



Peak Weavers King Street, Staffordshire, ST13 5NW

£695,000

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"Peak Weavers is an substantial period detached residence believed to date back to 1828, filled with elegant features. The property is beautifully appointed and incorporating an established, fully operational high end Guest House and Restaurant with an exceptional reputation offering a forty-cover restaurant, six bed and breakfast rooms and three bedroom private accommodation"

Introduction

Denise White Bespoke Estate Agents are simply delighted to be given this fabulous opportunity to represent the present owners of "Peak Weavers" in the sale of this magnificent residence by telling their story of ownership with in-depth features and magazine-quality photography

Peak Weavers is an imposing three storey residence which lies in a discreet location of King Street in the market town of Leek, close to the Peak District. King Street is one of my favourite streets in the town with the houses showcasing the fabulous history of the textile industry, whilst located only stones throw away from the town centre. The residence was believed to be built back in 1826 as a private dwelling and has been trading as a guest house since 1979. Currently trading as a six-bedroom guest house with three-bedroom owner accommodation with an independent restaurant and the accommodation extending to over 4,285 sq ft internally. The rooms are all exceptionally expansive which you would expect of a building of this era and could easily be reconfigured to provide nine en-suite guest rooms and still retain private owner accommodation.

The present owners took great care into the design and renovation when purchasing the building back in 1999, retaining, restoring and embracing many of the historic features which include beautiful cornicing and detailed architraves, tall bay sash windows, marble fireplaces, a stunning reception hall with a ornate staircase and a grand full length imposing window. They have adapted over the years to accommodate their growing families needs.

The property can be purchased as a "going concern" with all the fixture and fittings included in the sale price if required, so once purchased you can open the doors to your guests and adapt your business to evolve around your own dreams and aspirations whilst earning a healthy income.

The property may also be of interest to inventors and speculators looking for a substantial building to

adapt to apartment's, subject to any necessary consents being obtained.

A discerning purchaser may wish to acquire to reconfigure into one grand residence taking it back to its original purpose and making it a main family dwelling once again. The potential and the possibilities are endless as the floorplan for this stunning, historic, residence offers so many opportunities.

A Family Affair.....



The present occupiers of the house are a great husband and wife team, Nick and Emma Bettany. They took ownership of the Peak Weavers in 1999 and set about restoring the period property to its former glory ! Now they are ready to hand the reins over to the new custodians of this historic property. Nick and Emma are so excited for the the new owners, knowing they will experience the same passion and enthusiasm they had when they started this fabulous journey of running their own family business whilst moulding a family home. They have built, over the years, a exceptional reputation based around the quality of the food, service and accommodation on offer whilst providing an exceptional experience for all guests visiting the establishment.

The Peak Weavers is situated in an ideal location in this small market town and continues to offer high quality accommodation (Assessment report 2013)

History

Built in 1828 for a local mill owner, the Peak Weavers stands in its own grounds close to Leek town centre. It was sold by the Wardle family in the 1860s and became the convent to the Catholic

church. For nearly 120 years it remained until in 1978 it was converted to a guesthouse.

The Peak Weavers takes its name from its close proximity to the Peak District and from the industry that shaped the town of Leek. Fine examples of weavers cottages can be seen on King Street, their third storey catching optimum hours of daylight to enable Leeks women of yesteryear to work their looms from dawn to dusk.

The Grand Tour

Nestled along this charming, historic road in Leek, the house is set back behind a stone wall and with gardens to the front. Stone pillars frame the steps which lead up to the main entry to the home, alongside a private driveway providing allocated spaces for 14 cars. There is a private courtyard to the rear within which is a brick-built workshop.

Visitors are greeted by a light-filled reception hall with a fabulous stone flooring and an imposing ornate staircase leading to the first floor, complimented by the stunning grand full length window to the rear of the reception hall.

Occupying the main volume of the ground floor is the reception/bar area leading to the grand reception room utilised as an intimate restaurant allowing at least 40 covers, with soaring ceilings and views over the front gardens. The current owners have retained the buildings original proportions with huge sash windows complimenting the room with a high degree of natural light. To the rear of the restaurant is a very well appointed and fully fitted commercial kitchen split into two areas, together with a number of storage rooms.

The guest accommodation is arranged over ground floor, first and second floor with all of the rooms having en-suite facilities. There is also private living accommodation for the owners extending to three bedrooms with a large living/dining room.

