



# Troutsdale Farmhouse

Blackshaw Moor, Leek





Troutsdale Farmhouse  
Springbank Wood  
Blackshaw Moor  
Buxton Road  
Leek  
Staffordshire ST13 8TJ



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0.53 ac

The sale of Troutsdale Farmhouse offers a wonderful opportunity to acquire a spacious traditional farmhouse, with good-sized family living accommodation offering five bedrooms. The farmhouse is in need of modernisation but has ample opportunity and potential.

The property is set within approximately 0.53 acres of adjoining gardens and amenity land, in a spectacular yet accessible location.

**For Sale by Private Treaty**

**Guide Price: £650,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Troutsdale Farmhouse

## Location:

Troutsdale Farmhouse is situated in a picturesque, rural location boasting stunning, undisturbed views across the surrounding rolling hills and local landscapes including The Roaches, Hen Cloud, Morridge Top, and Tittesworth Reservoir. The sought-after market town of Leek locates just 2 miles to the south, offering an extensive range of amenities including good schools, supermarkets, public houses, doctor surgeries, fuel stations and high street shops.

The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots, including a range of water sports upon the neighbouring reservoir, perfect for those who enjoy the outdoors and wish to maximise the tourist potential. Whilst offering seclusion and privacy, the property benefits from good access straight onto the A53 providing easy access to the towns of Buxton (11 miles), Congleton (12.9 miles), Macclesfield (14 miles), and Bakewell and Ashbourne (17 miles). The popular cities of Manchester and Sheffield are both withing 35 miles.

## Description:

The sale of Troutsdale Farmhouse offers a delightful, rural property boasting huge potential to create a sizeable family home with extensive accommodation offering 5 good-sized bedrooms. Externally, the farmhouse benefits from breathtaking views across the local countryside and beyond, surrounded by undisturbed grass and woodland, with adjoining attractive gardens extending to approximately 0.53 acres (0.21 hectares).

## Directions:

Head northeast out of Leek on the A53 Buxton Road. Follow the road for approximatel 1.5 miles, before reaching the signpost for 'Blackshaw Moor' on the left hand side. Turn left soon after the signpost onto a tree lined driveway with a cattle grid. Continue along the driveway for approx. 0.5 miles, passing over a second cattle grid, eventually entering the farmyard.

What3Words: [///staining.sculpting.supporter](#)





# Troutsdale Farmhouse

Troutsdale Farmhouse presents a brick-built, spacious family-home in a countryside setting, which would benefit from some internal modernisation but offering pleasant living spaces and ample opportunity, boasting stunning rural views to the rear. The internal accommodation spreads across two floors and briefly comprises a welcoming entrance hall through to a kitchen diner with fitted units and a pantry space providing storage. A separate dining room locates off the kitchen, through to a sitting room, giving potential for creating an open-plan space should one wish (subject to the necessary consents). A good-sized lounge provides a fireplace and French doors opening onto the patio and lawned area to the rear, and entrance into the 'family room', a converted former garage, providing ample space for entertaining with triple aspect views. From a rear porch to the west of the farmhouse, a utility room provides a laundry area, whilst a boiler room and cloakroom with w/c and basin also locate.

Stairs from the hallway lead to the first floor and landing, offering five good-sized bedrooms, two benefitting from built-in storage. There are two family bathrooms each offering shower/bath facilities, w/c and basins. A linen store also locates off the landing offering further storage. The bedrooms benefit from rural views across the surrounding gardens and countryside, undisturbed to the rear.



