



Energy performance certificate (EPC) - Flat or energy certificate - GB/UK

Energy performance certificate (EPC)	
New House Farm Crowborough Road Lask Edge LE12 8JN	Energy rating: <b>G</b> Valid until: 24 August 2031 Certificate number: 3488-0388-0338-0388
Property type	Detached house
Total floor area	110 square metres
<b>Rules on letting this property</b> <b>!</b> You may not be able to let this property This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/448828/landlord-guide-to-letting-property-with-an-eepc-rating-of-g.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/448828/landlord-guide-to-letting-property-with-an-eepc-rating-of-g.pdf</a> Properties can be let if they have an energy rating from A to G. The recommendations section sets out changes you can make to improve the property's rating.	

Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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## Newhouse Farm

Crowborough Road, Lask Edge,  
Horton, Near Leek, Staffordshire ST13 8QR

Offers in the Region Of £827,500

- WONDERFULLY POSITIONED DETACHED FARMHOUSE
- GENEROUS LOUNGE/DINING ROOM
- OPEN PLAN BREAKFAST KITCHEN
- FOUR BEDROOMS
- EXTENSIVE DRIVEWAY FOR NUMEROUS VEHICLES
- DETACHED DOUBLE GARAGE & LARGE DETACHED STABLE
- APPROX TWO ACRES OF LANDSCAPED GARDENS & GROUNDS
- PICTURESQUE RURAL LOCALITY OF LASK EDGE



## FOR SALE BY PRIVATE TREATY (Subject to contract)

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AN AMAZING COUNTRY RESIDENCE WITH SPLENDID VIEWS AND LAND.

ATTRACTIVE RENDERED DETACHED FARMHOUSE. GARAGE AND STABLE. APPROX 2 ACRES (or thereabouts) OF GARDENS AND GROUNDS TO INCLUDE AN ADJOINING FIELD PLANTED WITH A MIXTURE OF YOUNG AND MATURING CONIFEROUS YOUNG AND MATURING TREES. HUGE VEGETABLE PLOT. RURAL HAMLET OF LASK EDGE WITH QUICK ACCESS TO CONGLETON, BIDDULPH, MACCLESFIELD AND LEEK.

Newhouse Farm is a wonderfully positioned farmhouse with substantial accommodation and outbuildings with complementing grounds and field totalling just under 2 acres or thereabouts. Discreet approach and glorious views.

A distinguished residence, bound with established and formal mature gardens, including extensive lawns and terrace seating areas. Newhouse Farm has undergone considerable improvement since its origins, but nevertheless its potential is ready to be unleashed and provides the fortunate new owners with the opportunity of imposing their own style and individuality.

A place in the country, located within the picturesque rural locality of Lask Edge, Horton nr Leek, surrounded by countryside, enjoying breathtaking far reaching views over adjoining counties and the Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as are the well known walking routes of the 'Gritstone Trail' and Staffordshire Way nearby, Rudyard Lake with Steam Railway and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield, Leek and Congleton are within 12, 7 and 6 miles respectively, with Manchester Airport some 25 miles away offering flights to worldwide destinations. The main town of Macclesfield has a mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. The historic market town of Leek is just a short drive away, with its cobbled market place, unspoilt architecture and variety of independent shops, antiques and award winning tea shops. Leek is home to speciality producers of a variety food and drink. Traditional markets can be found in the restored indoor Victorian Butter Market and outdoor in the Market Place, with an antique and collectors' market held outdoors each Saturday, a monthly 'Leek Farmers and Craft Market' and 'Totally Locally' Sunday market. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London.

On entering, the natural wood entrance door closes with a satisfying 'clunk'. The whole property is fastidiously cared for by the current long

standing owners and is an absolute credit. The central hall offers stairs to the first floor. To the right is the generous lounge/dining room with multi aspect windows and open coal fire. The large open plan breakfast kitchen is light and airy with tasteful fitted units and a dining area which takes advantage of an aspect over the front gardens. Completing the ground floor accommodation is the inner hall with cloakroom off, a spacious and useful utility room and a separate side entrance to the property.

