



Pastures Barn, Bradnop, Staffordshire, ST13 7NF

Offers in the region of £550,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

Additional land available for purchase through separate negotiation.

"Design for the present, with an awareness of the past, for a future that is essentially unknown."

Removal of cattle, equipment, and grain a barn becomes the perfect empty shell in which to create a family home! Want proof then discover the transformation of Pastures Barn!

Denise White's Comments



OPEN PLAN KITCHEN DINING ROOM | LOUNGE | CLOAKROOM | THREE BEDROOMS | MAIN BEDROOM WITH EN-SUITE SHOWER ROOM | GOOD SIZE GARDENS | AMPLE PARKING | OPPORTUNITY TO PURCHASE ADDITIONAL LAND

'Pastures Barn' is a meticulously renovated and converted barn that now serves as a modern family home, paying homage to its historical charm and character.

The current owners have embarked on a comprehensive renovation project, enlisting the expertise of talented designers and architects to breathe new life into the space. The result is a thoughtfully designed layout with well-proportioned rooms and high-quality fixtures and fittings throughout.

Spanning two floors, the accommodation boasts an open-plan kitchen and dining area. The kitchen is equipped with quality wall and base units, granite worktops, and a central island, complete with integrated appliances and a range cooker. The dining area offers ample space for a family table and has an immense amount of natural light from floor-to-ceiling windows, creating a bright and inviting atmosphere. This room serves as a hub for the family, providing a beautiful space for shared meals and quality time together. Additionally, the ground floor features a convenient cloakroom/W.C. with ample storage space for

coats and outdoor gear.

Moving on to the splendid lounge, one is greeted by a cosy log-burning stove and a door leading to the front of the property. The staircase in the lounge leads to the first floor, where a spacious landing awaits. The landing is flooded with natural light, thanks to numerous windows and its vaulted beam ceilings, creating an airy and welcoming ambiance.

The main bedroom on the first floor is a haven of tranquillity, boasting vaulted ceilings, exposed beams, and an en-suite shower room. Two additional double bedrooms on this floor are serviced by a well-appointed family bathroom, complete with a three-piece suite and shower heads over the bath.

Situated on the property is a generous garden, positioned in front of the barn. Here, you will find a superb patio area featuring a luxurious thatched deluxe heated outdoor garden hut, perfect for alfresco dining, entertaining, or simply unwinding. Additionally, a hot tub and sauna are available, offering the perfect sanctuary to relax and rejuvenate while surrounded by the breath-taking countryside setting.

In summary, 'Pastures Barn' is a testament to meticulous craftsmanship and thoughtful design. With its modern amenities, spacious layout, and stunning outdoor spaces, this converted barn perfectly blends history with contemporary living, providing a truly exceptional family home.

Location



Resting at the foot of the Peak District National Park, is this luxurious semi-detached barn conversion.

Bradnop is on the outskirts of the thriving market town of Leek with Ashbourne and Buxton a reasonable short drive away, all offering great local amenities including supermarkets, a leisure centre, medical and dental facilities and a range of boutique and independent shops and eateries with easy access to the renowned Peak District National Park. The barn is well positioned in a rural yet accessible location with excellent transport links via the A523. The larger city of Stoke-on-Trent offers a further range of services and good transport links to both Manchester and Birmingham via the M6 Motorway.

There are a number of well regarded primary and secondary schools in Leek including Leek First School, Westwood First School and Westwood College. St Anslems in Bakewell, voted Tatler Prep School of 2021 and the well regarded Abbotsholme School and Denstone College are within reasonable travelling distance.

Stoke on Trent Train Station provides mainline train services to both Manchester and Birmingham in under an hour alongside Macclesfield Train station. Manchester International Airport is within 30 miles.

The local area holds many other countryside

attractions, including the Dovedale Nature Reserve. Here there's a plethora of picturesque views, iconic limestone formations and pathways for walking and cycling. Not forgetting The Roaches, a rocky outcrop carved by wind over the centuries – a great place for walkers, rock climbers and fell runners alike. Meanwhile, Tittsworth Reservoir lies just 10 minutes away, offering various water sports including kayaking, fishing and sailing, as well as an excellent local produce café.

