



# Hotbeds Farm

Lask Edge



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



**Hotbeds Farm**  
 Park House Lane  
 Lask Edge, Leek  
 Staffordshire ST13 8QF

- \* The sale of Hotbeds Farm presents a unique opportunity to acquire a spacious 19th century former farmhouse ideally situated in a fabulous rural location, boasting views over the surrounding countryside.
- \* The property requires updating and modernisation throughout yet retains many original features retaining the charm and character of the property.
- \* The main internal accommodation briefly comprises: Entrance Porch, Entrance Hall, W.c & Shower Room, Living Room, Lounge / Dining Room, Kitchen and Rear Porch to the ground floor. Landing Area. Four Bedrooms and Bathroom to the first floor.
- \* The property benefits from oil fired central heating and solar panels.
- \* Set in sizeable gardens with adjoining paddocks extending to approximately five and a half acres or thereabouts, the property has the benefit of a range of outbuildings, storage sheds and a detached double garage.
- \* Internal inspection of the property is essential to appreciate the size, location and views on offer.
- \* The property is offered For Sale with No Upward Chain involved.

**Offers in the excess of : £665,000**



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Council  
Tax

F



Leek Office - 01538 383344



leek@buryandhilton.co.uk







## ACCOMMODATION

### Entrance Porch

Wood flooring. Access to:

### Entrance Hall

Tiled floor. Radiator x 2. Bay window. Stairs off.

### W.c / Shower Room 5'11 x 5'8 (1.80m x 1.73m)

W.c. Wash basin. Shower cubicle. Radiator.

### Living Room 22'6 x 12' (6.86m x 3.66m)

Wood flooring. Radiator x 2. Bay window. Inglenook fire place with feature surround.

### Lounge / Dining Room (20'8 x 16'4) 6.30m x 4.98m)

Tiled floor. Fire place. Radiator x 2. Understairs storage. Rear door.

### Kitchen 19'6 x 9'4 (5.94m x 2.84m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Plumbing point. Pantry off.

### Rear Porch

Tiled floor. Side door.

### Landing Area

Radiator. Storage cupboard.

### Bedroom 12'3 x 13'2 (3.73m x 4.01m)

Radiator. Loft access.

### Bedroom 9'2 x 8'9 (2.79m x 2.67m)

Radiator.

### Bedroom 12'8 x 9'8 (3.86m x 2.95m)

Radiator. Storage room off (4'8 x 8'9) with radiator & shelving (may give the possibility off an e-suite).

### Bedroom 8'4 x 8'11 (2.54m x 2.72m)

Radiator.



### Bathroom 8'9 x 6'3(2.67m x 1.91m)

Bath with shower over. W.c. Wash basin. Radiator x 2. Airing cupboard.

### Outside

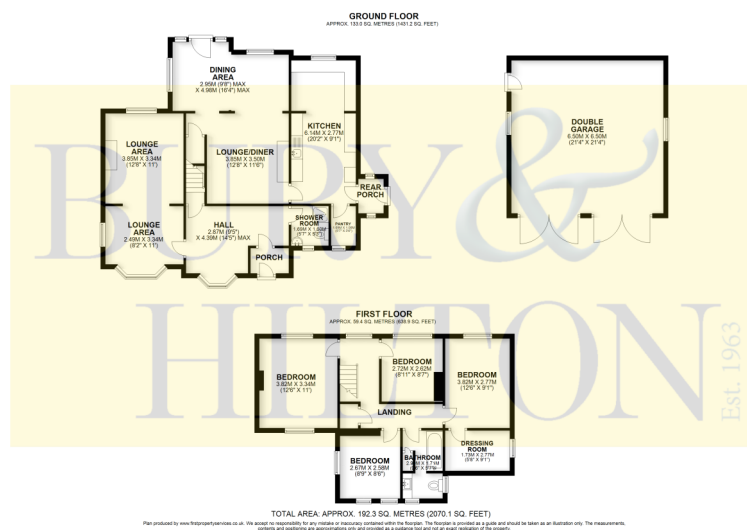
Set in sizeable gardens with adjoining paddocks extending to approximately five and a half acres or thereabouts, the property has the benefit of a range of outbuildings, storage sheds and a detached double garage.

### Viewing

By prior appointment with the Leek office

### Agents Note

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