The Guest Accommodation

The guest accommodation are all stylish rooms which have been decorated tastefully and sympathetically to the character of the building. There are six non-smoking bedrooms all with remote control colour TV and tea/coffee making facilities. Providing free, private car parking. At present all guests are offered a comprehensive breakfast choice, alongside the award winning restaurant which is available at weekends available to guests any other evening by arrangement.

The Restaurant

There is a good size bar/reception area which is utilised for guests to gather and have a drink in the bar before dining in the award winning restaurant.

At present the restaurant operates a single sitting policy so the table is the guests for the evening ensuring the time to enjoy the dining experience in relaxed and intimate surroundings.

At present the Head Chef Emma's principle is sourcing local ingredients which ensures that the customer gets the best of seasonal availability and has resulted in being awarded membership of the Peak District Cuisine initiative. All dishes at present are freshly prepared.

"Our A la Carte Menu changes monthly making best use of seasonal ingredients, possibly featuring locally grown asparagus in June or wild Staffordshire Venison in October."

The business also cater for intimate weddings, family celebrations and corporate events. A perfect venue for a Leek restaurant to celebrate that special occasion, be it a birthday or anniversary etc, then for parties of between 20 & 40.

The restaurant is open to residents and public Friday and Saturday evenings. This offering a huge opportunity to develop the business by expanding the dining hours.

Wedding Venue

The Peak Weavers is also the perfect Leek wedding

venue providing exclusivity for up to 40 guests with the six stylish bedrooms available so able to cater for the close friends and family of the bride and groom.

There is also opportunities to cater for christenings and business meetings.

Visiting the Peak District

Leek is an attractive town with many fine examples of architecture dating from the 18th and 19th centuries. Leek really prospered with the boom of the textile industry, particularly the dyeing process for which Leek became associated. This expertise attracted many influential visitors to the town, the most notable of which was William Morris, founder of the Arts and Crafts movement. History still provides a focal point for Leek as it is now the North West's largest antique centre. A bric a brac market is held every Saturday and the town still enjoys a lively general market on Wednesdays.

A "must do" is Nicks' recommended walk on The Roaches taking in Luds Church (where Sir Gawain is supposed to have met the Green Knight) and maybe calling in at Wincle and Danebridge. The Roaches are a stunning gritstone ridge, the southern tip of the Pennine chain, overlooking the Cheshire plain, Staffordshire & Shropshire. On a clear day it's possible to see the Welsh mountains.

Another personal favourite spot is the Manifold Valley. The light railway that once ran through the valley has since been replaced by a walking and cycling track (bikes can be hired at Waterhouses, 6 miles from Leek). At Wetton Mill you can find where the river disappears to flow underground and reappear in the grounds of Ilam Hall. Thors' Cave, near Wetton, has to be one of the most impressive sights in the Peak District.

Also closeby are the Potteries with their rich industrial heritage and Alton Towers, the UK's leading themepark.

A number of historic houses are within easy reach. Shugborough, the ancestral home of Lord Lichfield,

Eyam Hall situated in the historic plague village of Eyam, Little Moreton Hall regarded to be the most perfectly preserved timber framed moated house in Britain, Haddon Hall one of the most complete medieval manor houses in the country and Chatsworth House, "Palace of the Peak" providing an unforgettable day for all ages.

The Ground Floor Accommodation

Ground Floor - 2,012 sq ft (GIA) Reception hall, bar area, dining room, kitchen, 2 x kitchen prep/storerooms, rear hall, rear porch, laundry room, male WC, female WC, guest bedroom with en-suite shower room.

Reception Hallway

24'10" x 7'4" (7.57 x 2.25)

Double feature front door with beautiful stained glass in panels, leading into the spacious reception hall with a stunning stone floor which the owners uncovered when renovating, radiator, a most elegant staircase off leading to the first floor with wooden balustrade and carved panelling to the side, there is a grand, feature, window which overlooks to the rear of the property. The reception hallway allows access to the ground floor guest room (room 1), ladies toilets, laundry room/ office, cellar, kitchen and reception area for the restaurant which incorporates the bar area. There is classical architrave with deep skirting boards, decorative coving and cornice.

Guest Room One

11'3" plus bay extending to 15'5" x 12'1" (3.45 plus bay extending to 4.71 x 3.70)

Double room with en-suite.

