



Old Cart Shed

Blackshaw Moor, Leek



Old Cart Shed, Troutsdale Farm
Springbank Wood
Blackshaw Moor, Buxton Road
Leek, Staffordshire
ST13 8TJ



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0.22 ac

The sale of Old Cart Shed offers a delightful opportunity to acquire an attractive semi-detached barn conversion in a rural location, offering spacious family-sized accommodation boasting characterful features throughout with exposed masonry and timber.

The property is set within approximately 0.22 acres of adjoining gardens in a spectacular yet accessible location.

For Sale by Private Treaty

Guide Price: £580,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Old Cart Shed

Location:

Old Cart Shed 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 within 35 miles.



Description:

The sale of Old Cart Shed offers a unique, rural barn conversion boasting breathtaking views across the surrounding countryside and beyond. The property is currently utilised for holiday accommodation but has full planning permissions for permanent residency. Internally, the accommodation offers five bedrooms with much living space, each room offering character and traditional features. Externally, a private garden area locates to the rear with ample off-road parking.

Directions:

Head northeast out of Leek on the A53 Buxton Road. Follow the road for approximately 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

Accommodation

The Old Cart Shed offers living accommodation within a former stone-built cow shed boasting rustic charm and interior finished to a high-standard throughout, suitable for both permanent residential occupancy or holiday accommodation. The ground floor accommodation comprises a farmhouse kitchen with bespoke fitted oak units under worktops, and ample dining and entertaining space. A utility room locates adjacent to the kitchen suitable for laundry facilities and housing a cloakroom with w/c. Through to the lounge, offering a log burning stove, exposed beams and masonry maintaining character and a cosy feel, with a patio door providing spectacular views across the Peak District and entrance onto the rear garden. A stone flagged, sizeable hallway gives access to the first floor via the original stone granary steps.

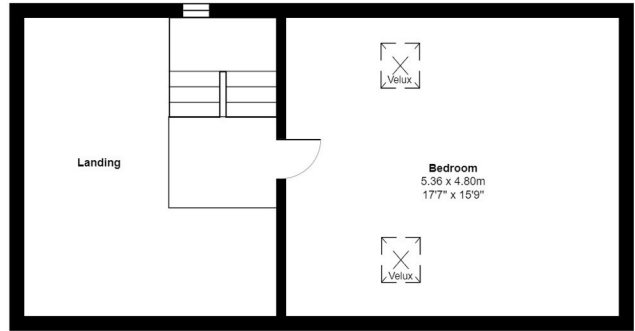
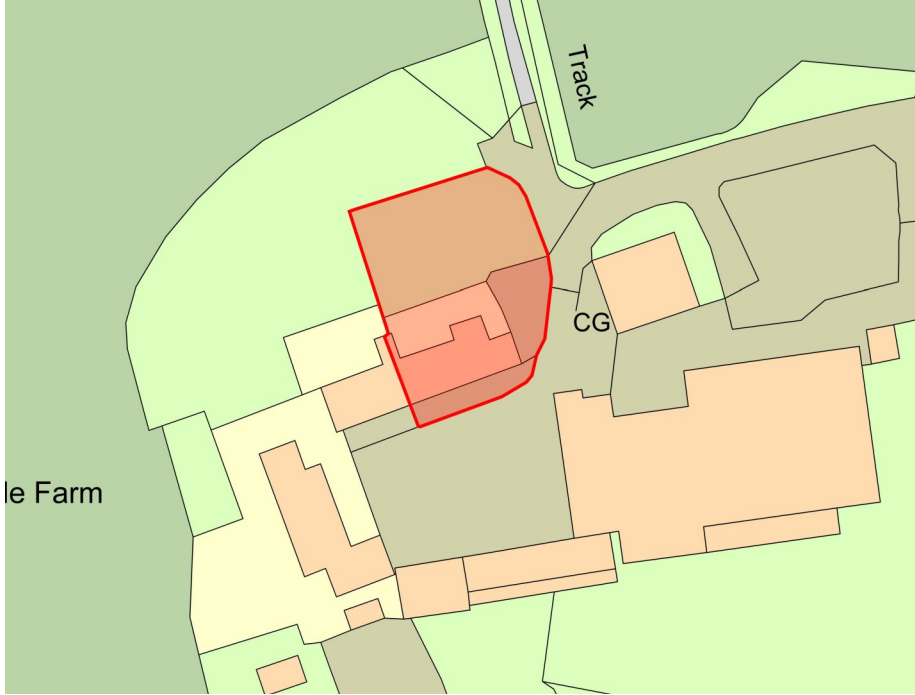
Climbing the stairs up to the landing, the apex of the roof is on display showcasing the impressive timber beams from the original barn and maintaining that traditional feel. The landing gives entrance to three double bedrooms, two boasting ensuite shower rooms, and each providing unique views across the surrounding countryside. A family bathroom gives a bath with shower over, basin and w/c. A second floor offers a further double bedroom with vaulted rood ceilings and velux windows to project the fine rural views.



