



Thornyleigh Green Farm

Meerbrook



Thornyleigh Green Farm,
Meerbrook,
Leek,
Staffordshire,
ST13 8XW



2



2



2



1.81 ac



exempt

A Two bedroom and Grade II listed stone farmhouse occupying a rural location within the Peak District National Park

The property is subject to an agricultural occupancy restriction (further details available from the agent).

The site extends to 1.81 acres in total and includes undulating pasture land and a range of outbuildings.

The property is situated in Meerbrook along a 1 mile private access track. Meerbrook is a rural village 5 miles from Leek town.

Asking Price:

£600,000



Ashbourne Office - 01335 342201



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Ground Floor

The property is entered via the main access door to the front. Internal Access doors lead off to the Dining Room, Kitchen and Lounge with stairs rising to the first floor level.

The Kitchen (5.32m x 3.24m) has a range of wall and base units with work surface over. Cooker with dual hot plate (by separate negotiation), Belfast sink. Windows to the front and rear.

The Dining Room (3.45m x 2.68m) has a window to the rear.

Lounge (5.32m x 4.49m) with stone mullion windows, feature stone fireplace with brick surround and cast iron woodburning stove, tiled floor, internal access door to Utility Room.

The Utility Room is stepped down from the Lounge and houses the base mounted oil fired central heating boiler, appliance space and plumbing for washing machine.



First Floor

On the first floor is a galleried landing area with access to the two bedrooms and family bathroom with a staircase rising to the first floor level.

The Master bedroom (4.53m x 3.57m) has an ensuite shower room with three piece shower suite. The Guest Bedroom (5.59m x 3.29m) has stone mullion windows and exposed beam to ceiling. The family bathroom has a three piece bathroom suite with spot lights to ceiling.

Attic

The first floor landing has stairs which lead to the Attic landing and this provides access to the two attic rooms with restricted headroom. Attic Room 1 (5.39m into restricted headroom x 4.62m) exposed floor with timber 'A' frame. Attic Room 2 stone mullion windows to front. .

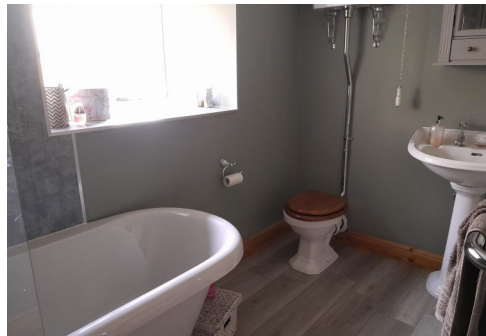
Externally

The property is approached along a 1 mile long private drive. This drive leads to the property and continues through to dissect the land and provides access to further properties.

The property and outbuildings are situated on the north of the track with a paddock to the front and rear of the property. There is a stone outbuilding attached to the property and a further detached stone built shelter to the rear.

To the south of the track is further undulating pasture land with gated access. Also on the south of the track is hardstanding providing off road parking in front of the detached hay barn.

The site extends to 1.81 acres in total.



General Information

Services:

Mains water and electricity, private drainage. Oil fired central heating

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

Local Authority and Council Tax Band

Staffordshire Moorlands District Council **Tax Band** – E

Agricultural Occupancy Clause

The property is subject to the following agricultural occupancy clause. Further details available from the agent.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaws.

Please contact the Ashbourne Office on 01335 342201 or by email at ashbourne@bagshaws.com

Directions:

What3words:///prepared.cutlets.landlady



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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