



Back o' th' Brook Farm

Waterfall



Back o' th' Brook Farm,
Back o' th' Brook
Waterfall
Staffordshire
ST10 3JA



3



3



1



E



4.12 ac

Occupying a truly stunning location stands this charming detached stone cottage nestled within the beautiful countryside with generous grounds extend to about half an acre, traditional stone barn and land extending to 4.12 acres including a natural pond and picturesque waterfall.

The accommodation is surprisingly spacious providing three well proportioned reception rooms along with a breakfast kitchen, utility room and ground floor WC. On the first floor are three double bedrooms and a refitted family bathroom.

The gardens have been exceptionally well maintained providing a delightful area to enjoy the peaceful rural location and views across the valley to the natural pond and land.

Viewing is essential to appreciate the location and full extent of the holding

No upward chain

Guide Price:
£700,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access to the property is currently located to the side via the **Utility Room** which is fitted with wall and base units having worksurface over. An internal access door leads to the Breakfast Kitchen and **Cloakroom/WC** having hanging and boot store space, low flush WC and vanity wash hand basin.

The **Breakfast Kitchen** is a room flooded with light, having large windows to two aspects which enjoy stunning views across the garden to the land and countryside beyond. A feature AGA is centrally situated to one wall and is powered by LPG gas. There is an extensive range of matching wall, drawer and base units with granite worktops over and matching granite drainer with inset sink. Integrated fridge and freezer, plumbing for dishwasher, continuation of matching tiled floor. Open arch to **Spacious Formal Dining Room** large enough to be multifunctional, the room enjoys delightful views to the front, having feature fire place with double sided cast iron wood burning stove set on stone hearth and surround serving both the Dining Room and Sitting Room, continuation of matching tiled floor with internal door leading through to the Sitting Room.





The **Sitting Room** is of generous proportions which again enjoys the stunning views across the land to the front elevations. A particular feature of this room is the large historic exposed stone original fireplace with stone inset and hearth.

Two internal access doors lead to the **Snug** which was originally considered to have been the main reception hall to the property, having an external access door to the front and stairs to the first floor. It has a lovely flag stone floor and exposed decorative stone fireplace with timber mantle. The room also enjoy front facing views across the valley to the land beyond. .



