



## Energy performance certificate (EPC)

Good Cow Farm Horton, Leek ST13 8QD	Energy rating <b>E</b>
Valid until 12 August 2025	Certificate number 6463-6814-6729-7596-5883

Property type  
Detached house

Total floor area  
230 square metres

Rules on letting this property  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can need guidance for landlords on the exemptions and exemptions. This is a legal requirement. You can find more information on the government website.  
Energy efficiency rating for this property  
This property's current energy rating is E. It has the potential to be B.  
[See how to improve this property's energy efficiency.](https://www.gov.uk/guidance/energy-efficiency-ratings)

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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.



**Good Cow Farm**  
Horton, Leek, Staffordshire ST13 8QD

**Selling Price: £1,295,000**

- 5 BEDROOM DETACHED FARMHOUSE IN BEAUTIFUL RURAL LOCATION WITH APPROX 6 ACRES OF FIELDS/PADDOCKS
- 54FT OAK FRAMED GARDEN HOUSE - EXTREMELY VERSATILE ROOM, IDEAL AS HOME OFFICE/GYM/ENTERTAINING AREA
- DINING KITCHEN, SEATING AREA & DINING ROOM, LOUNGE, FAMILY ROOM & STUDY
- EN SUITE OFF MASTER BEDROOM
- BEDROOM 2 WITH DRESSING AREA & EN SUITE BATHROOM
- FAMILY SHOWER ROOM
- DETACHED DOUBLE GARAGE, CARPORT & EXTENSIVE PARKING AREAS & NEWLY CONSTRUCTED LARGE AGRICULTURAL SHED
- ATTRACTIVE FORMAL GARDENS WITH SEATING AREA



FOR SALE BY PRIVATE TREATY (Subject to contract)

PRESTIGIOUS 5 BEDROOM DETACHED FARMHOUSE WITH APPROX 6 ACRES OF LAND. BREATHTAKING VIEWS TOWARDS THE STAFFORDSHIRE MOORLANDS & PEAK DISTRICT. SEPARATE 54FT OAK FRAMED GARDEN HOUSE. DETACHED DOUBLE GARAGE AND CARPORT. DRIVEWAY ALLOWING PARKING FOR SEVERAL VEHICLES. ATTRACTIVE FORMAL GARDENS AND PATIO AREAS. NEWLY CONSTRUCTED LARGE AGRICULTURAL SHED.

"Good Cow Farm", a lovely name for a beautifully presented property, being set in the heart of the countryside with a fantastic rural aspect and set in approximately 6 acres of land (tbc).

Over the years this stone and partly rendered property has been extended and improved having the charm of a 'bygone era' but with all the modern amenities the present-day purchaser is seeking.

The stunning accommodation has oil fired central heating, cast iron stoves, PVCu double glazing together with up to date contemporary kitchen and en suites. The decoration is neutral and tasteful. A magnificent feature is the detached oak framed garden house. The main home comprises: porch, hall, W.C., living room, study, family room, fitted dining kitchen, 'L' shaped dining room with seating area, rear hall with stable door to outside, open porch and door to laundry room/W.C.

At first floor level the landing allows access to five large bedrooms, the master having an en suite. The second bedroom has a dressing room and en suite bathroom and finally there is the shower/wet room.

Externally the gardens are beautifully maintained with a garden shed, detached double garage, car port, pasture acreage around the property and a large newly constructed agricultural shed.

A place in the country, located within the picturesque rural locality of Horton, surrounded by countryside, enjoying



views across meadow land with far reaching views over adjoining counties and the Peak District. The country lanes are interesting to explore, offering enjoyable walks and are suitable for horse riding, as are the well known walking routes of nearby Rudyard Lake with Steam Railway.

Practically the towns of Leek, Biddulph and Congleton are just a short drive away. The historic market town of Leek has a variety of independent shops, antiques and award winning tea shops, with a cobbled market place and unspoiled architecture Leek is home to specialty 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. Biddulph is home to the National Trust's Biddulph Grange gardens and the Biddulph Valley Way. 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.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT DOOR FROM COURTYARD TO: : Two PVCu double glazed windows to front aspect.

HALL : Low wattage lights to ceiling. Radiator. 13 Amp power points. Oak flooring. Timber latch doors to various rooms. Stairs to first floor.

CLOAKROOM/W.C. : Opaque PVCu double glazed window to front aspect. Savoy period style suite comprising: low flush w.c. with timber seat and pedestal wash hand basin with chrome taps. Tiled floor.

REAR PORCH 8' 0" x 3' 6" (2.44m x 1.07m) : Three PVCu double glazed windows. Door to outside.

LOUNGE 14' 11" x 13' 7" (4.54m x 4.14m) : Two PVCu double glazed windows to side and rear aspects. Attractive open fireplace with inset multi fuel stove. Oak flooring. Two radiators. 13 Amp power points. Television aerial point.

STUDY 10' 10" x 10' 1" (3.30m x 3.07m) : PVCu double glazed window to rear aspect. Fitted pine bookcase. Radiator. 13 Amp power points.

FAMILY ROOM 16' 0" x 12' 2" (4.87m x 3.71m) : Two PVCu double glazed windows to front and rear aspects. Corner wood burning stove. Radiator. 13 Amp power points. Oak floor. Television aerial point.



INNER VESTIBULE : Door to airing cupboard with factory lagged cylinder and immersion heater.