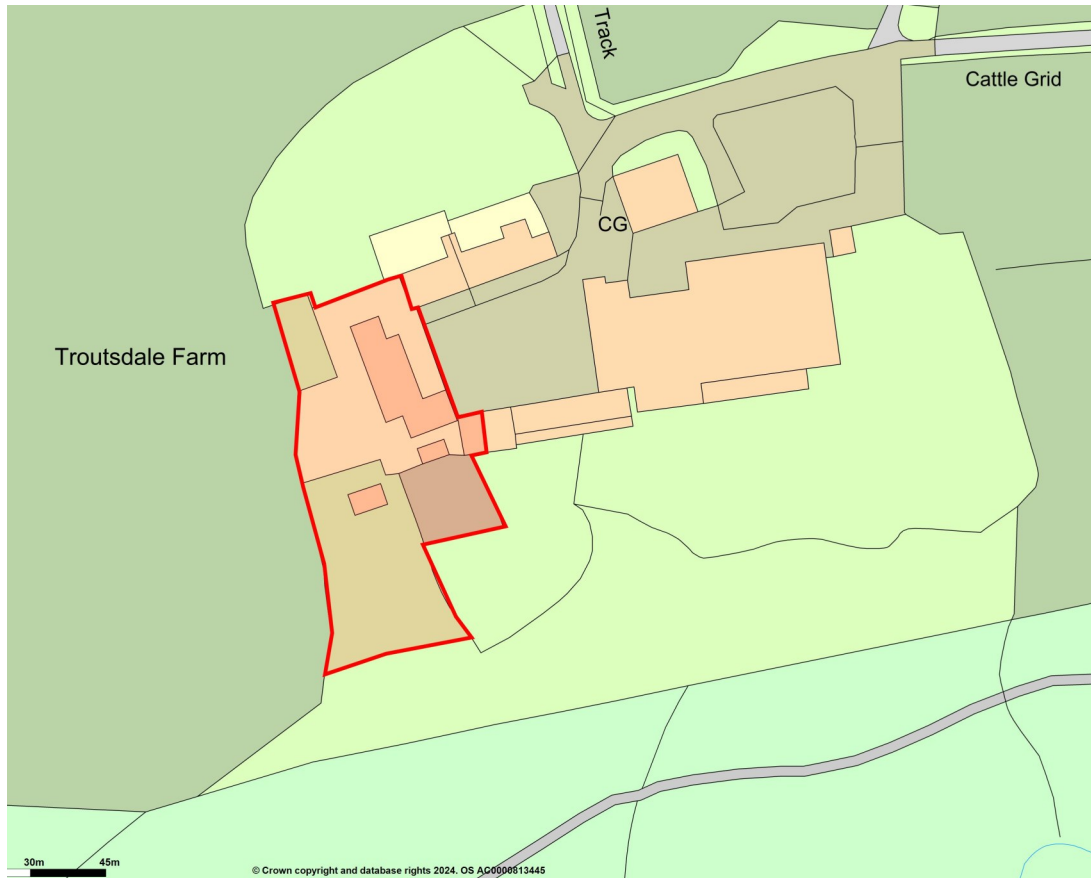


# Externally

Troutsdale Farmhouse offers immaculate, extensive gardens, with a beautiful lawned area to the rear, bounded by mature hedgerow and offering a variety of mature trees. A paved patioed area wraps around the farmhouse with ample space for outside dining and entertaining, secluded from the further dwellings at the property to the rear.