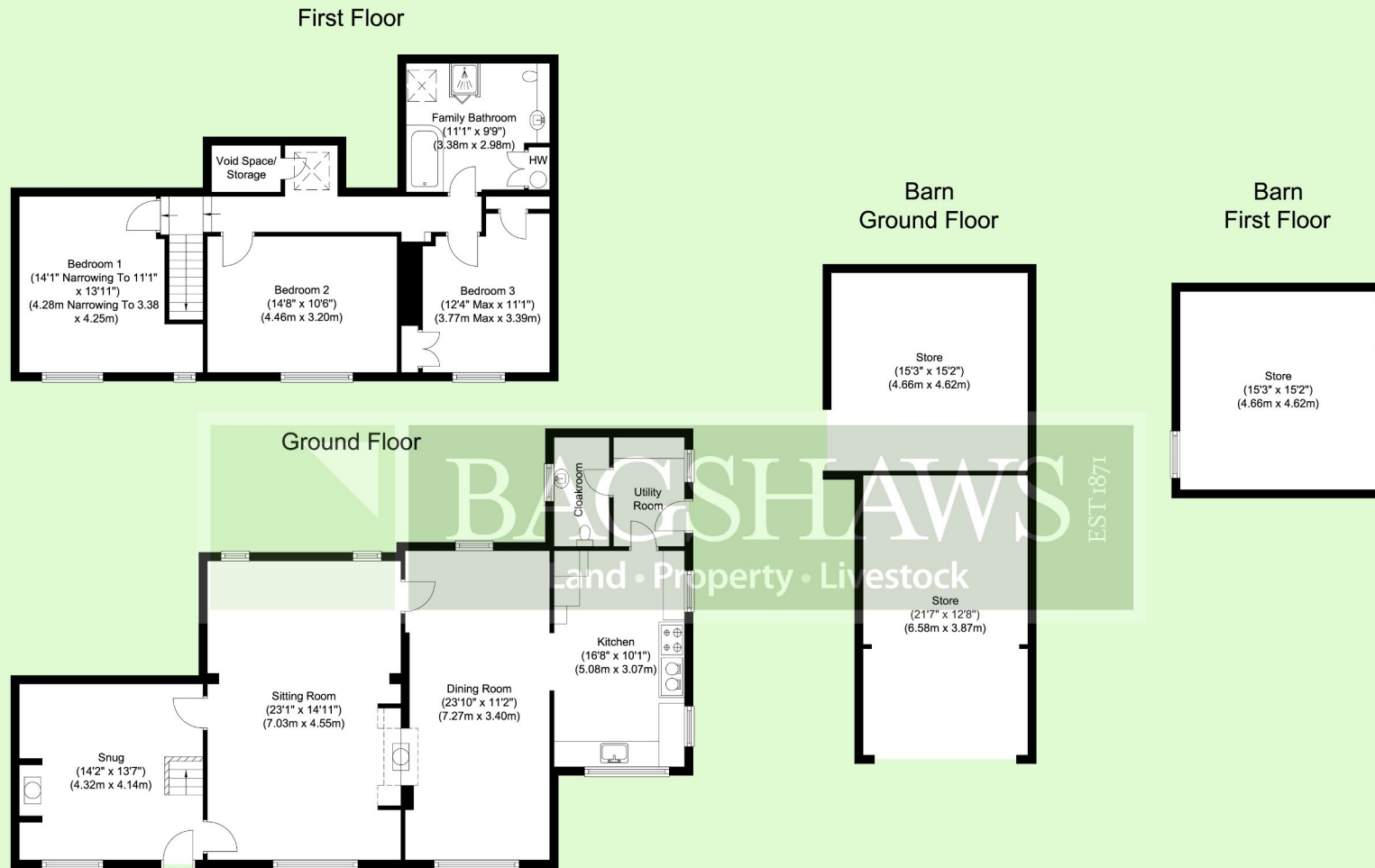
First Floor

The first floor **Landing Passage** is accessed from the Snug and provides access to all first floor bedrooms and bathroom, along with a recessed sitting area, ideal reading space, with Velux rooflight window and under the eaves storage.

All bedrooms are double rooms, **Bedroom one** is situated on the west elevated enjoying views to the south across the garden and over the land. **Bedroom two and Bedroom three** are both south facing with bedroom two situated centrally and Bedroom three on the east side. Both rooms have a range of fitted wardrobes. .

The **Bathroom** has been refitted and well designed to incorporate four piece bathroom suite including panelled bath and separate shower cubicle along with back to wall WC and vanity wash hand basin, with airing cupboard housing hot water tank and Velux window providing natural light.





Back of the Brook Farm, Waterfall, Waterhouses, Stoke-on-Trent ST10 3JA

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 has a dual access drive from the lane which wraps around a central lawn with stone steps. The drives provide off road parking for a number of vehicles.

The formal gardens are predominantly situated to the west side of the property with hardstanding patio seating area and level lawned garden with appealing shaped borders hosting attractive flowers and shrubs. The garden is a delightful space to enjoy this truly stunning rural location and associated nature within the peaceful position. To the upper end of the garden beyond the stone boundary wall is sloping farmland. It is the intention of the vendor to include some of this land within the sale (please see indicative plan attached for reference), this land has been used for grazing purposes in recent times.

To the eastern side of the drive is a border area including matured trees, this area is currently unfenced, the indicative border can be found on the attached plan.



