



Leyden House

Rough Close



Leyden House
Leadendale Lane
Rough Close
Staffordshire
ST3 7NL



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6.84 ac

A delightful three bedroom detached property with double garage and an extensive range of agricultural buildings, yard and land extending to 6.84 acres in all enjoying stunning views across the valley.

The accommodation has been well cared for and improved and provides versatility and scope for further extension and enhancement subject to necessary planning consent..

The yard and outbuilding are a particular feature of the site having two large steel framed agricultural buildings and a two bay stable.

Conveniently located providing good access links to local link roads.

Viewing essential to appreciate the full extent of the holding

Offers in Excess of:
£695,000



Ashbourne Office - 01335 342201



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Ground Floor

The property can be accessed from the front and side and rear with the main front access door leading to an **Entrance Porch** having feature stain glass window and quarry tiled floor with glass panelled internal door leading through to the **Entrance Hall** with modern fitted decorative Minton tiled style floor with stairs rising to first floor and understairs storage cupboard Internal door access to all three reception rooms and **Ground floor Shower room** having fitted white four piece shower suite including shower cubicle, low flush WC, pedestal wash hand basin and bidet, the walls and floor are tiled and there is a fitted heated towel rails.

The main reception rooms are situated to the front aspect both enjoying dual aspect windows and views, the **Sitting Room** has a lovely bay window and feature open fire with decorative tiled inset. The formal **Dining Room** has a exposed polished floor and feature open fire with tiled inset and hearth.

The **Snug** provides a lovely additional everyday reception room accessed from the main hall way and also the Breakfast Kitchen, it has a splendid open fire with built-in cabinet storage to either side of the chimney breast providing useful additional storage. The **Breakfast Kitchen** has a comprehensive range of bespoke fitted wall drawer and base unit, including wine rack with work surface over, the AGA with dual hot plate is a specific feature and in keeping with the charm of the property as with the Belfast sink with hot and cold water supply. The is room for a fridge freezer and breakfast table. The Kitchen provides access to the **Side Porch**, Snug and Utility Room.

The **Utility Room** provides further storage space and houses the wall mounted central heating boiler, Belfast sink, plumbing for washing machine and additional gas cooker point, access to the outside rear garden is afforded from a double glazed door and internally leads through to the Double Garage.





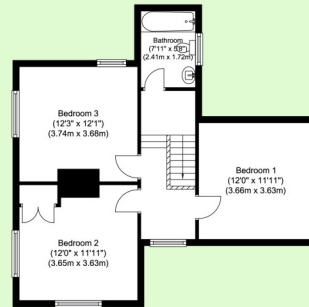
First Floor

The Galleried First floor landing is accessed via the stairs leading from the Hallway with the **Bathroom** accessed at the lower portion of the split level landing and comprising a three piece bathroom suite including panelled bath, low flush WC and vanity wash hand basin. .

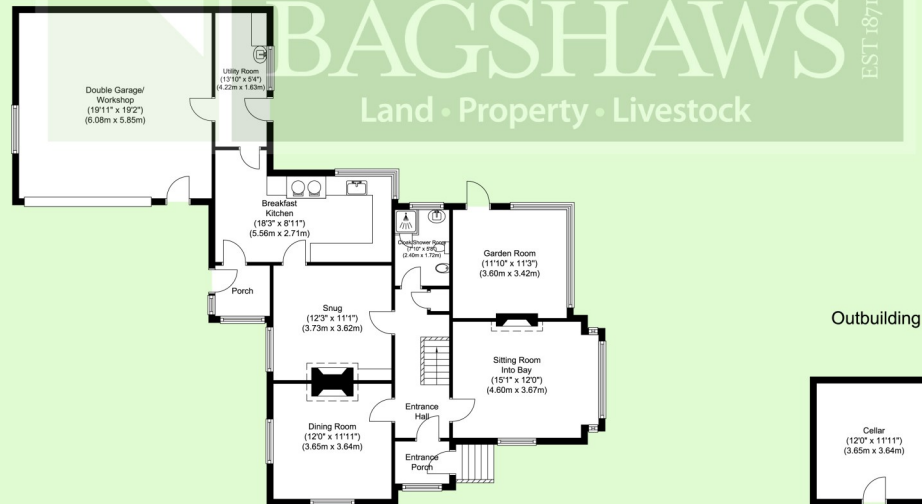
All bedrooms are **double bedrooms** of a similar size and are accessed from the spacious **Galleried Landing** . The two bedrooms to the front of the house enjoy views over the land and across the valley while the bedroom has dual aspect windows and a feature cast iron fireplace.



