

## Ellins Field Farm Crowborough Road, Leek, ST13 8QW

### Asking Price £850,000

Located in the beautiful Staffordshire Moorlands, Ellins Field Farm is a stunning residence offering a discerning farmhouse lifestyle sure to suit a wide range of buyers needs. Set in land of approximately 17 acres, the paddocks are easily accessed and surround the property in a most pleasing way. Lending itself to a variety of uses, we feel the land is perfect for livestock, equestrian or just about any use you can think of! Further complementing the land is a useful yard accessing spacious agricultural sheds at the rear of the home, in recent years this had seen the running of a successful haulage business and is sure to suit similar needs. The home itself is a spacious detached residence offering four bedrooms, two bathrooms and two reception rooms plus a country kitchen with utility and boot room. There's also a useful one bedroom, one bathroom annex thus ultimately making for a five bedroom home if required but we feel the sheer floor space on offer lends itself to such a variety of configurations that buyers will be spoilt for choice! Outside there are stunning formal gardens and a detached garage. The home is so well cared for whether it be the property, the land or the stunning gardens and no matter which way you gaze, the views of countryside both near and far can be enjoyed all year round and are sure to put a smile on your face!

Village amenities are a short drive away whilst good schools, commuter links and leisure facilities are available at the nearby towns of Biddulph, Congleton and Leek.

Take a look at our video tour , photos and floor plan to really work out just how good this home is! We absolutely love it and feel it's a real once in a lifetime opportunity so call us here at Chris Hamriding Estate Agents, we are the Town & Country experts and would love to hear from you!

**Entrance porch**

**Hallway**

**Lounge 11'11" x 20'5" (3.64 x 6.24)**

**Dining room 11'11" x 10'7" (3.64 x 3.24)**

**Dining kitchen 12'10" x 19'6" (3.93 x 5.96)**

**Utility 10'2" x 13'6" (3.12 x 4.13)**

**WC**

**Boiler / boot room 12'6" x 7'1" (3.82 x 2.16)**

**Workshop 13'3" x 20'2" (4.05 x 6.15)**

**Store 14'6" x 12'7" (4.42 x 3.86)**

**WC**

**Stairs and landing**

**Bedroom one 16'5" x 12'11" (5.02 x 3.95)**

**Bathroom**

**Bedroom two 12'9" x 9'10" (3.91 x 3.02)**

**Bedroom three 11'11" x 16'0" (3.65 x 4.88)**

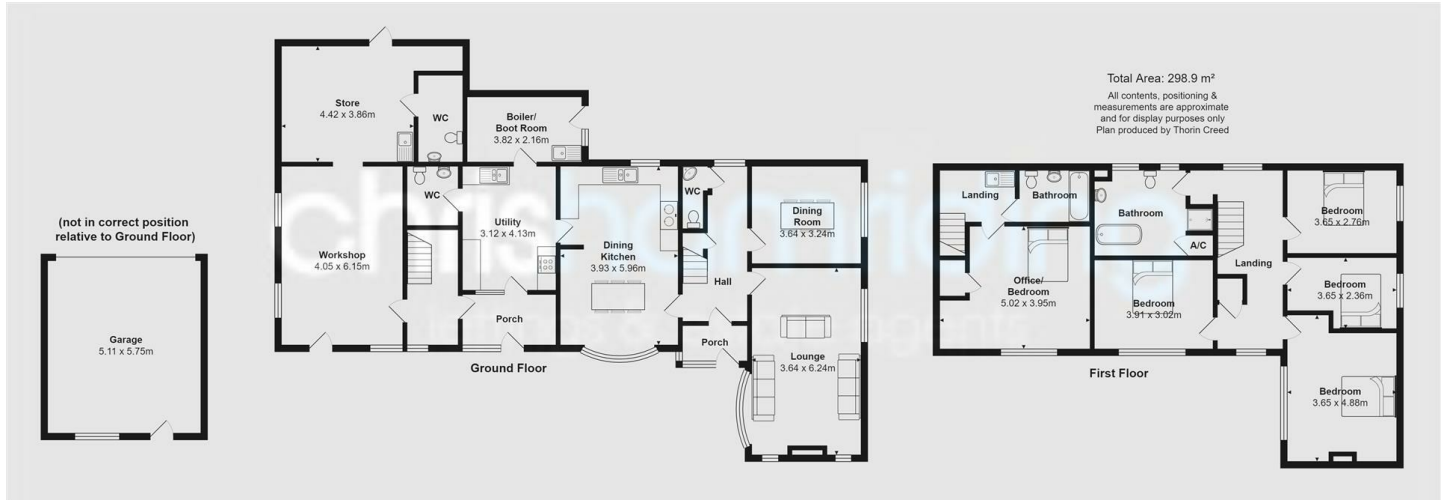
**Bedroom four 11'11" x 7'8" (3.65 x 2.36)**