Fitted carpet, radiator, deep bay window to the front aspect, fitted cupboard, fireplace, coving to the ceiling, cornice and ceiling light. Access to the en-suite.

En-suite

Fitted shower cubicle, pedestal wash hand basin, W.C. uPVC window to the side aspect, part tiled walls, ceiling light.

Ladies Toilets

4'10" max x 14'0" narrowing to 3'6" (1.49 max x 4.27 narrowing to 1.08)

Sectioned into a wash area with pedestal wash hand basin, tiled splashback, fitted carpet, central light and a door leading into the toilet area with WC, uPVC double glazed window to the rear, central light.

Office/Laundry Area

8'9" x 12'3" (2.69 x 3.75)

Situated at the back of the house and is most useful for a number of uses to suit ones needs in incorporating heritage style radiator, uPVC double glazed window to the rear aspect, dado rail, central light, feature wooden storage cupboards with shelving.

Reception/Bar leading into Restaurant

13'5" max x 20'11" into bay narrowing down to 17'2" (4.10 max x 6.4 into bay narrowing down to 5.24)

A most welcoming reception area for guests to relax with a bar area and leading into the restaurant. The room has a charming marble fire surround with gold designed wall mirror, there is a deep bay sash style window framed with delicate architrave, coving to the ceiling, two central lights with cornices. There are double doors leading into the main restaurant area with the doorway framed with detailed architrave and steps leading down to restaurant. The wooden panelled bar area has a stunning archway framed with beautiful architrave, the bar allows storage of glasses and drinks with cooling fridges and houses a heritage style radiator and a wash hand basin.

Restaurant - 40 Covers

33'5" x 13'1", 85'3" min - 22'7" max (10.2 x 4.26 min - 6.89 max)

Fitted carpet, five feature sash windows with three heritage designed radiators situated below, five central ceiling lights with cornice's and additional wall lights setting a stunning ambience. Access gained into the kitchen via two entrance doors and access into the gentleman's toilets.

Gentleman Toilets

Gentleman toilets are situated to the rear of the property with sections into two areas incorporating a storage area, quarry style tile flooring in the wash area with wash hand basin, door leading outside, door leading internally into the W.C. with quarry tiled flooring, window to the side aspect, wall-light.

Inner Hallway

Access from the main reception hall to the rear hallway with a uPVC door leading outside, uPVC double glazed window to the rear aspect, wall mounted storage space with space for coats and shoes, additional staircase leading to the first floor accommodation, additional storage space, decorative feature tiled flooring, access gained into an additional inner hallway which leads into the kitchen area. Door leading from restaurant area into in a hallway with tiled flooring and doorway leading into Kitchen One.

Kitchen One

14'7" x 11'10" (4.47 x 3.62)

Tiled flooring, sash window to the rear, wall mounted boiler, part tiled walls, double stainless steel sink with drainer area and storage under, work surface area, additional stainless steel work surface area with shelving under, ample original feature storage cupboards, one strip light, door leading into additional storage area with tiled flooring, one central light and access out again into the main restaurant area and additional doorway which at present is closed off.

Kitchen Two

15'9" x 10'6" (4.82 x 3.22)

Tiled flooring, tiled walls, uPVC double glazed windows to the side aspect, ample stainless steel work surface space with storage under, two range style cookers giving a total of 12 ring gas hobs, large extractor unit over housed in stainless steel, two strip lights, wall mounted stainless steel sink wash hand basin, access gained into the pantry - a good size space with tiled flooring, heritage style radiator, uPVC double glazed window to the side aspect, part tiled walls, storage space, internal window into the refrigerator room, ample storage space for pots pans etc, one central light..

Refrigerator Room

9'5" x 7'0" (2.89 x 2.15)

Tiled flooring, double stainless steel sink unit with drainer, space and storage space under, part tiled walls, uPVC double glazed windows to the side aspect, overhead storage, one central light.

First Floor Accommodation Summary

First floor - 1,757 sq ft (GIA)

(private accommodation): living/dining room, bathroom, study, 2 x bedrooms.

(public accommodation): double bedroom with en-suite shower room, single bedroom with shower cubicle, single bedroom, double bedroom with en-suite bathroom, toilet with shower cubicle, bathroom, single bedroom with en-suite bathroom.

First Floor Accommodation

Landing area - fitted carpet, coving to the ceiling, decorative cornice with one central light, grand feature window to the rear aspect framed by detailed architrave, storage cupboard, access to the private accommodation and the bed and breakfast bedrooms.

