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**The Old Barn/Farley Court, Longshaw Lane, Farley, ST10 3BQ**

# The Old Barn/Farley Court, Longshaw Lane, Farley, ST10 3BQ

## Offers In Excess Of £1,475,000

(Subject to Contract)

### *Description*

An outstanding opportunity to purchase a thriving and very well established holiday complex in the picturesque Staffordshire Moorlands village of Farley, nestled by the side of Alton Towers theme park.

The property is being offered For Sale on a "going concern" basis with an excellent amount of forward and repeat bookings.

Farley is located on the outskirts of the desirable village of Alton, an idyllic Staffordshire village set amidst rural woodland and countryside offering an immense range of facilities supported by Alton Towers, with pubs, restaurants and shops, regular bus services and delightful country walks.

The Old Barn & Farley Court has been tastefully developed by the current vendors to an excellent standard with the entire complex capable of sleeping up to 42 guests, further opportunities are available with plans to considerably extend the Barn, along with a large double garage, and the possibility of adding further buildings on the large plot next to Farley Court - subject to the relevant planning consents.

The site which occupies a substantial plot of just under an acre consists of The Old Barn - A stone built five bedroomed, three bathroomed property of considerable character, private gardens and ample parking. Plans are available for a considerable side extension to The Old Barn and the erection of a large double garage.

Privately accessed of Longshaw Lane is Farley Court, a superb courtyard development of three very well presented holiday barns each sleeping 10 - all with their own parking areas, courtyards and access to the large lawned garden area.

There are a number of larger towns/business centres accessible from Alton including Cheadle, Uttoxeter, Stoke-on-Trent and Stafford, with its access to the M6 and a fast train line to London Euston in about one hour 20 minutes.

### **THE OLD BARN**

#### **Entrance hall**

Stairs off. Radiator.

#### **Lounge 7.14m x 4.62m (23'5 x 15'2)**

Radiator x 3. Feature log burner.

#### **Kitchen / diner 4.62m x 4.62m (15'2 x 15'2)**

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Double electric oven. Hob and extractor unit. Tiled floor. Coving. Spotlights. Radiator. Cupboard housing central heating boiler.

#### **Rear porch**

Rear door. Tiled floor. Storage cupboard.



***Shower room 2.06m x 1.45m (6'9 x 4'9)***

Corner shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

***Shower room 1.80m x 1.80m (5'11 x 5'11)***

Corner shower cubicle. W.c. Wash basin. Radiator. Tiled floor.

***Bedroom 3.84m x 3.96m (12'7 x 13')***

Radiator. French doors to front.

***Landing area***

Radiator.

***Bedroom 4.72m x 2.84m (15'6 x 9'4)***

Radiator.

***Bedroom 3.63m x 1.96m (11'11 x 6'5)***

Radiator. Storage cupboard.

***Bedroom 2.72m x 3.63m (8'11 x 11'11)***

Radiator.

***Bedroom 4.65m x 2.79m (15'3 x 9'2)***

Radiator. Fitted wardrobes and storage units.

***Bathroom 3.61m x 1.68m (11'10 x 5'6)***

Roll top bath with feeder shower. W.c. Wash basin. Heated towel rail.

***Outside***

A large gravelled driveway to the front of the property provides off street parking for a large number of vehicles, good sized lawned garden area and well established shrubs and tree's providing considerable privacy.

***ALVERTON - FARLEY COURT***

***Lounge / kitchen area 6.73m x 6.63m (22'1 x 21'9)***

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated fridge / freezer. Electric hob and oven with extractor unit above. Tiled floor. Built-in washer / dryer. Stairs off. Feature log burner. Spotlights. Understairs storage. Wood flooring. French doors to rear courtyard area.

***Bedroom 3.53m x 2.62m (11'7 x 8'7)***

Storage heater. Spotlights.

***Bathroom 1.55m x 2.92m (5'1 x 9'7)***

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

***Landing area***

Loft access. Spotlights.

***Bedroom 5.54m x 2.74m (18'2 x 9')***

Sky light. Storage heater. Spotlights.



***En-suite 2.03m x 2.08m (6'8 x 6'10)***

Bath with shower over. W.c. Wash basin. Heated towel rail. Sky light. Spotlights. Tiled floor.

***Bedroom 4.11m x 2.46m (13'6 x 8'1)***

Sky light. Storage heater. Spotlights.

***Bedroom 3.10m x 2.69m (10'2 x 8'10)***

Sky light. Storage heater. Spotlights.

***Bathroom 1.85m x 1.60m (6'1 x 5'3)***

Shower cubicle. W.c. Wash basin. Heated towel rail. Spotlights. Tiled floor.

***Outside***

Ample parking, rear paved courtyard area and access to the lawned garden area.

***BUNBURY - FARLEY COURT***

***Lounge / kitchen area 6.63m max x 6.78m max (21'9 max x 22'3 max)***

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated fridge / freezer. Electric hob and oven with extractor unit above. Tiled floor. Built-in washer / dryer. Stairs off. Feature log burner. Spotlights. Understairs storage. Wood flooring. French doors to rear courtyard area.

***Bedroom 2.72m x 3.53m (8'11 x 11'7)***

Storage heater. Spotlights.

