



# Church Lane

## Elkstones



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

## Furlong Farm

Church Lane  
Elkstones  
SK17 0LU

- Delightfully Located Smallholding
- Spacious Four / Five Bedroom Cottage
- Range Of Useful Outbuilding & Stables
- Set With Around 7.87 Acres Or Thereabouts
  - Peak District Village Position
  - Oil / Gas Central Heating
- Planning Permission Passed To Extend
  - Solar Panels
- An Outstanding Rural Setting

Offers In The Region Of : £850,000



5



2



2



tbc

Council Tax  
Band

E



Leek Office - 01538 383344



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## Furlong Farm

The sale of Furlong Farm represents a fabulous opportunity to purchase a detached country cottage set in a most delightful rural setting with a range of useful outbuilding and around eight acres.

The property is located at the end of Church Lane just on the outskirts of the very sought after Staffordshire Moorlands village of Elkstones nestled in the Peak District National Park.

Accommodation is rather unique as the property is now one family dwelling that was previously two separate cottages and as such offers an option for separate living accommodation for relatives.

The property benefits from a mixture of gas and oil central heating systems, underfloor heating to certain rooms and solar panels producing a tidy income.

The plot and land in total amounts 7.87 acres or thereabouts with well maintained gardens, stable block with power, lighting and water (24' x 30'5) a large workshop (27'1 x 29'8) with power, lighting, inspection pit and electric door.

Elkstones is close to the picturesque villages of Warslow, Hartington and Longnor which boast a selection of gastro pubs and country stores.

The location is an ideal base to explore the magnificent Manifold and Dove Valleys, the Millstone Grit Outcrop or The Roaches. There is also easy access to the Tissington, High Peak and Monsal Trails ideal for walkers or cyclists. The nearby Tittesworth Reservoir has a wonderful children's playground, visitors centre and is a bird watchers' paradise.

Although it enjoys the seclusion of the countryside, Elkstones is easily commutable to Leek or Buxton and further on to Manchester, Sheffield and major midlands cities. The spa town of Buxton is home to the famous Opera House, Pavilion Gardens, Crescent Spa and charming town centre.

An outstanding country property that an inspection of is fully recommended.

# Ground Floor

## **Kitchen / Diner 5.51m x 4.04m (18'0" x 13'3")**

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Stairs off. Rayburn. Cooker point. Underfloor heating. Stairs off.



## **Living Room 3.66m x 5.89m (12'0" x 19'3" )**

Log burner. Coving. Sliding doors to side. Underfloor heating.



## **Rear Hall**

Radiator. Tiled floor. Underfloor heating. Stairs off.

## **Shower Room 2.06m x 1.45m (6'9" x 4'9" )**

Shower cubicle. W.c. Wash basin.



## **Office / Bedroom 2.06m x 3.61m (6'9" x 11'10" )**

Window to side.

## **Inner Hallway**

Understairs storage.

## **Bathroom 2.87m x 1.42m (9'4" x 4'7" )**

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor.



## **Kitchen / Diner 4.52m x 3.61m (14'9" x 11'10" )**

Wall and base units. Belfast sink unit with drainer and mixer tap. Plumbing point. Rangemaster cooker. Extractor unit. Tiled floor. Radiator.

## **Living Room 2.82m x 2.90m (9'3" x 9'6" )**

Radiator. Open fire.

# First Floor

## Landing Area

Access to:

**Bedroom 4.57m x 3.00m (14'11" x 9'10")**

Radiator. Storage cupboard.

**Bedroom 4.57m x 3.61m (14'11" x 11'10")**

Radiator. Cupboard housing central heating boiler. Fire place. Loft access.

## Landing Area

Loft access.

**Bedroom 5.56m x 2.90m (18'2" x 9'6")**

Radiator. Sky light x 2.

**Bedroom 3.53m x 3.00m (11'6" x 9'10")**

Radiator. Storage cupboard.

**Bathroom 1.98m x 1.85m (6'5" x 6'0")**

Bath. W.c. Wash basin. Radiator. Tiled walls. Sky light.

## Outside

The plot and land in total amounts 7.87 acres or thereabouts with well maintained gardens, stable block with power, lighting and water (24' x 30'5) a large workshop (27'1 x 29'8) with power, lighting, inspection pit and electric door.

## Agents Notes

The vendor has advised us that planning permission has been passed to extend the main dwelling.





## Viewing

By priory appointment with Bury & Hilton 01538 383344

### 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.



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