

Dale Bank Road

Cheadle, Stoke-on-Trent, ST10 1RE

John
German





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£675,000

Fabulous detached barn conversion with well presented accommodation, superb detached 'Shepherd's hut' and a large steel framed shed, occupying an enclosed plot extending to approx. 5.5 acres in total enjoying magnificent views.



A superb opportunity for 'the good life' and to own a piece of Staffordshire countryside offering an ideal smallholding for livestock or equestrian use enhanced by its large steel framed agricultural building which has three bays including a store/workshop. In addition, the hugely impressive 'shepherd's hut' is suitable to be used as a holiday let enterprise (as it is successfully at the moment) or ancillary accommodation for relatives.

Occupying a magnificent plot which extends to approximately 5.5 acres in total comprising gardens, parking and four interconnecting paddocks enjoying some stunning far reaching views. The property also benefits from CCTV and an electric car charging point.

Situated on the rural outskirts of Cheadle and within commutable distance to Uttoxeter with its wide range of amenities, combining peace and tranquillity with convenience.

The Dairy

A composite and part obscure double glazed entrance door opens to the hall which has a useful built in cupboard and light oak doors to the accommodation.

The real hub of the home is the triple aspect living dining kitchen extending to the full depth of the property, immersed in natural light with a vaulted ceiling having exposed A frame and beams plus a stable style door to the side elevation. There is an attractive range of base and eye level units complemented by timber worktops and feature mosaic tiled splash backs, an inset ceramic sink unit set below one of the windows, a fitted electric hob with an extractor hood over, a built in double electric oven, an integrated fridge freezer and plumbing for both a dishwasher and washing machine. The living area has a focal log burner and an exposed wall feature.

There are two good sized bedrooms, each able to easily accommodate a king sized bed. The fitted bathroom has a white four piece suite incorporating both a panelled bath and a separate shower cubicle, feature tiling and a skylight providing natural light.

'The Shepherd's Hut'

Presently operated as a successful holiday let enterprise. The fabulous decked area enjoys magnificent far reaching views over the paddocks and countryside beyond with space for a hot tub.

The open plan living dining kitchen has wide French doors opening to the decking plus a range of base and eye level units with granite worktops and breakfast bar, ceramic sink unit, fitted electric hob, integrated fridge and space for a dishwasher.

There are two bedrooms and a superior shower room which has a modern white suite incorporating a corner shower cubicle with a mixer shower over.

The Shed

A large steel framed shed, currently divided into three bays ideal for livestock or the installation of stabling having power and light and a small turn out paddock to the front.

Outside

All set in a total plot of approximately 5.5 acres comprising four well tended interconnecting paddocks, a lovely enclosed garden to the front of the barn with borders, and a sweeping driveway leading to the gravelled off road parking area for numerous vehicles. The properties and paddock enjoy some magnificent far reaching views over surrounding Staffordshire countryside.

what3words: graceful.nicknames.done

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: The house heating is sourced via a n Eco boiler fire. The pod has a combi central heating gas boiler. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19052025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



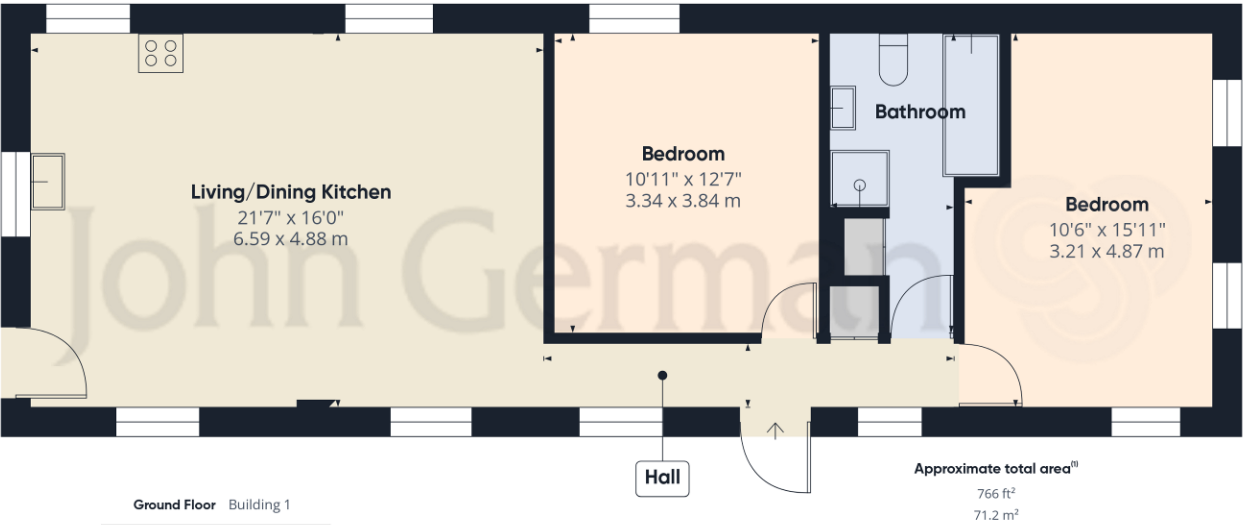












(1) Excluding balconies and terraces

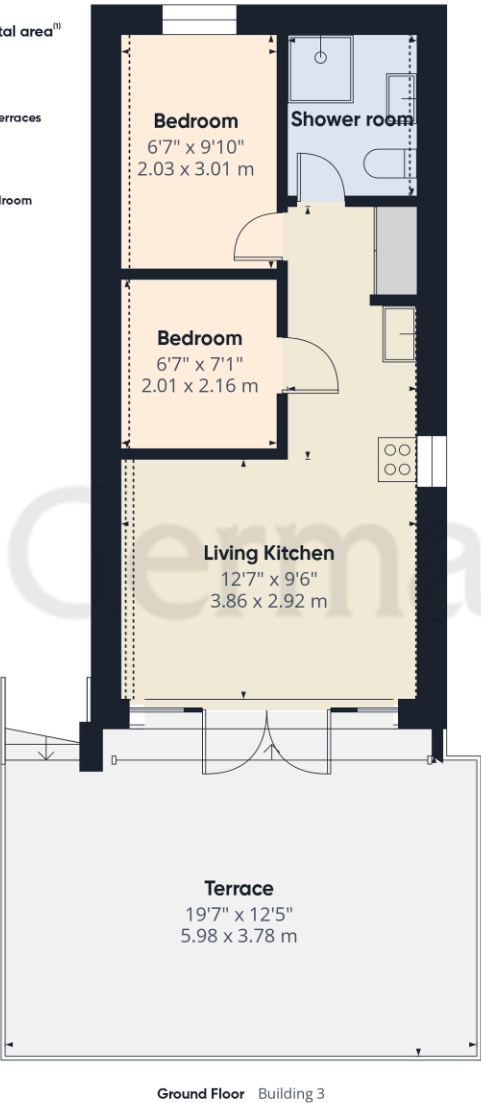
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Approximate total area⁽¹⁾
333 ft²
31 m²

Balconies and terraces
263 ft²
24.4 m²

Reduced headroom
13 ft²
1.3 m²





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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