First Floor



Ground Floor



Leyden House, Leadendale Lane, Rough Close, Stoke-On-Trent

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Externally

The property is accessed along a private driveway which ascends up to the property and continues around the front of the property to the gated farmyard and buildings which in turn leads to the land. To the side of the property is hardstanding providing off road parking and providing access to the attached **Double Garage** having up and over vehicular access door, power and lighting with pedestrian door to utility room.

The formal gardens wrap around the property, they are banked to the rear with a variety of shrubs and to the side is a orchard garden with fruit trees and hedge boundary. Around the front is a level lawned garden with circular shaped patio area ideal space to the enjoy the views down the valley. To the immediate rear is an attached **Summer Room** providing a covered seating space or providing useful storage, and beneath the property access to the front is a useful cellar accessed externally providing yet more storage space if required.



Land and Buildings

The yard and range of buildings are situated to the south east of the property. There is a hardstanding yard to the front of the buildings which comprise;

Barn one - a large steel framed agricultural shed with vehicular access doors at each end providing access through to the land. There is power and water supply to the barn.

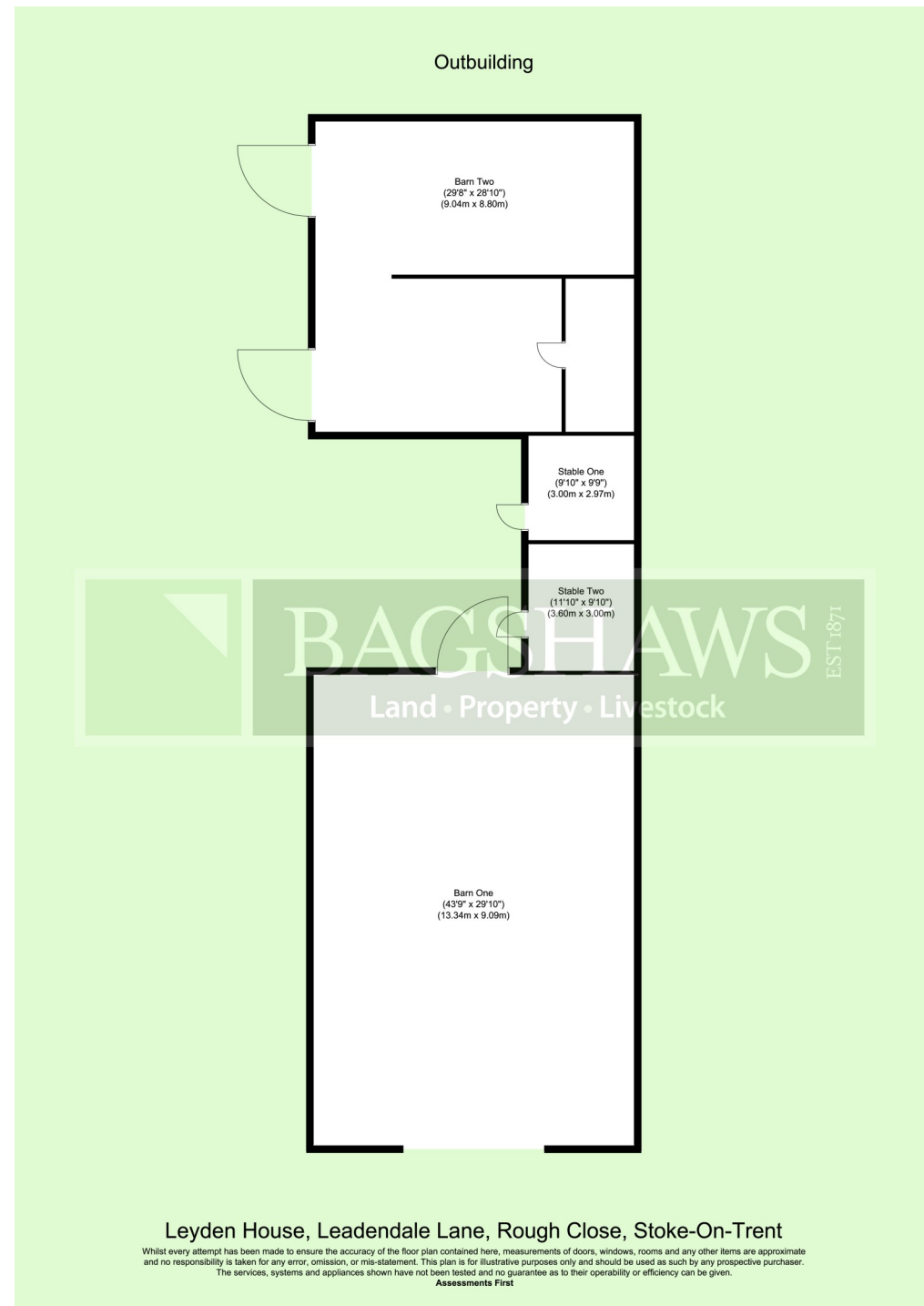
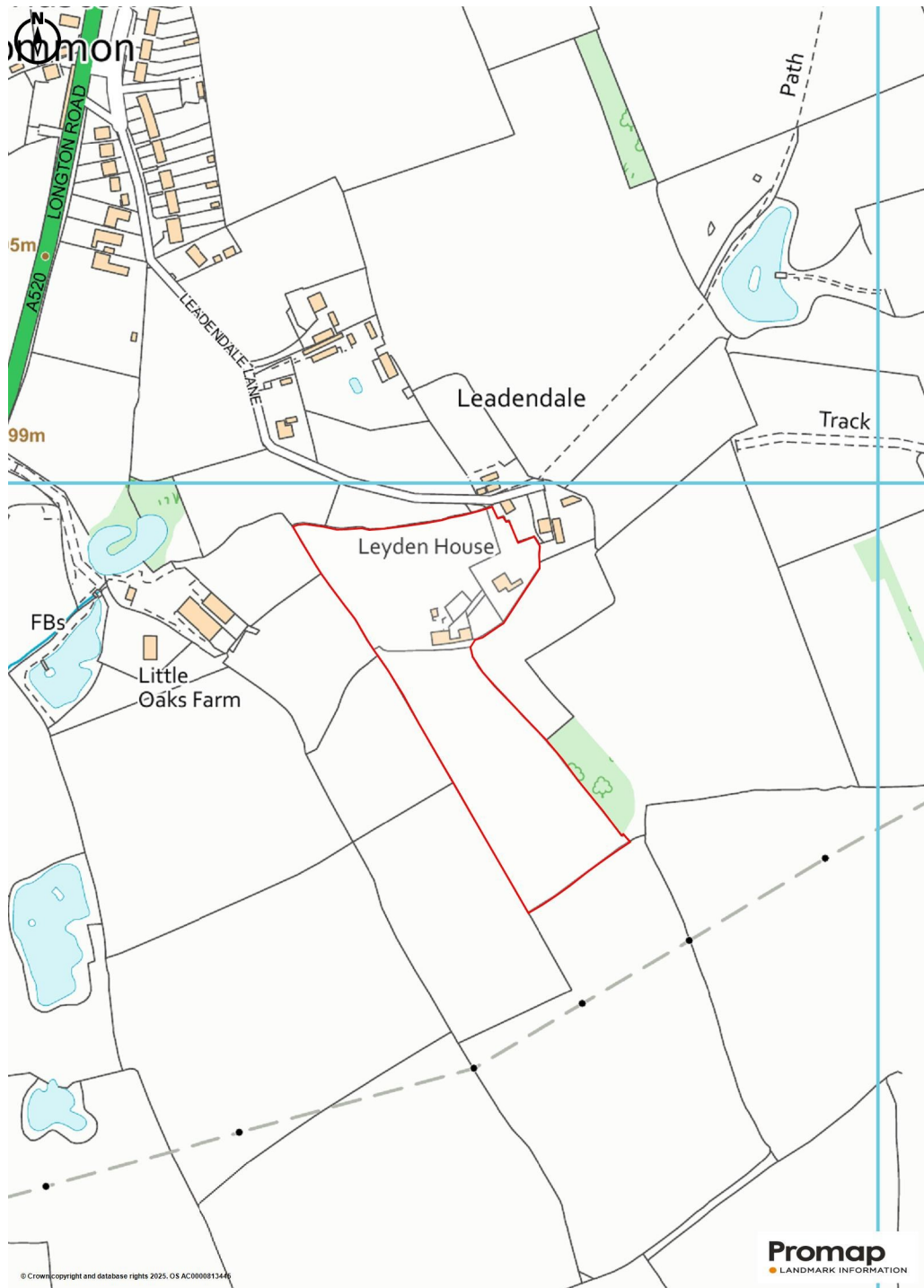
Stable Block - situated between barn one and two, is this two bay stable block with independent stable door access.

Barn two - the smaller of the steel framed barns but still a substantial agricultural shed with power and lighting and two double vehicle access doors.

The land is divided and enclosed by hedge and fencing into two paddocks connected with gated way through. The lower paddock to the north preserves the view of the property and is suitable for grazing and mowing.

The southern paddock is more sloping in part and situated to the rear of the yard, it has in recent time been used for grazing.







General Information

Services:

Main Water and Electricity. Gas central heating. Private drainage

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

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

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax Band:

Stafford Borough Council.

Council Tax Band: F

Directions:

What3words:: ///oppose.scaffold.bikers

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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