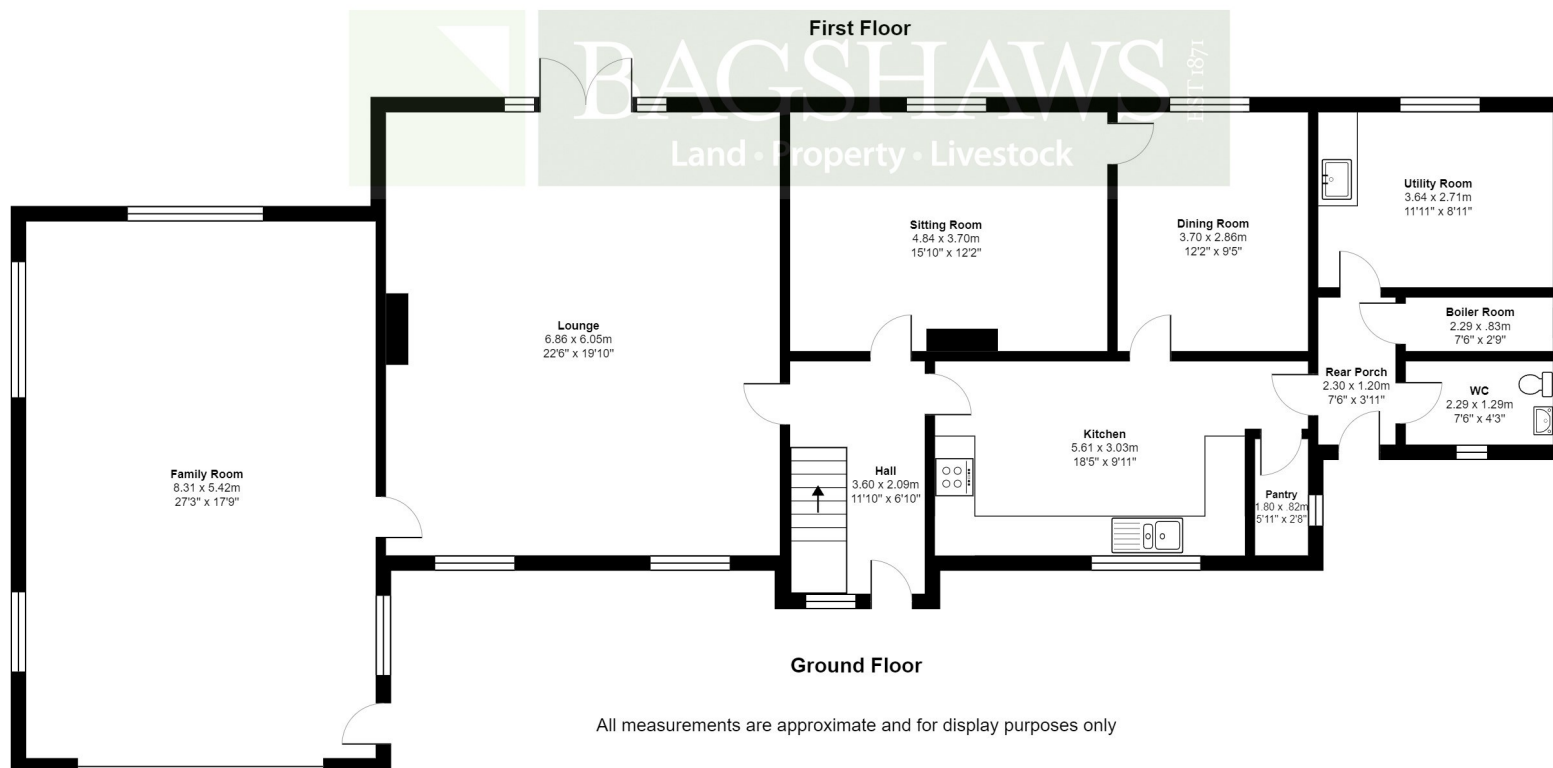
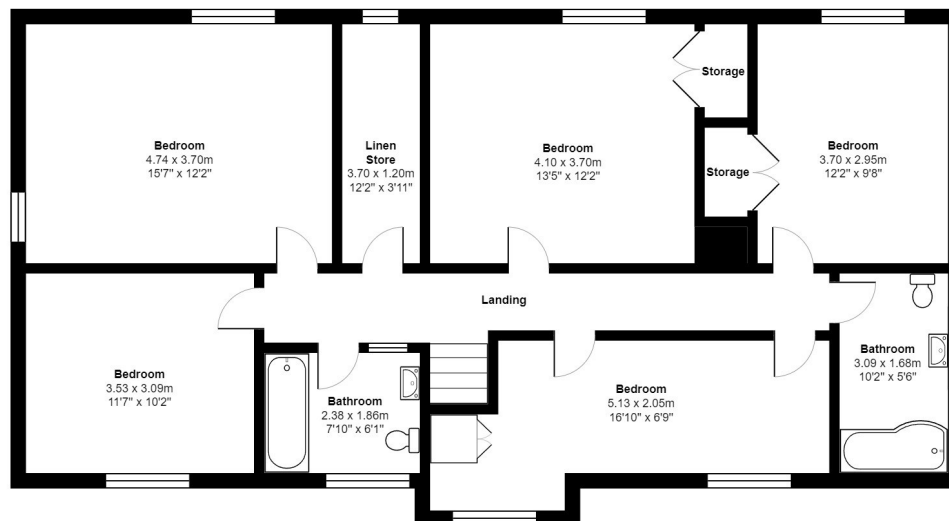
For those who are 'green-fingered' there is a walled vegetable plot and large greenhouse offering excellent growing space, as well as a fenced area of the garden housing much shrubbery and planted vegetation. A garage/ store lies to the side.

The spectacular views to the rear of the property offer perspective over the Staffordshire Moorlands countryside, and adjoining farmland.





# Farmhouse







# General Information

## Services:

The property benefits from mains water, electricity and drainage. There is an oil-fired central heating system for the farmhouse.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Sporting Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the property would be via right of way across a private driveway (shaded blue in the attached plan), of which a public footpath runs alongside. The parking area/yard to the east of the farmhouse is shared with the converted barns adjacent.

## EPC rating: E

## Council Tax: F

## Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek St13 6HQ

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.



## Agents Note;

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.

## Method of Sale:

The property will be offered for sale by private treaty.





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