



Pike Low Farm

Cauldon Low



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Cauldon Low
Staffordshire
ST10 3EZ



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15.02 ac

Pike Low Farm is an intriguing property providing versatile accommodation with the potential to occupy as either two smaller dwellings or a single detached residence.

In addition there is planning consent for a the detached farmhouse to be converted to a further two storey dwelling.

Set back from the property the property surrounded by the land which extends to 15.02 acres in total.

The far reaching panoramic views enjoyed to the south elevation are truly stunning.

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

Guide Price:

£750,000



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Farmhouse side Ground Floor

The access door to the farmhouse leads to the **Entrance Hallway** which has stairs rising to the first floor level and internal access door to Lounge, Dining Room and Kitchen.

The **Lounge** is a spacious open plan room with windows to front enjoying the open views to the front and double doors to the side providing external access. The formal **Dining Room** is situated to the front with a front aspect window enjoying the far reaching views beyond the garden and roadside.

The **Kitchen** is fitted to three sides with wall drawer and base units having work surface over, sink and drainer and gas cooker. Tiled floor with door leading through to the rear **Porch** which acts as a link on the ground floor between the West wing and East wing.





Barn Side - Ground Floor

The Barn Side provides the potential to utilise as a separate self contained property linked to the main farmhouse by a rear porch. Door to front leading directly into the **Open Plan Hallway**, open to the **Sitting Room** with window to front enjoying the far reaching views. The Hallway has a staircase leading to the west wing first floor landing and internal access to a Kitchenette and Shower room.

The **Kitchenette** has a range of base level units with inset sink and cooker point, appliance space and window to front enjoying the far reaching countryside views. Adjacent is the **Ground floor shower room** having corner shower cubicle, low flush WC and vanity wash hand basin and tiled floor.



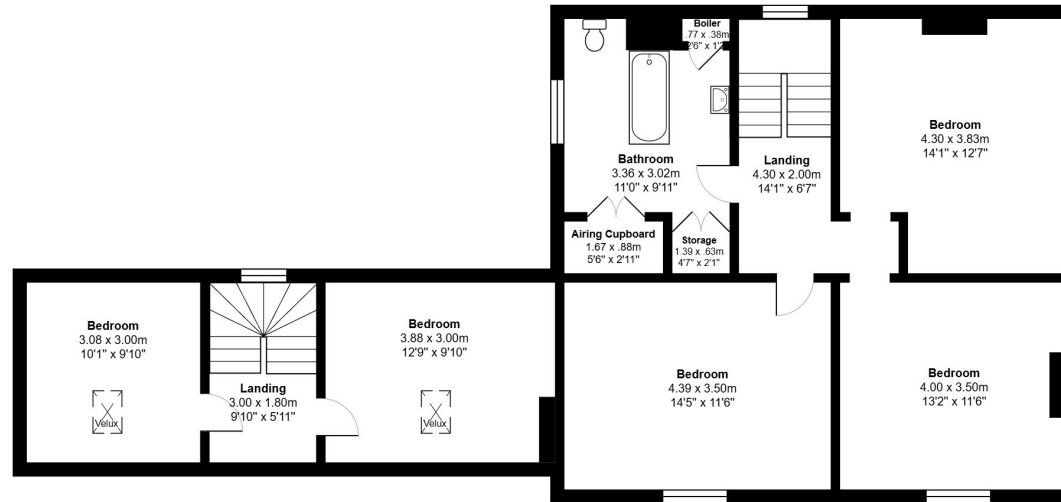
First Floor

The first floor is divided with three bedrooms and a bathroom within the farmhouse side accessed from the main landing while the other two bedrooms are accessed from a separate staircase and landing within the barn side.

Farmhouse Side - **Bedroom One** and **Bedroom Two** are both double bedrooms and south facing to enjoy the far reaching views. **Bedroom Three** is situated to the rear of the property also a double bedroom with a window to side. The **Bathroom** provides a three piece bathroom suite having panelled bath, low flush WC and vanity wash hand basin with cupboard housing central heating boiler

Barn side - has a landing with **Bedroom Four** and **Bedroom Five** both double bedrooms with Velux roof light windows..





First Floor



Ground Floor

All measurements are approximate and for display purposes only

Externally

The property is accessed from the main road via a private access driveway which leads to the front of the property where there is hardstanding for a number of vehicles . Outside the front of the Farmhouse side is a garden area enclosed by walling.

Adjacent to the main property to the west is a **Detached Barn** built of stone and tile having been used for storage. The building has planning consent granted giving permission for a two storey dwelling with further details available from the Staffordshire Moorlands District council planning portal searching reference SMD/2022/0007. The current planning consent in place is due to expire in August 2025.



Land

The site in all extends to 15.02 acres. and surrounds the property. It provided level pasture to the south west and banked with rock outcrops to the rear of the property. Upon reaching the higher level on the northern side of the property the land is flatter and has been used in recent years as a seasonal campsite which proved very popular given the stunning panoramic far reaching views.

The land has been used for grazing and mowing and stone walls and fence boundaries with interconnecting field gates. There is a 32 ft poly tunnel in part which will be remaining.



General Information

Services:

Mains Water and Electricity. Private Drainage. Gas central heating to the Farmhouse side.

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.

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.

Stewardship Grant:

It should be noted that a stewardship grant of £21,000 was provided for fencing walling an and water troughs. Further information can be provided on request.

Local Authority and Council Tax Band;

Staffordshire Moorlands District Council

Council Tax Band: D

Directions:

What3words:: ///asking.bulge.juggled

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 satisfactory 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.



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