Guest Bedroom Two

7'3" x 8'11" (2.22 x 2.72)

Single Room with an en-suite bathroom. uPVC double glazed window to the rear aspect, one central light, storage space for kettle and coffee etc and access gained into the en-suite bathroom

En-suite Bathroom - comprises; bath with shower over, pedestal wash hand basin, WC, part tiled walls, heritage style radiator, uPVC double glazed window to the rear aspect, picture rail, one central light, storage cupboard.

Guests Bathroom

6'10" x 8'11" (2.10 x 2.73)

Fitted with a suite which comprises; bath with shower attachment over, WC, pedestal wash hand basin, part tiled walls to picture rail height, window to the rear aspect, one strip light, fitted carpet and cupboard housing hot water cylinders.

Bedroom Seven

12'6" x 12'9" (3.83 x 3.91)

Double room with fitted carpet, heritage style radiator, window to front and side aspects, one ceiling light, fitted storage cupboard with overhead storage and access to an en-suite.

The en-suite shower room comprises; WC, pedestal wash hand basin, shower cubical with fully tiled walls, window to the side aspect, inset spotlighting.

Bedroom Six

6'2" x 12'10" (1.88 x 3.92)

Currently used as a private room providing single bedroom accommodation, fitted with a carpet, heritage style radiator, wash hand basin, with splashback, one central light, shower cubicle, one central light.

Inner Landing

Inner hallway fitted with beautiful full length fitted cupboards providing ample storage space and fire escape leading outside with steps to the ground floor. Access to shower room, bedroom four and bedroom five.

Separate Shower Room/Toilet

W.C., uPVC window to the rear aspect, wooden panel ceiling, one central light, fitted walk in shower.

Guest Bedroom Four

13'0" x 11'1" (3.97 x 3.39)

Double room with radiator, two uPVC double glazed windows to the side aspect, ceiling light, fitted carpet.

En-Suite - suite comprising; bath with a shower over, shower screen, pedestal wash hand basin, W.C. part tiled walls, ceiling light, extractor, radiator, uPVC window to the rear.

Guest Bedroom Five

Room not accessed

Family Accommodation

Lounge-Dining Area

29'0" x 10'1" (8.85 x 3.09)

Good size room currently utilised as private lounge, dining and study space. windows to the rear and

side aspects with a raised bay area to the front aspect. Believed to be the old alter area in the convent with a unique, bespoke, stained glass windows and wooden panelling under, fitted carpet, radiators, ceiling lights, picture rail, feature fire surround with inset and hearth, dado rail with wooden panels under, access into the family bathroom.

Family Bathroom

8'0" x 7'4" (2.45 x 2.25)

Fitted with a suite which comprises; bath with electric shower over, W.C. wash handbasin with storage cupboard under, floor covering, shaver point, uPVC double glazed window to the front aspect, part tiled walls, one central light.

Double Bedroom

15'4" to bay x 13'1" (max) (4.68 to bay x 4.01 (max))

Currently used private accommodation as a double bedroom, fitted wardrobes with mirrored doors, one central light, radiator with wooden panelling surround, feature deep bay window which is double glazed,

Double Bedroom

10'2" x 12'11" (3.12 x 3.95)

Currently used as private accommodation. Fitted carpet, radiator, uPVC double glazed window to front aspect, one central light stairs leading up to the second floor, dado rail.

Double Bedroom

10'2" x 13'1" (3.12 x 3.99)

Fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect.

Second Floor Accommodation Summary

Second floor - 516 sq ft (GIA) (private accommodation): double bedroom with en-suite bathroom.

(public accommodation): double bedroom with walk-through dressing/wardrobe area and en-suite bathroom.

Without any major internal works and by giving up two of the bedrooms currently used by the owners,

the property could very easily offer nine guest bedrooms all with their own private bath/shower room.

Second Floor Accommodation

Access to the second floor from the private accommodation and the main first floor landing.

Guest Accommodation Bedroom 11

13'6" x 12'6" (4.14 x 3.82)

Second floor accommodation landing giving access to bedroom eleven.

Bedroom eleven is a family room which comprises; inner hallway with fitted carpet, central light, fitted wardrobes and draws, access gained into the bathroom.

The bathroom houses a white suite with pedestal wash hand basin, W.C. bath with electric shower over, shower screen, skylights, part tiled walls, floor covering.

