous, individually designed and built detached residence is located on the edge of open countryside and occupies a site of approximately one acre or thereabouts, with extensive gardens and small paddock.
- * The property is delightfully position right on the edge of the town and enjoys all the benefits of country living, yet the convenience of being within easy travelling distance of the town centre, local schools and other amenities.
- * Benefiting from double glazing, gas fired central heating, security alarm system and CCTV.
- * Immaculately maintained throughout by the present owners, the property will suit the most discerning of purchasers.
- * A special feature of the property is the superb "outdoor space" with delightful, sizeable well laid out private gardens and paddock area, useful stable block, pond features and well maintained lawned and display borders and sitting areas.
- * The property boasts a double driveway providing ample off street parking leading to a double attached garage with power and lighting and useful mezzanine storage area.
- * Inspection of this property is most strongly recommended.

Offers in the region of £595,000



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Council Tax
Band

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Leek Office - 01538 383344



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Accommodation

Entrance Hall 15'10 x 7' (4.83m x 2.13m)

Stone Flooring. Radiator. Understairs storage. Stairs off.

W.c. / Cloakroom

W.c. Wash basin. Radiator. Stone flooring.

Office / Games Room 12'9 x 7'4 (3.89m x 2.24m)

Radiator. Wood flooring.

Dining Room / Sitting Room 13'1 x 12'8 (3.99m x 3.86m)

Radiator. Wood flooring. Double doors to rear garden. Access to:

Living Room 20'9 x 15'1 (6.32m x 4.60m)

Feature log burner with brick surround. Radiator x 2. Double doors to rear garden. Wood flooring.

Breakfast Kitchen 20' x 12'8 (6.10m x 3.86m)

Wall and base units. Stainless steel sink unit. Rangemaster cooker. Extractor unit. Stone flooring. Radiator. Rear door. Spotlights. Access to garage. Plumbing point.



Landing Area

Feature rear window. Radiator x 2. Sky light x 2. Laminate flooring. Built-in sitting area.

Master Bedroom 20' x 15'2 (6.10m x 4.62m)

Radiator. Fitted wardrobes. Sky light x 3. Laminate flooring.

En-Suite 7'1 x 7'5 (2.16m x 2.26m)

Shower cubicle. W.c. Wash basin with storage below. Tiled floor. Heated towel rail. Sky light.

Bedroom 12'8 x 11'2 (3.86m x 3.40m)

Radiator. Sky light.

Bedroom / Office 12'9 x 8'11 (3.89m x 2.72m)

Radiator. Sky light.

Bedroom 12'9 x 7'4 (3.89m x 2.24m)

Radiator.

Bathroom 12'8 x 8'5 (3.86m x 2.57m)

Feature roll top bath with claw feet and feeder shower attachment. W.c. Wash basin. Shower cubicle. Sky light. Tiled floor. Radiator / towel rail. Airing cupboard off.



Outside

A special feature of the property is the superb "outdoor space" with delightful, sizeable well laid out private gardens and paddock area, useful stable block, pond features and well maintained lawned and display borders and sitting areas.

The property boasts a double driveway providing ample off street parking leading to a double attached garage (20'2 x 19'6) with power and lighting and useful mezzanine storage area.

Tenure & Possession

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

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

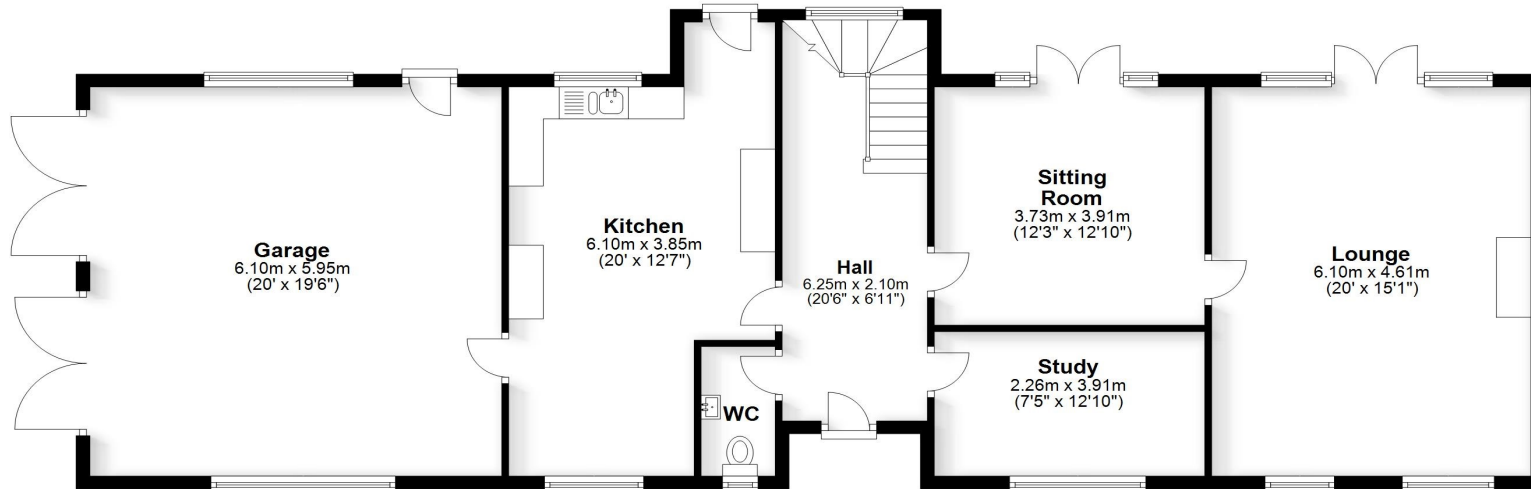
Agents Note;

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.



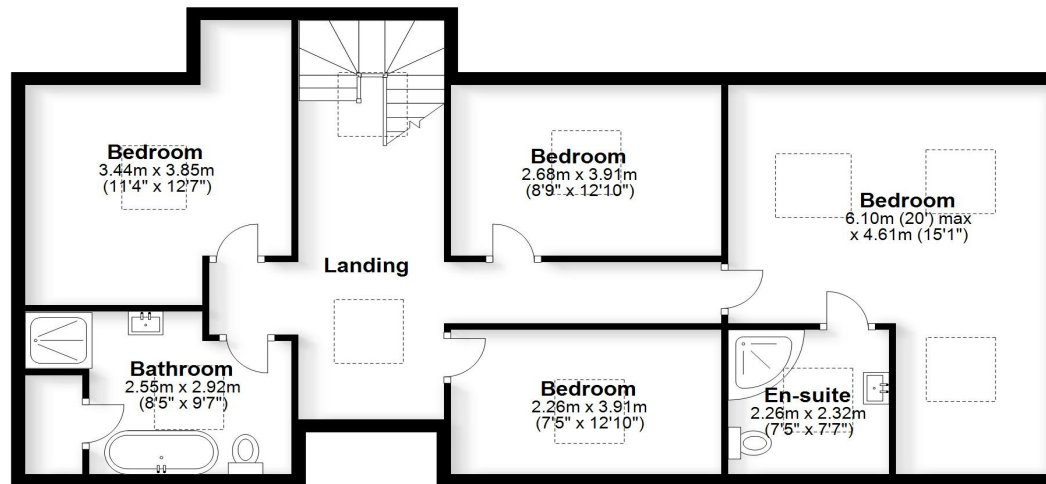
Ground Floor

Approx. 128.5 sq. metres (1382.8 sq. feet)



First Floor

Approx. 91.6 sq. metres (985.9 sq. feet)



Total area: approx. 220.1 sq. metres (2368.7 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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