The central staircase leads up to the landing which provides doorways to all FOUR bedrooms, (the two front bedrooms being large doubles and which enjoy a front facing aspect, with bedrooms 3 and 4 to the rear enjoying views over the field behind. Finally is the modern family bathroom with three piece suite in crisp white, with shower over the bath.

Outside, as befits a residence of such calibre and as mentioned above, are the private and formal gardens, which will only truly be appreciated with the undertaking of a viewing, and by viewing our ONLINE VIDEO TOUR.

There is an extensive driveway which allows parking for numerous vehicles, motor home, caravans, trailers, horse boxes etc.

Outbuildings include a detached double GARAGE and a large detached stable/workshop with its own wood burning stove – potential to convert to holiday let/annex (subject to necessary consents).

Land

The field is adjacent to and behind the property and is predominately laid to grass all within secure boundary hedges and fencing. The land, grounds and gardens extend to approx 2 acres in total.

**The accommodation briefly comprises** (all dimensions are approximate)

**FRONT ENTRANCE** : Quarried sandstone built arched portico with hardwood panelled and multi-glazed door to:

**HALL** : Coving to ceiling. Central staircase to first floor.

**LOUNGE/DINING ROOM** 26' 5" x 13' 3" (8.05m x 4.04m) into rear bay : Timber framed sealed unit double glazed window to front aspect. PVCu double glazed bay window to side aspect with plantation shutters. Timber framed sealed unit double glazed bay window to rear aspect with two PVCu double glazed dual aspect windows. Double panel and single panel central heating radiators. 13 Amp power points. Open coal fire with dog grate having natural marble hearth and back with stone fire surround. Three wall light points. Television point. 13 Amp power points.

**BREAKFAST KITCHEN** 19' 6" x 12' 3" (5.94m x 3.73m) maximum overall :

**KITCHEN AREA** 12' 3" x 11' 4" (3.73m x 3.45m) : Timber framed sealed unit double glazed window to side aspect. Coving to ceiling. Range of fitted eye level and base units in beech effect with grey marble effect preparation surfaces over having two inset stainless steel sink units inset with mixer tap. Built-in stainless steel 4-ring electric hob. Built-in double electric fan assisted oven and grill.

Double panel central heating radiator. 13 Amp power points. Tiled to splashbacks. Oak effect flooring. Door to deep recessed under stairs pantry cupboard.

**BREAKFAST AREA** 10' 8" x 7' 4" (3.25m x 2.23m) : Timber framed sealed unit double glazed window to front aspect with tiled sill. Coving to ceiling. Double panel central heating radiator. 13 Amp power points.

**INNER HALL** : Coving to ceiling. Oak effect floor.

**CLOAKROOM** : PVCu double glazed window to rear aspect. White suite comprising low level W.C. Fully tiled walls. Oak effect floor.

**UTILITY** 8' 5" x 8' 0" (2.56m x 2.44m) : PVCu double glazed window to rear aspect. Grey marble effect preparation surfaces with stainless steel single drainer sink unit inset with mixer tap. Space and plumbing for washing machine and dishwasher. Walls tiled to the majority of walls. 13 Amp power points. Floor mounted Ideal Standard oil fired central heating boiler. Space for fridge freezer. Oak effect floor.

**SIDE VESTIBULE** 6' 6" x 6' 5" (1.98m x 1.95m) : Coving to ceiling. Cupboard housing electric consumer unit. PVCu double glazed door and matching side panel to covered entrance porch measuring 7'10" x 6'9". PVCu double glazed window to side aspect. Indian stone paved floor. Quarried sandstone arched feature entrance with double wrought iron gates.

First floor :

**LANDING** 11' 4" x 3' 0" (3.45m x 0.91m) : Coving to ceiling. 13 Amp power points.

**BEDROOM 1 FRONT** 12' 1" x 11' 1" (3.68m x 3.38m) extending to 13'4" into side bay : PVCu double glazed window to front aspect. PVCu double glazed walk-in bay window to side aspect with plantation shutters. Double panel central heating radiator. 13 Amp power points. Door to walk-in cupboard with PVCu double glazed window to front aspect and shelving.