Family Bedroom area houses; a double bed and single bed with old heritage style radiator, two wall lights, uPVC double glazed window to the side aspect, one central light.

There is an additional room off the second floor accommodation which leads to the private accommodation attic room.

Private Accommodation on Second Floor - Attic Bedr

20'7" x 10'4" (6.29 x 3.16)

Currently used as an attic bedroom.

Private Bathroom

5'4" x 8'11" (1.63 x 2.72)

With bath, W.C and wash hand basin.

Outside

To the front there are gardens and ample parking from the driveway for 14 cars. Externally there is a workshop/store 10'0" x 21'3" (212 sq ft) and rear courtyard.

Services

All mains' services are connected. Gas fired central heating installed. Hard wired fire alarm installed. No services have been tested by the agents.

VAT - VAT The sale price is not subject to VAT.

Existing Business

Peak Weavers continues to trade as normal despite being offered to the market for sale. It is hoped that whoever acquires the property will want to continue to run the business and will be able to build upon the existing goodwill and trading reputation that the current owners have achieved, although this is not essential if someone wishes to use the premises for alternative uses subject to any planning or permissions being obtained.

B&B bookings continue to be taken and there are already several bookings for 2023. There are many trading opportunities that the premises offers and in addition to the B&B and restaurant business the premises is often used as a wedding venue and also hosts many other business and special occasion events.

Further details relating to the business can be made available to interested parties who conduct an internal inspection and will be afforded an opportunity to meet the current owners. For more information relating to the business please also refer to: www.peakweavers.co.uk

Business Rates

The whole premises is assessed as follows:

Rateable Value: £8,400

Rates Payable: £4,191.60 pa (22/23) Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

Tenure

The premises is available freehold, subject to contract and with vacant possession.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and

furniture not specifically itemised within these particulars are

House To Sell ?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

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Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



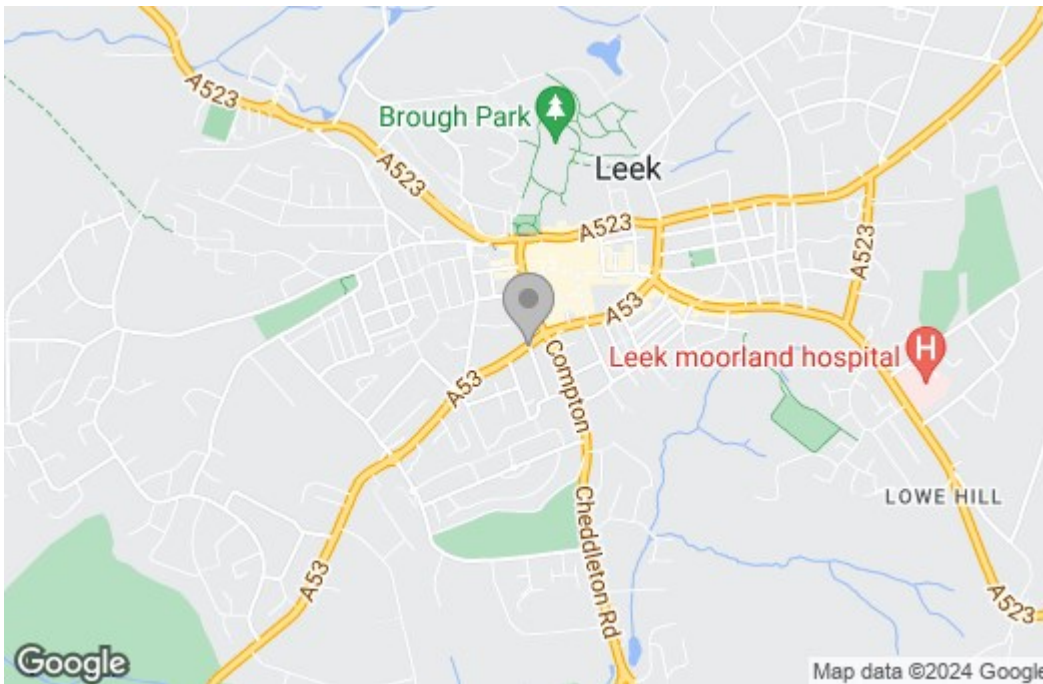
Ground Floor

Floor area 147.4 sq.m. (1,587 sq.ft.) approx

Total floor area 147.4 sq.m. (1,587 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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