



# The Cow Shed

Kingsley Holt



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## The Cow Shed

Bank Top Farm, Churnet Valley Road, Kingsley Holt  
Staffordshire ST10 2BQ

This exceptional detached barn conversion has been remodelled and modernised to provide spacious modern accommodation for everyday living, yet still retains the character of a period property with some delightful features.

The property offers extremely versatile and spacious accommodation with four / five bedrooms, two bathrooms, master bedroom with en-suite, an entertaining lounge / dining room over 40 foot in length, a galleried landing overlooking the living space and a superb fitted kitchen, in total the accommodation amounts to just under 3000 square feet.

Approached down a long driveway to a courtyard area providing off street parking for several vehicles, to the rear of the property is a small lawned garden area with a paved patio / sitting area and two adjoining fields that amount to just under 8 acres (7.78). To the side of the property is a substantial Victorian hay barn that subject to the relevant permissions may lend the opportunity to be developed.

"The Cow Shed" is situated on the edge of the charming, rural village of Kingsley Holt, surrounded by the rolling hills and open countryside of the Staffordshire Moorlands. Kingsley Holt is well located for access to both Stoke-on-Trent and the East Midlands with access to the A52 at Kingsley and the A50 at Blythe Bridge.

The River Churnet's valley is considered one of Staffordshire's most beautiful landscapes and is very popular with those who wish to take advantage of the numerous walks and footpaths this area provides. Whilst the location is picturesque and feels very rural, it is well placed for travelling into the Potteries conurbation, or towards Derby and convenient for the market towns of Cheadle, Leek and Ashbourne. Approximately 15 miles to the north east is the heart of the Peak District, the first national park in the UK.

A viewing of the property is essential to fully appreciate the outstanding position and space on offer.

The property is offered For Sale with No Upward Chain involved.

**Offers Over £795,000**



**4/5**



**2**



**3**



**C**



**8 acres**



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**BURY &  
HILTON**  
ESTD 1894



### **Entrance Hall**

Stairs off. Stone floor with underfloor heating. Spotlights.

### **Living Room / Dining Room**

Wood flooring. Radiator x 5. Feature log burner. Exposed beams.

### **Kitchen / Dining Room**

Wall and base units. Granite work tops incorporating sink unit, rinsing bowl, drainer and mixer tap. Integrated dishwasher. "Smeg" cooker with extractor unit above. Stone flooring with underfloor heating. Spotlights. Central island with storage units below. Feature spiral stairs to first floor.

### **Snug / Bedroom option**

Radiator.

### **Utility Room**

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Stone flooring with underfloor heating.

### **WC**

W.c. Wash basin. Stone flooring with underfloor heating. Storage cupboard housing central heating boiler.

## **FIRST FLOOR:**

### **Landing Area**

Sky light. Radiator. Wood flooring.

### **Master Bedroom**

Radiator x 2. Sky light. Wood flooring. Spotlights.

### **En-suite**

W.c. Wash basin. Double shower cubicle. Heated towel rail. Wood flooring. Spotlights. Sky light.

### **Bathroom**

Feature roll top bath with shower over. Feature shower cubicle. W.c. Wash basin. Sky light. Tiled floor. Spotlights. Radiator.

### **Bedroom**

Radiator. Wood flooring. Sky light x 2. Spotlights.

### **Bedroom**

Radiator. Sky light.

### **Galleried Landing**

Overlooking Living Room. Radiator. Wood flooring. Access to Entrance Hall. Spotlights. Sky light x 2.

### **Bathroom**

Feature roll top bath with shower attachment. Shower cubicle. W.c. Wash basin. Sky light. Spotlights.



## Bedroom

Radiator. Sky light.

## Outside

Approached down a long driveway to a courtyard area providing off street parking for several vehicles, to the rear of the property is a small lawned garden area with a paved patio / sitting area and two adjoining fields that amount to just under 8 acres (7.78). To the side of the property is a substantial Victorian hay barn that subject to the relevant permissions may lend the opportunity to be developed.

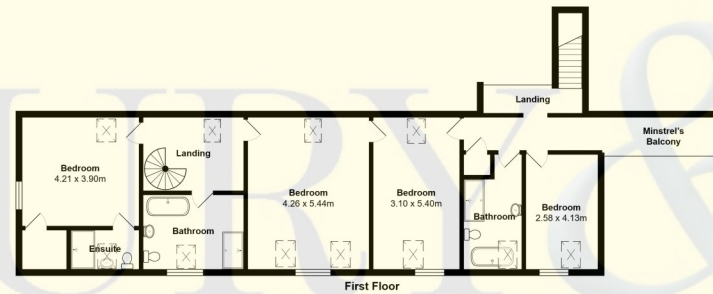
## Directions

From Derby Street take the A523 towards Ashbourne to Bottomhouse. At Bottomhouse crossroads turn right towards Ipstones village travelling straight down the High Street following the road through Ipstones village. Continue on this road known as the B5033 until you get to a T junction at the bottom of Froghall Bank. Take a right turn at the T junction onto the A52. Just after the Churnet Valley Railway take the left hand fork to Churnet Valley Road A521 and follow this along to Sidney Drive. The end of the lane leading to the Holiday lets will be found just after Sidney drive on the left indicated by our Agents "For Sale " board.

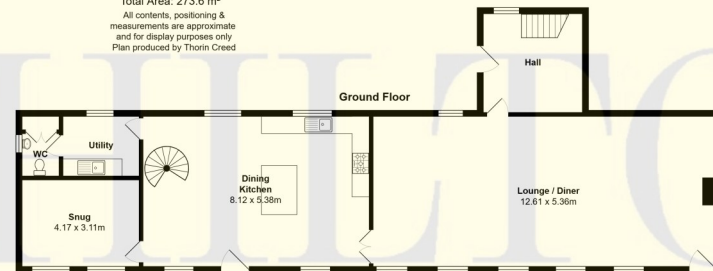








Total Area: 273.6 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thom Creed



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