



**GASCOIGNE  
HALMAN**

PADDOCK FARM, UPPER HULME, LEEK

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THE AREAS LEADING ESTATE AGENT



## PADDOCK FARM, UPPER HULME, LEEK

**Offers Over £1,000,000**

PADDOCK FARM and ROACHES TEA ROOMS COMPRISING A LARGE FIVE BEDROOM FARMHOUSE, THRIVING TEA ROOM BUSINESS, TWO SEMI DETACHED THREE BEDROOM HOLIDAY LETS AND OUTBUILDINGS WITH UNPRECEDENTED VIEWS IN THE PEAK DISTRICT.





A fabulous opportunity to purchase substantial stone built farm house, two semi detached cottages ideal as holidays lets, a large tea room/cafe and large out buildings and all standing in a very sought after location, know as The Roaches and the surrounding countryside. This whole set up can be run as a lovely business and still offers more potential. The area is know for lots of walks and families enjoying the countryside so the tea rooms/cafe and holiday lets will command good interest. The main farm house having an entrance hall, lounge with a stone fireplace, farm house kitchen with a rear porch and utility room. On the first floor there is three good size bedrooms master with ensuite and a great size main bathroom. The landing with a staircase to the top floor where there are two more bedrooms. The tea room/cafe is a dining area/reception, main dining area of which is a fabulous French oak building, catering kitchen and storage. There are two, three bedroom holiday cottages which are in lovely condition and ready to be let out. Substantial garage, workshop, utility room, carport and toilets. We believe there is also planning for a further building. Private gardens, large amounts of parking for the tea rooms and visitors, and stunning open views.

### **DIRECTIONS**

POSTCODE FOR SAT NAV ST13 8TY

From Leek, proceed along the Buxton Road through Blackshaw Moor and continue up the hill taking the first turning left signposted Upper Hulme. Follow this road bearing left into Roach Road and continue for approximately half a mile, where Paddock Farm and The Tea Rooms are situated on the left hand side identifiable by our For Sale board.

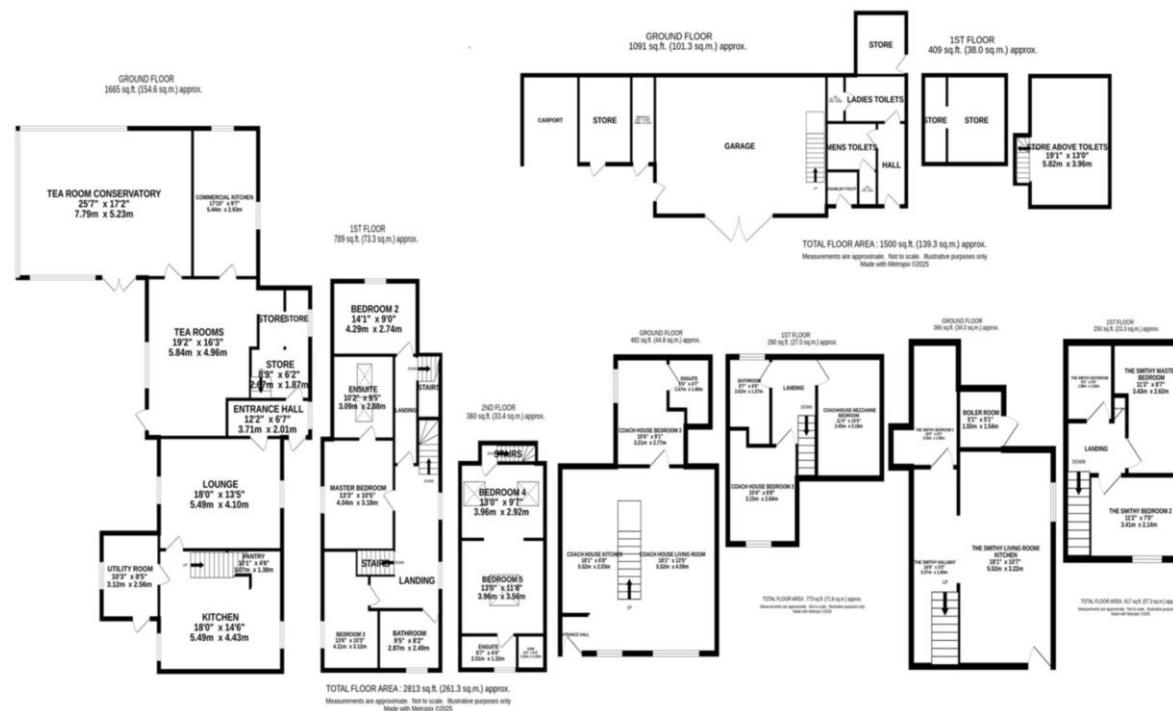
### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

#### **LOCATION**

Paddock Farm is situated in the spectacular Peak District National Park and commands far reaching views over Tittesworth Reservoir, The Roaches and surrounding countryside. The property lies between the popular market towns of Leek and Buxton and has good road network links for ease.

### **EPC RATING F, STAFFORDSHIRE MOORLANDS BAND D**

Freehold



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