**BEDROOM 2 FRONT** 12' 3" x 10' 7" (3.73m x 3.22m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 10' 8" x 8' 1" (3.25m x 2.46m) : PVCu double glazed window to rear aspect with views over adjoining field. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR** 6' 6" x 8' 10" (1.98m x 2.69m) extending to 11'5" into door recess : PVCu double glazed window to rear aspect with views over adjoining field. Airing cupboard with lagged hot water cylinder and shelving. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 10' 0" x 6' 0" (3.05m x 1.83m) : PVCu double glazed window to side aspect. Modern white suite comprising low level W.C., pedestal wash hand basin and contoured panelled bath with glass shower screen having Triton electric shower over. Chrome centrally heated towel radiator. Fully tiled walls. Double panel central heating radiator. Oak effect floor.

Outside :

**FRONT ENTRANCE** : With stone verge, lawned area and floral display. Low stone wall with coping stones and with wrought iron railings with main driveway entrance having stone gate pillars and electrically operated double wrought iron gates and lighting. Extensive main driveway laid with Indian stone paving

offering generous parking leading to the detached double garage and detached stable block. The second extensive driveway entrance is gravel and cobbled paving, with double timber gates and interconnects with the main driveway and provides gated access to the field.

**DETACHED GARAGE** 19' 10" x 16' 5" (6.04m x 5.00m) internal measurements : Brick built with rendered elevations in cream with pitch tiled roof. Electrically operated up and over door. Two PVCu double glazed window to rear aspect. Power and light.

**DETACHED STABLE (POTENTIAL TO CONVERT TO HOLIDAY LET/ANNEX)** 19' 0" x 16' 10" (5.79m x 5.13m) internal measurements : Rendered elevation and pitched tiled roof. Original glazed feeding troughs. Cast iron wood burning stove. Power and light.

**OUTSIDE FRONT** : Indian stone paved pathway. Quarried sandstone arched feature entrance with double wrought iron gates. Rendered elevations in cream with pitched tiled roof and front canopied overhang with pitched tiled roof with sandstone pillar supports and feature sandstone arch to main entrance and matching detail to side entrance. The formal front gardens are predominantly lawned with two sides encompassed with laurel hedging and a mixture of flowers, shrubs and many topiary specimens with central sun dial feature. Indian stone pathways lead to the main entrance.

**REAR** : Formal rear gardens with Indian stone pathways following the perimeter of the property beyond which the gardens are predominantly lawned with well established herbaceous floral borders and encompassed with mature boundary hedgerow and mature trees. Timber summerhouse on raised stone terrace. Covered oil tank.

**POLY TUNNEL** 43' 0" x 15' 0" (13.10m x 4.57m) :

**FIELD** : Approx 1.4 acres or thereabouts. Predominately laid to grass with numerous specimen firs with mature trees to two boundaries and the remaining boundary formed of mature hedgerow which reveals extensive views of Mow Cop Castle and on a clear day as far as the Welsh Mountains and Liverpool.

**SERVICES** : Electricity and water are connected (although not tested) Oil fired central heating. Drainage via a septic tank.

**VIEWING** : Strictly by appointment through the sole selling agent TIMOTHY A BROWN.:

**TAX BAND**: F

**LOCAL AUTHORITY**: Staffordshire Moorlands District Council

**DIRECTIONS**: Head west on West Street towards Antrobus Street. Turn right onto Antrobus Street. Turn left onto Mill Street. At the roundabout, take the 3rd exit for A54 / Mountbatten Way. At the roundabout, take the 2nd exit for A527 Biddulph, continue along and after 3.4 miles turn left onto Woodhouse Lane. After 1.3 miles turn right onto New Street, then immediately turn left onto Wraggs Lane. After 0.2 miles turn left onto Leek Lane. After 0.5 miles turn right onto Lask Edge Road. After 0.2 miles turn right onto Crowborough Road. Newhouse Farm will be found on the right hand side clearly identified by our For Sale board.