***Bathroom 2.72m x 1.50m (8'11 x 4'11)***

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor. Sky light.

***Bedroom 3.12m x 2.62m (10'3 x 8'7)***

Sky light. Spotlights.

***Bedroom 4.11m x 2.34m (13'6 x 7'8)***

Sky light. Spotlights. Storage heater.

***Shower room 1.60m x 1.80m (5'3 x 5'11)***

Shower cubicle. W.c. Wash basin. Tiled floor. Heated towel rail.

***Outside***

Ample parking, rear paved courtyard area and access to the lawned garden area.

***HEYTHROP - FARLEY COURT***

***Lounge / kitchen area 6.63m x 6.78m max (21'9 x 22'3 max)***

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated fridge / freezer. Electric hob and oven with extractor unit above. Tiled floor. Built-in washer / dryer. Stairs off. Feature log burner. Spotlights. Understairs storage. Wood flooring. French doors to rear courtyard area.

***Bathroom 1.52m x 2.92m (5' x 9'7)***

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.



**Bedroom 3.53m x 2.74m (11'7 x 9')**

Storage heater. Spotlights.

**Landing area**

Loft access. Airing cupboard.

**Bedroom 5.41m x 3.30m (17'9 x 10'10)**

Storage heater. Sky lights. Spotlights. Built-in storage cupboards and shelving.

**En-suite 1.93m x 1.96m (6'4 x 6'5)**

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

**Bedroom 4.98m max x 2.74m (16'4 max x 9')**

Storage heater. Sky light. Spotlights.

**En-suite 1.98m x 1.96m (6'6 x 6'5)**

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

**Bedroom 2.79m x 2.67m (9'2 x 8'9)**

Storage heater. Sky light. Spotlights.

**Bedroom 3.76m x 2.87m (12'4 x 9'5)**

Storage heater. Sky light. Spotlights.

**Outside**

Ample parking, rear paved courtyard area and access to the lawned garden area.

**Directions**

Approaching Farley via Beelow Lane, continue on this road which then becomes Farley Lane, taking the second left hand turning just before the entrance of Alton Towers into Longshaw Lane, where the property is located on the left hand side, the first left is The Old Barn - the second is to Farley Court.

Approaching Farley via Alton, continue onto Farley Lane taking the seventh turning right, located just after the main Alton Towers entrance onto Longshaw Lane.

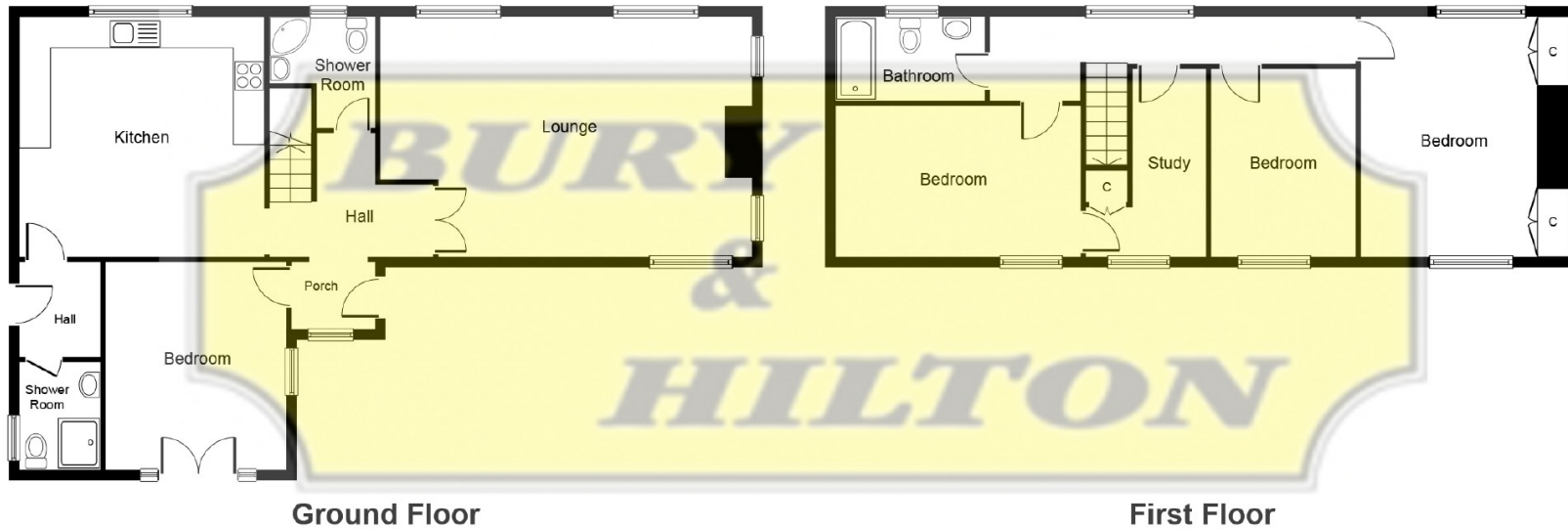
**Agents notes**

The property also has website and private domain names that will be passed onto the purchaser.

All the current fixtures and fittings in situ are included in the sale.

On going figures and bookings can be made available to prospective purchasers on request and with future prospective bookings being passed on to the purchaser.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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