



Paddock House and Cheadle  
Equestrian Centre Eaves Lane



# Paddock House and Cheadle Equestrian Centre, Eaves Lane, Cheadle

Staffordshire, ST10 1RB



3



2



2



9.10  
acre(s)

Paddock House offers an exciting opportunity to acquire an excellent equestrian property with a newly-built farmhouse, together with an impressive American style stable block, high-standard outdoor and indoor manèges with FEI approved surfaces, a log cabin, and approximately 9.10 acres (3.68 hectares) of adjoining grassland paddocks.

Offers Over  
£1,000,000



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## Paddock House & Cheadle Equestrian Centre

### Location

Paddock House is situated in a private, elevated position with far reaching views across the town of Cheadle and countryside beyond. The property boasts an accessible location, being just 1.4 miles into the centre of the historic market town, and being in easy reach of nearby towns and cities which have good transport links, whilst remaining rural boasting close proximity to many bridle paths including hacking distance to the popular Dimmingsdale. The town of Cheadle offers a wide range of facilities including high street shops, doctor's surgeries, public houses, primary and secondary schools and supermarkets. Nearby towns and cities include Leek to the north (11.9 miles), Uttoxeter to the south (9.3 miles), Ashbourne to the East (13.9 miles) and Stoke-on-Trent to the west (11.9 miles). Transport links are excellent with a number of international airports within an hours travelling time, whilst the A50 (M1—M6 link) is 15 minutes away and a number of railway stations within similar travelling time.

### Description:

Paddock House offers a truly unique opportunity to acquire a modern detached farmhouse finished to a high-standard, with accommodation suited to family living briefly comprising an open-plan dining kitchen, snug room, three double bedrooms and two family bathrooms. Alongside the farmhouse, the property comprises an equestrian unit complete with indoor and outdoor arenas, a large stable block hosting 13 loose boxes, a log cabin, and surrounding grassland paddocks all totalling approximately 9.10 acres.

For those seeking additional residential accommodation, an adjoining property named Stable Cottage is also available on the open market. A three bedroom detached cottage with an adjoining 2.87 acres.

### Directions

From the centre of Cheadle, head south on the A522 Tean Road, heading out of town. With the Master Potter pub on the right hand side, take the second left onto Eaves Lane. Follow Eaves Lane for approximately 0.3 miles before turning right up a lane, with wooden fencing on your right hand side and houses to your left. The lane merges into a driveway, of which Stable Cottage has a right of way along. Follow the driveway up, the property will be indicated by our 'For Sale' board on the right hand side.

What3Words: /// shut.lawfully.perfected

### Paddock House :

Paddock House presents a newly-built brick farmhouse, situated in a private position, offering spacious family-living accommodation with modern interiors finished to a high standard.

Entrance through the front door leads to a welcoming ground floor hallway with imported amani marble tiles throughout offering a European flair of flooring, and a handcrafted glass and stainless steel balustrade with oak treads, useful understairs storage and a utility/laundry room. A living, dining-kitchen sits to the east of the farmhouse, hosting one-off handmade unique styled units with a subtle nod to the potteries, hand crafted middleport glass light catchers fittings, and unique lighting made out of Wedgwood pottery, a Belfast sink, and dual aspect windows providing a bright space with views across the paddocks. The kitchen space offers three external bi fold patio doors allowing the inside to flow into the garden. A snug locates to the alternate side of the farmhouse, offering a potential spare bedroom with an adjoining walk-wardrobe space and a family-sized ensuite with bath, double sized shower, basin and w/c.

The first floor offers three double bedrooms, and a uniquely designed family bathroom with a double shower, copper bathtub spanning 2.5m, basin and w/c. Velux windows upon the floor invite much natural light into the property, and provide lovely views across the surrounding property.

Externally, the farmhouse boasts gardens to the side and rear, with artificial turf laid and gravel patio areas providing pleasant, secluded spaces to unwind overlooking the adjoining paddocks. A generously-sized driveway provides private parking for multiple vehicles, and the farmhouse benefits from separate access away from the equestrian centre.

## 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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