Open Plan Kitchen Dining Room

19'94 x 13'96 (5.79m x 3.96m)



Fitted with an extensive range of wall and base units with work granite work surfaces over, granite splash backs, concealed lighting under, Range style electric cooker with extractor hood over, granite splash back, integrated dish washer and unit with bin, Belfast style sink with central brass effect tap, plumbing for washing machine and space for dryer and American style fridge freezer, double glazed windows with exposed beams over and full ceiling to floor windows in the dining area. Breakfast island with space for bar stools and additional storage space and wine cooler, inset spotlighting with central lights over the dining area, central exposed beam to ceiling, wooden effect flooring, access gained in the ground floor cloakroom an into the Lounge.

Kitchen Area



Dining Area



Lounge

17'16 x 17'51 (5.18m x 5.18m)



Wooden effect tiled flooring, log burning stove, inset spot lighting, double glazed windows, door to the front of the property, stairs off to the first floor accommodation, under stairs storage space.

Cloakroom



Space to hang coats and place shoes, leads into

the ground floor W.C. with a W.C. wash hand basin with storage under, part tiled walls, meter box, wooden effect flooring.

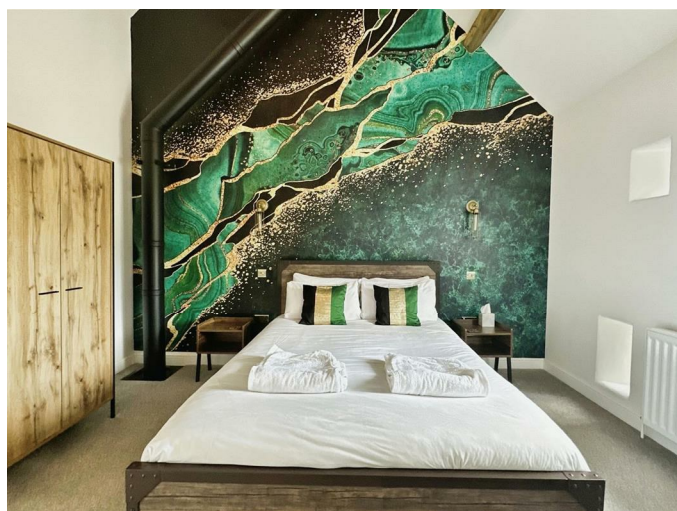
First Floor Accommodation



A large landing area with over stairs storage space, fitted carpet, radiator, feature double glazed windows, exposed beams over windows, wall lights, vaulted ceilings with exposed beams.

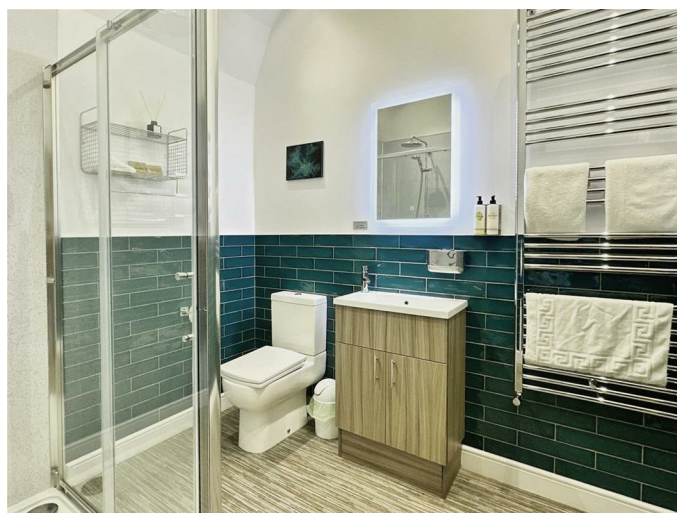
Bedroom One

10'40 x 13'74 max (3.05m x 3.96m max)



Vaulted ceiling with ceiling light, exposed beams, radiator, wall light, double glazed window and three small feature window lights, fitted carpet, access to the en-suite shower room.

En-suite Shower Room



W.C. fitted shower cubicle with shower attachment and shower head, vanity wash hand basin with storage under, part tiled walls, extractor fan, inset spotlighting, heated towel rail, wall mounted touch screen mirror, vaulted ceiling.

Bedroom Two

13'41 x 9'64 (3.96m x 2.74m)



Fitted carpet, double glazed window, vaulted ceiling with exposed beams radiator.

Family Bathroom



A modern suite which comprises; bath, shower cubicle, W.C. vanity wash hand basin with storage under, shelving space and fitted bathroom cabinet, part tiled walls, inset spotlighting, extractor fan, touch sensor light wall mounted mirror, heated towel rail, tiled flooring, part tiled walls, extractor fan.