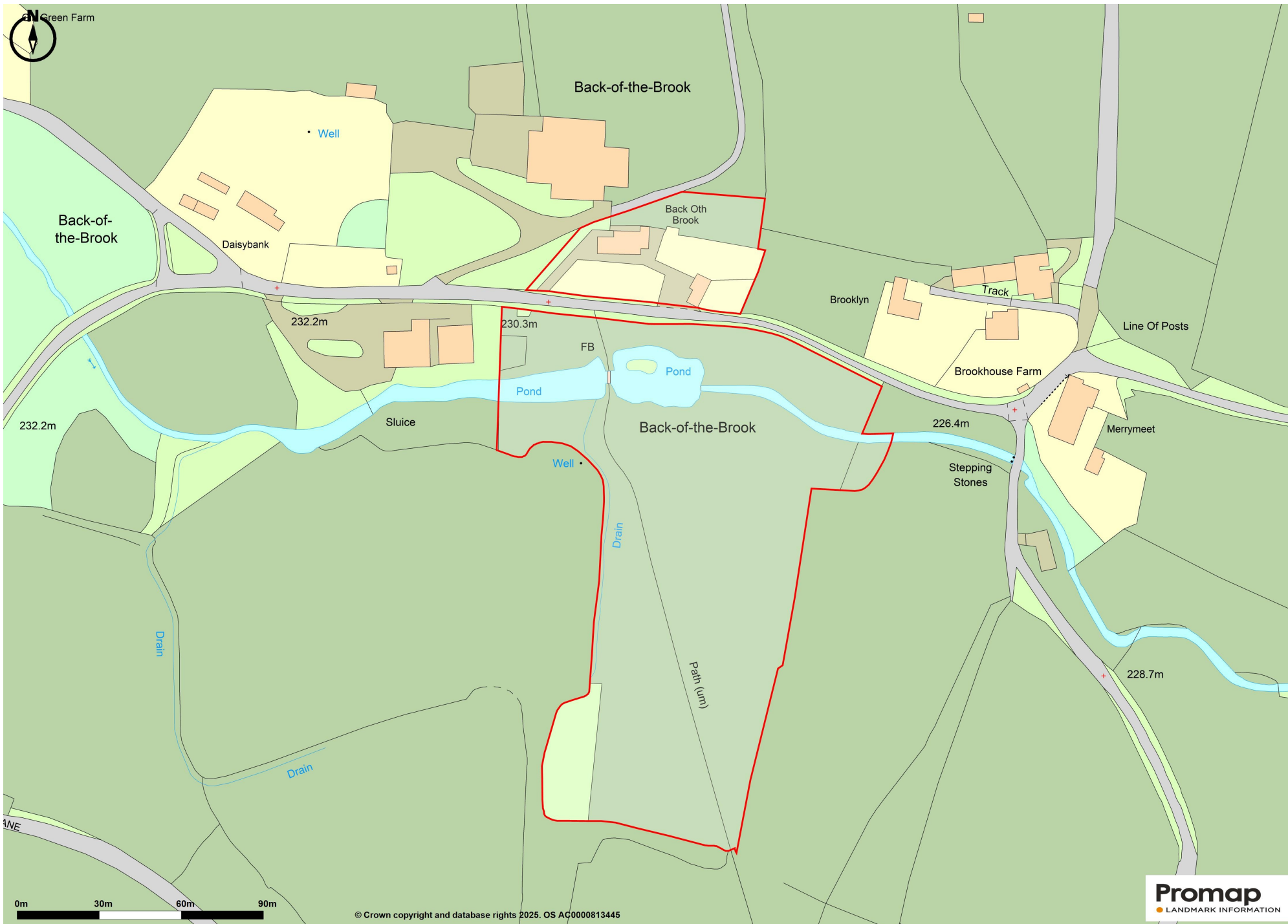
Land and Buildings

There is a range of stone buildings situated on the lane side entrance including an **Open Fronted Barn** with access from the lane and to the rear of this is a **Two Storey Stone barn** offering scope for residential conversion subject to necessary planning. The Two Storey barn is currently used as outside storage space with the first floor accessed independently from a pedestrian door from the garden.

The land is a natural haven for wildlife, having a brook running through with waterfall and a charming wooden footbridge crossing the pond. The land then ascends up the valley side to the south of the property and is mainly pasture that has been used for grazing in recent years. In all the land extends to 4.12 acres.







General Information

Services:

Mains Water and Electricity. Private Drainage. Oil fired central heating. LPG AGA which may be disconnected if a buyer requires.

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. There is a public footpath which crosses the land only.

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.

Boundaries:

It is the intension of the seller to sell land to the north and west of the property which is not currently fenced. An indicative plan of this area is included in these particulars but is for identification use only and should not be relied upon as a scale plane. The boundaries will need to be agreed formally by all parties.

Local Authority and Council Tax Band;

Staffordshire Moorlands District Council
Council Tax Band: E

Directions:

What3words:: ///tapers.buffoon.appraised

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 currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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.



Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