**Bedroom five 11'11" x 9'0" (3.65 x 2.76)**

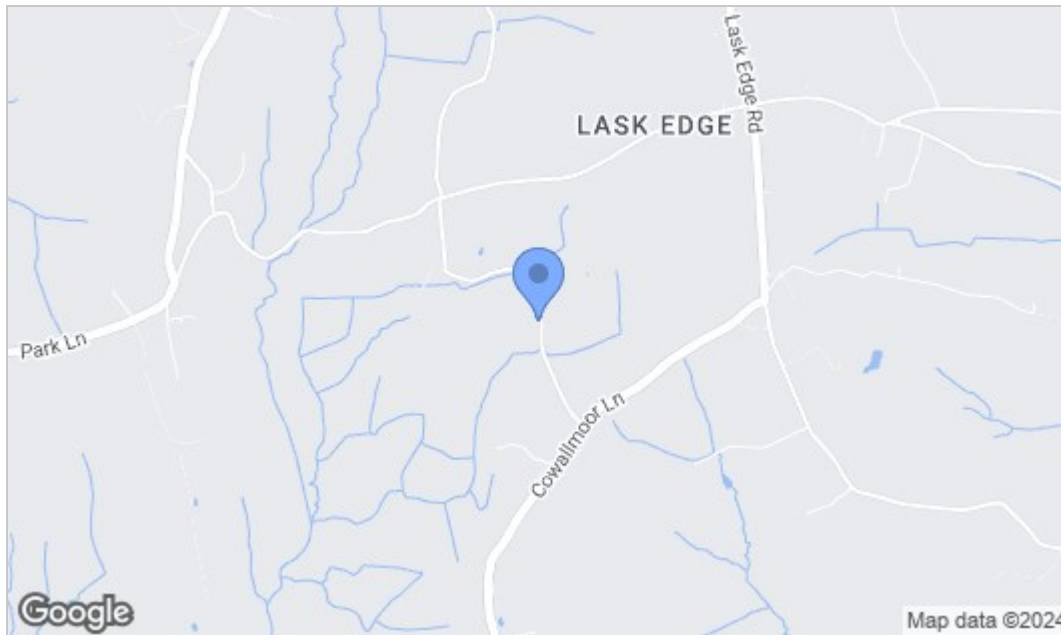
**Bathroom**

**Garage 16'9" x 18'10" (5.11 x 5.75)**

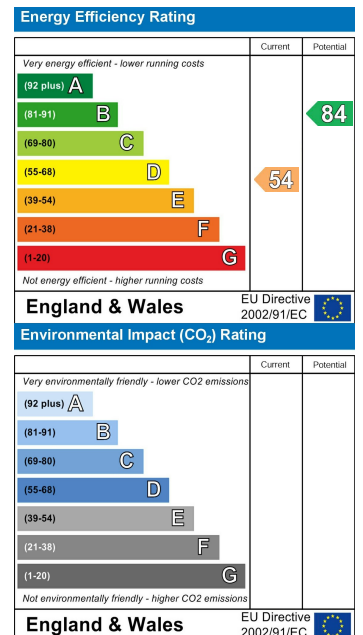
# Floor Plan



# Area Map



# Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.