DINING KITCHEN 16' 7" x 16' 3" (5.05m x 4.95m) : Tasteful bespoke kitchen having matching base and eye level units with under unit lighting. Tiled splashbacks. Quartz working surfaces. Inset deep double bowl Belfast style sink with mixer tap. Smeg Range cooker with extractor above. Smeg American style fridge/freezer and separate built-in freezer. Fitted wine cooler fridge. Fitted Smeg microwave with plate warmer drawer below. Integrated Smeg dishwasher. Low wattage downlighters to ceiling. Radiator. 13 Amp power points. Natural stone tiled floor. PVCu double glazed window to rear aspect. PVCu double glazed French doors to rear garden.

L SHAPED DINING SITTING AREA 21' 0" x 14' 11" (6.40m x 4.54m) max (8' 10") min : 21' 0" x 14' 11" (6.40m x 4.54m) max 8ft 10 min : Two small PVCu double glazed windows to two elevations. Door to outside. Radiator. 13 Amp power points. Part tiled natural stone floor. Large fitted cupboard to match kitchen units

REAR HALL 11' 6" x 9' 0" (3.50m x 2.74m) : Stable door to outside courtyard. PVCu double glazed doors to small storage cupboard. Fitted bench with cupboards below. Low wattage downlighters. Tile natural stone floor. Central heating programmer. Cupboard enclosing a new oil central heating boiler. Door to:

LAUNDRY ROOM/W.C. 9' 1" x 7' 7" (2.77m x 2.31m) : PVCu double glazed window. Low flush w.c. Large fitted cupboard. Separate base unit to match the kitchen with enamel single drainer sink with mixer tap and laminate working surface. Space and plumbing for washing machine and tumble dryer. Tiled splashbacks. Chrome heated towel radiator. Tiled floor. Extractor fan. Low wattage downlighters.

FIRST FLOOR LANDING : Three PVCu double glazed windows. Radiator. One single power point. Timber latch doors to principal rooms.

BEDROOM 1 21' 10" x 19' 4" (6.65m x 5.89m) max : Two double glazed windows to two aspects. Two radiators. 13 Amp power points. Low wattage lights to ceiling. Door to en suite.

EN SUITE : PVCu double glazed window. White quality suite comprising: low flush w.c., wash hand basin with mixer tap set in vanity base unit with cupboards and drawers. Walk in shower enclosure with two shower heads. Chrome heated towel radiator. Extractor fan. Partly tiled walls. Tiled floor. Low wattage downlighters.

BEDROOM 2 REAR 16' 2" x 10' 9" (4.92m x 3.27m) : PVCu double glazed window to rear aspect. Velux roof light. Two exposed beams to ceiling. Radiator. 13 Amp power points. Door to dressing room.

DRESSING ROOM 8' 1" x 6' 7" (2.46m x 2.01m) plus wardrobe space : PVCu double glazed window. Full length fitted wardrobes. Exposed beam. Door to en suite.

EN SUITE BATHROOM : Exposed beam. PVCu double glazed window. White quality suite comprising: low flush w.c., wash hand basin with mixer tap set in vanity unit and P shaped bath with shower and screen over. Fully tiled walls and floor. Chrome centrally heated towel radiator.

BEDROOM 3 12' 2" x 12' 1" (3.71m x 3.68m) : PVCu double glazed window. Fitted double wardrobes with sliding doors. Radiator. 13 Amp power points.



BEDROOM 4 11' 8" x 10' 3" (3.55m x 3.12m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 5 15' 0" x 14' 4" (4.57m x 4.37m) : PVCu double glazed windows to two aspects. Fitted wardrobes to either side of chimney breast. Radiator. 13 Amp power points.

SHOWER ROOM/W.C. : Designed in a 'wet room' style. PVCu opaque double glazed window. Fully tiled walls and floor. Suite comprising: low flush w.c., Villeroy and Boch wash hand basin with mixer tap and Aqualisa shower with glass screen. Two recessed shelves. Fitted cupboard with factory lagged cylinder and shelving. Extractor fan. Low wattage downlighters. Large chrome centrally heated towel radiator.

OAK FRAMED GARDEN HOUSE 54' 5" x 18' 7" (16.57m x 5.66m) : This is an extremely versatile room, which could be used as a home office, entertaining space or gym (or combination) - a fantastic additional benefit to the property. A room full of character having exposed timber framing. Two electric panel heaters. Cast iron stove. Two sets of double doors and double glazed windows. Two large storage cupboards with double doors. From the side double doors it leads onto an artificial grass area with gate to rear picket fenced stone flagged yard.

DETACHED GARAGE 21' 0" x 17' 0" (6.40m x 5.18m) Internal Measurements : Electric remote controlled double vehicular access doors. Power and light. Large attic storage space. Separate pedestrian door. Opaque PVCu double glazed window to side.

AGRICULTURAL SHED 22' 9" x 40' 0" (6.93m x 12.18m) : Fully insulated agricultural machine and equipment shed with power sockets and lights. 2 x 3.5m wide powered roller shutter doors and a pedestrian door.

GARDENS AND LAND : In total extending to approximately 6 acres (tbc). Around the property are well maintained attractive formal gardens laid mainly to lawn with paths, stream with two timber bridges over and recessed al fresco seating/patio area with a beautiful rural outlook. Outside lighting. Oil storage tank. Garden shed. The acreage is mainly of grass pasture split into enclosed fields/paddocks with access to the agricultural shed. The property has 3 vehicle entries with the main one leading to a stone flagged courtyard with access to a car port, the garage and house via either front door to hall or oak framed open porch to second rear hall.

TENURE : Freehold (Subject to solicitors verification).

SERVICES : Mains electricity and water are connected (although not tested). Oil fired central heating with a new boiler (10 year warranty). Drainage via a new fully compliant septic tank.

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

TAX BAND: TBC

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV: ST13 8QD