Bedroom Three

8'85 x 9'92 (2.44m x 2.74m)



Fitted carpet, double glazed window and three feature small windows, radiator, vaulted ceiling with exposed beams, ceiling light.

Outside

Gardens



Site Location



The Whole Property Portfolio

The properties can be acquired as a whole or divided into four separate lots.

Situated in the picturesque location of Bradnop, within the Staffordshire Moorlands, this collection of properties offers a truly captivating setting. Conveniently located near the charming market town of Leek, residents will benefit from a wide range of local amenities.

The portfolio includes the following dwellings:

1. Holly Dale: A luxurious four-bedroom detached home, complete with outbuildings.
2. Pastures Barn: A beautifully renovated three-bedroom semi-detached barn.
3. Parlour Barn: Another splendidly renovated three-bedroom semi-detached barn.
4. "The Games Shack" an outbuilding offers the potential for further development
5. Additional agricultural land of up to 53 acres.

Option To Purchase 'The Games Shack'



The 'Games Shack' is a large outbuilding with immense development potential and breathtaking views of the countryside. Currently serving as a games room for guests staying at Pastures and Parlour Barn, it offers a unique

opportunity to expand and enhance the accommodation options at either of the barns.

The possibilities for this space are endless. It could be transformed into a spacious garage or workshop, providing ample room for storage and creative projects. Alternatively, it could be converted into stables, allowing for the keeping of livestock and the pursuit of equestrian interests. With the appropriate research and planning permissions, it could even be developed into additional living space, ideal for accommodating an elderly or dependent relative.

For those seeking to generate extra income, the 'Games Shack' could be renovated into holiday accommodation, providing a valuable source of revenue for the household. Alternatively, it could be explored as a potential building plot for a self-build project, offering the opportunity to create a bespoke living space tailored to specific preferences and needs. Of course, any development plans would be subject to the necessary planning consents and approvals.

In summary, the 'Games Shack' presents a unique and versatile opportunity for development. Whether it's expanding the existing accommodation options, creating additional living spaces, or exploring income-generating ventures, it has the potential to fulfil a variety of needs and aspirations. With its idyllic location and untapped potential, the 'Games Shack' is a project that fires the imagination and opens doors to exciting possibilities.

Available by separate negotiation.

Internal Shots of 'The Games Shack'

49'76 x 18'79 (14.94m x 5.49m)



Floorplan of 'The Games Shack' Available by separa



TOTAL: 85.6 m² (921 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), bearings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Agents Notes.....

Freehold
Oil Central Heating System
Disc One Sewage Treatment Plant Shared with Holy Dale House and Pastures Barn
Insulated with Rock Wool for soundproofing
Soundproofing Garden Fence
Council Tax Band is not available at present as on business rates

About Your Agent



Denise is the director of Denise White Estate Agents and has worked in the business since 1999. Denise and all the team at Denise White Estate Agents can help and advise with any information on the local property market and the local area. Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

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 deemed removable by the vendor

Do You Have A House To Sell or Rent ?

We can arrange an 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

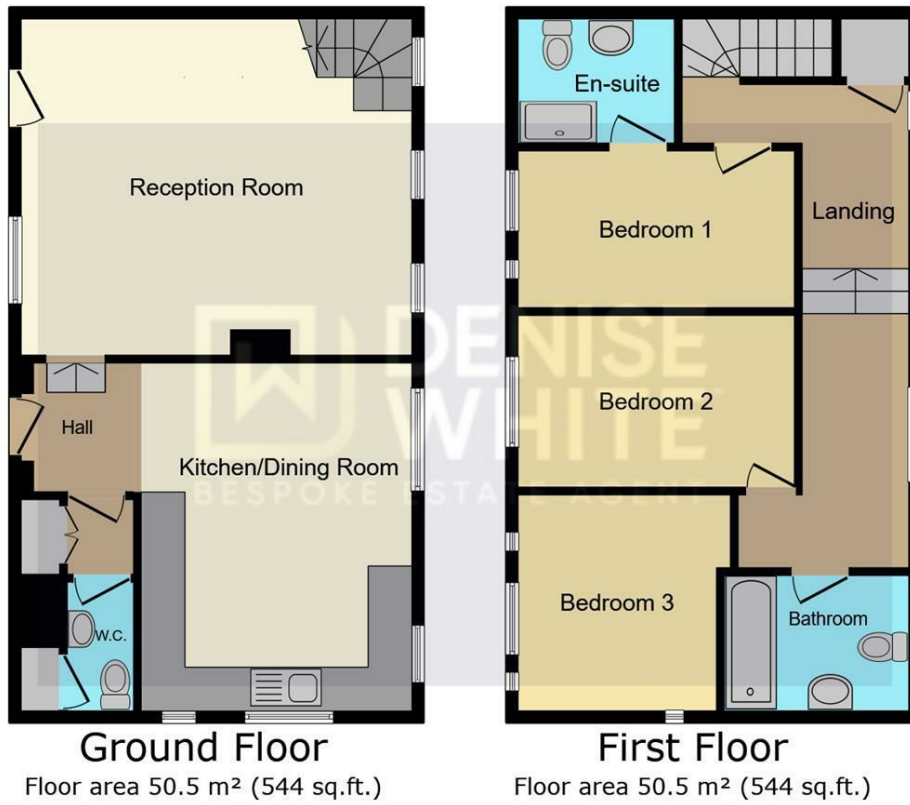
Do You Need A Mortgage ?