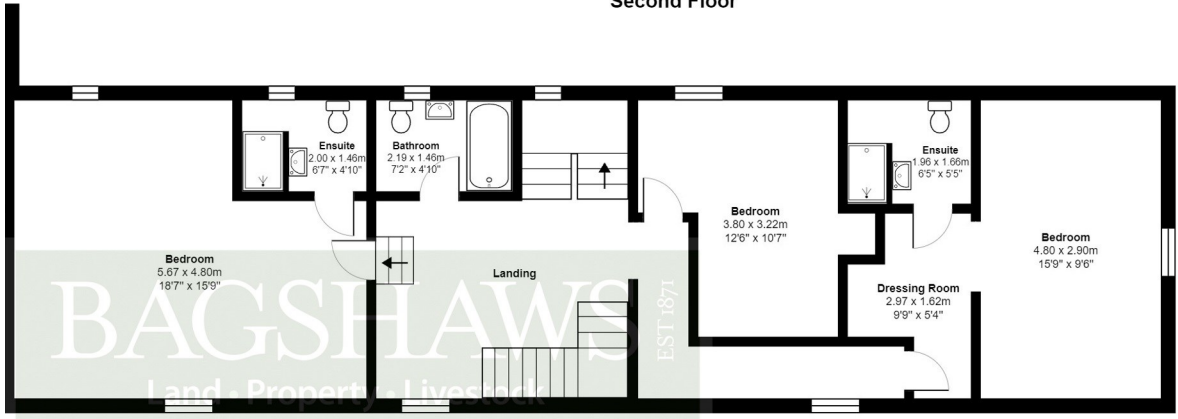
Externally

Externally, the Old Cart Shed offers a privately enclosed rear lawned garden with a patio area for alfresco dining, and incredible views over The Roaches and the Peak District scenery beyond. To the front, there is off-road parking for multiple vehicles within the courtyard.

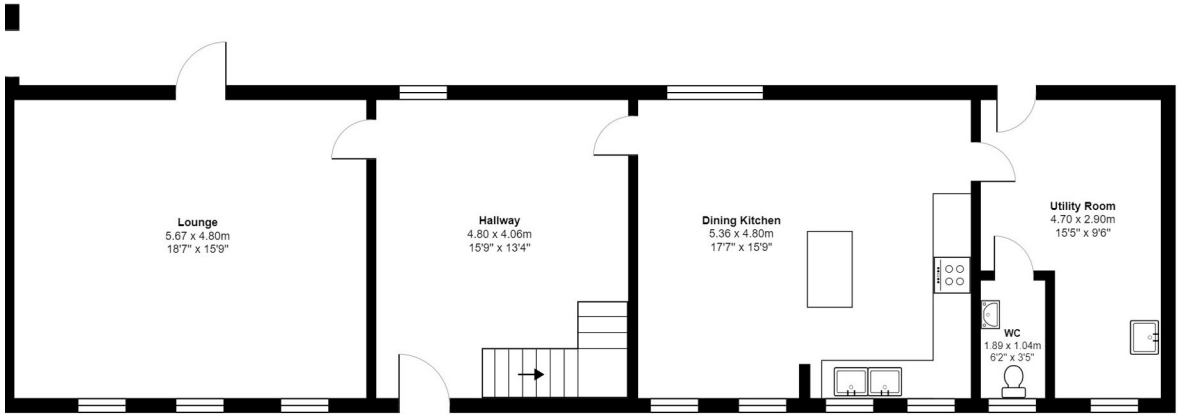




Second Floor



First Floor



Ground Floor

All measurements are approximate and for display purposes only



General Information

Services:

The property benefits from mains water, electricity and drainage. The barn benefits from a ground source heat pump and underfloor heating.

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 is shared with the neighbouring properties.

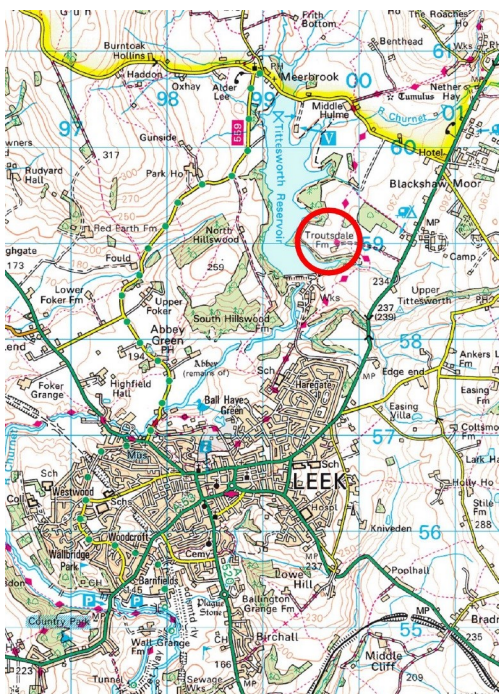
EPC rating: C

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.



The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
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