



**"The Games Shack "The Games Shack", Bradnop, Staffordshire, ST13 7NF**  
**Offers in the region of £100,000**

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

"The 'Games Shack' will fire your imagination with development potential, overlooking some stunning countryside"

Exciting news! The 'Games Shack' offers a perfect blend of creativity and breath-taking views of the countryside. Unlock your imagination and discover endless development potential in this inspiring location.

#GamesShack #DevelopmentOpportunity #StunningCountryside

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

## Denise Whites Comments

The 'Games Shack' is a large outbuilding with immense development potential and breathtakingly 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.

## Internal

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



## 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.

### 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.

### Agents Notes

All subject to any necessary planning consents  
No Council Tax Band Available At Present

### 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

### **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 advise.

### **Do You Need To Raise Finance ?**

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

### **Do 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.

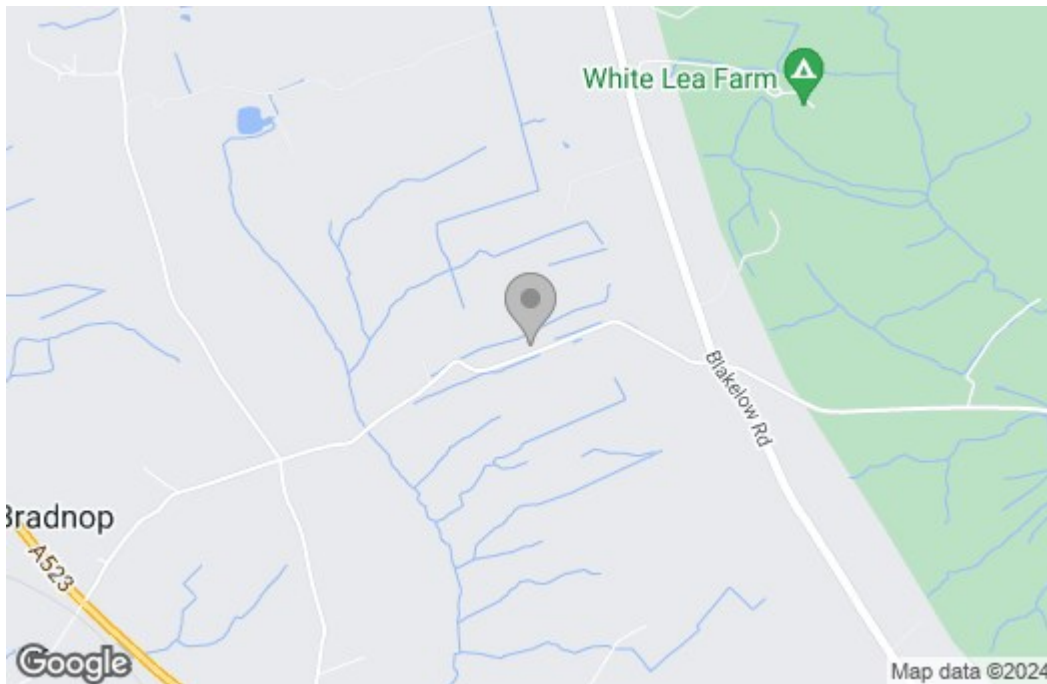
## Floor Plan



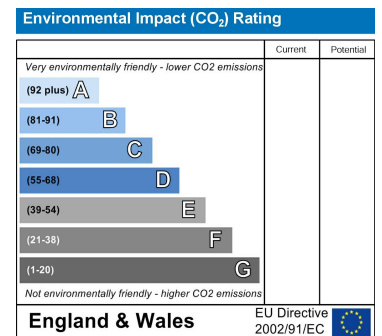
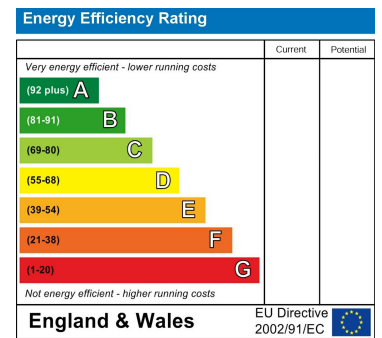
TOTAL: 85.6 m<sup>2</sup> (921 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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.