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 Will 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.

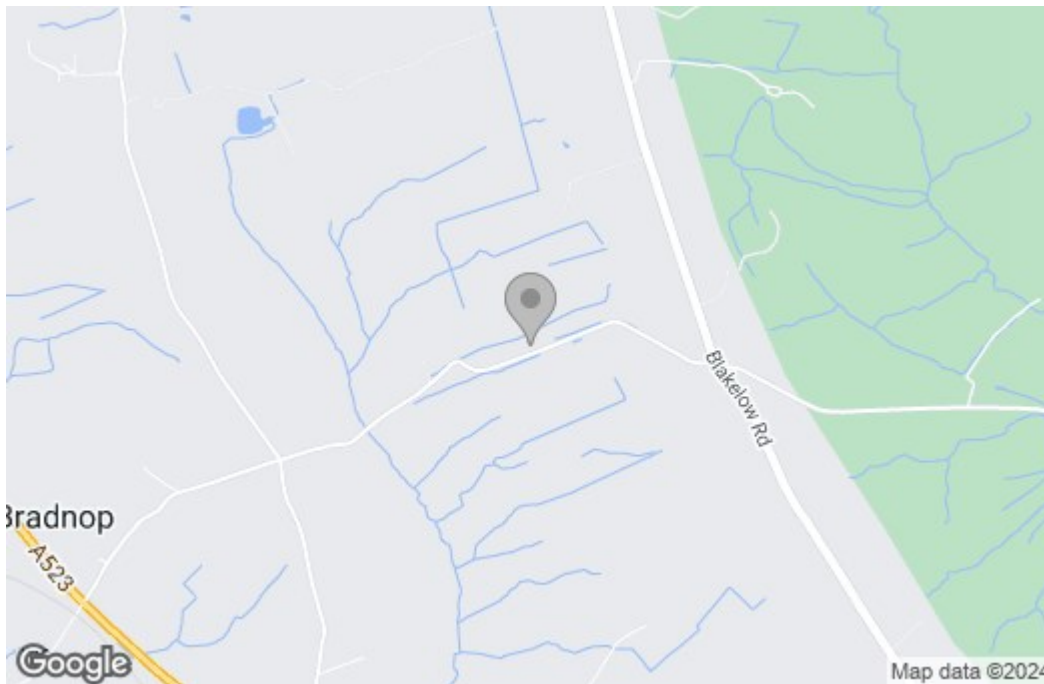
Floor Plan



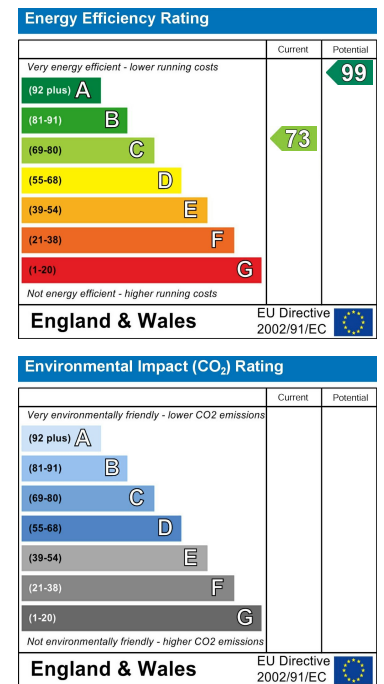
TOTAL: 101.1 m² (1,088 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk