



## Upper Moor End Farm Stoney Lane, Caudon, Staffordshire, ST10 3EP

Offers in the region of **£895,000**

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"Life is simply better in the country"

This smallholding features, a much loved, three-bedroom detached stone farmhouse and a range of agricultural buildings. With over 10 acres of grounds, including approximately 9 acres of agricultural land, you'll have plenty of space to enjoy nature and pursue your farming dreams. Plus, the added bonus of holiday income generated from shepherd huts makes this country retreat even more enticing.

#CountryLiving #Farmhouse#Land

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

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## Denise White Estate Agents Comments



Nestled in the picturesque Staffordshire Moorlands, Upper Moorend Farm offers a unique opportunity to own a versatile smallholding. This much-loved property includes a three-bedroom farmhouse, a range of traditional agricultural buildings, sitting in 10 acres (OTA) of land which, approximately 9 acres are agricultural land. Additionally, there is a steady income generated from two shepherds style huts/cabins, with potential for further expansion.

Ideal for those seeking a tranquil rural lifestyle, Upper Moorend Farm is conveniently located near the bustling market towns of Leek and Ashbourne, as well as the famous Alton Towers resort. The property appeals to a wide range of buyers, including those interested in improving holiday income, agricultural pursuits, equestrian activities, or simply enjoying the beauty of rural living.

The farmhouse itself is a charming detached property with plenty of character. The ground floor features an open-plan living dining kitchen, a cosy lounge overlooking the front garden, and a utility room. Upstairs, there are three spacious bedrooms and a well-appointed shower room.

The agricultural land, which surrounds the farmhouse on three sides, extends to approximately 9 acres (OTA). This provides ample space for various uses, including equestrian or agricultural endeavours. The property boasts extensive driveways for multiple vehicles, as well as beautifully landscaped garden areas with a

delightful wild garden, flower beds, shrubberies, and lawned areas. A large polytunnel is also included, offering ample space for gardening enthusiasts.

In addition to the farmhouse and land, Upper Moorland Farm features versatile outbuildings. These include a large agricultural building, which has been divided to provide covered storage for tractors and larger vehicles, as well as a spacious 12 x 20 office/games room. There are also five stables, various storage areas, and hen sheds. The property's holiday income is generated from two well-maintained shepherds style cabins, which are advertised on popular platforms such as booking.com and Airbnb. There is also a separate shower block with two toilets and a utility room, with an additional construction underway.

Situated on a quiet country road, Upper Moorend Farm offers stunning views of the surrounding countryside and ample opportunities for outriding. Whether you're looking to embrace a rural lifestyle, expand your holiday income, or pursue agricultural interests, this exceptional smallholding provides endless possibilities.

### Location



Cauldon is a charming village located in Staffordshire, England. It is now part of the parish of Waterhouses, situated in the Staffordshire Moorlands district. The village offers easy access to nearby towns and attractions, making it an ideal location for both residents and tourists.

The village of Cauldon is conveniently located just 8

miles away from the town of Leek. By car, the journey takes approximately 15 minutes, providing a quick and convenient commute. Similarly, the town of Ashbourne is also within easy reach, with a distance of approximately 9.34 miles, the drive takes around 15 minutes via the A52 route.

One of the major attractions in the area is the renowned Alton Towers Resort, which is only 4.6 miles away from Cauldon. The journey to Alton Towers takes around 10-15 minutes by car, making it an ideal location for tourists who wish to stay close to the resort.

Waterhouses, the nearest village to Cauldon, is situated in the southern part of the Staffordshire Peak District. It is located approximately 8 miles from both Leek and Ashbourne, making it a convenient midpoint between these two towns along the A523 road. The area is known for its stunning natural beauty, with notable features such as the Manifold Valley.

The Manifold Valley offers breath-taking views of Thor's Cave, the River Manifold, Dovedale, and Ilam Park. The valley was once home to the Leek and Manifold Valley Light Railway, now known as the Manifold Way, which ran to Hulme End. Thor's Cave, perched above the Manifold Valley, provides magnificent panoramic views and was formed thousands of years ago by underground streams flowing through limestone rock. Over time, the valley has deepened, revealing ancient cave systems.

Overall, Cauldon and its surrounding areas offer a perfect blend of natural beauty, convenient access to nearby towns, and proximity to popular attractions such as Alton Towers Resort. Whether you're seeking a peaceful village lifestyle or a base for exploring the stunning Staffordshire Peak District, Cauldon and Waterhouses provide an ideal location.

## The Property



## Entrance Porch

Access into the open plan kitchen living dining area.

## Open Plan Kitchen Living Dining Area

22'8 x 17'09 (6.91m x 5.41m)



## Kitchen Area



A range of wall and base units with work surfaces

over, stainless steel sink unit with drainer, part tiled walls, range style cooker, uPVC window to the front, plumbing for dish washer, inset spotlighting, breakfast island, quarry tiled flooring, storage cupboards, radiator, uPVC double glazed window to the rear aspect, storage cupboard under the stairs, access into the inner hallway leading into the sitting room and utility.

### Lounge and Dining Area



Quarry tiled flooring, exposed beamed ceilings, log burner, brick fireplace with stone hearth, brick inset, beamed mantle over, uPVC double glazed windows to the front and uPVC French doors to leading out to the rear aspect, access to the first floor accommodation and three ceiling lights.

### Inner Hallway

Quarry tiled flooring, wall mounted oil central heating boiler, uPVC double glazed window to the rear aspect, access to the utility and the sitting room.

### Sitting Room

11'9" x 14'7" (3.6 x 4.47)



Exposed style wooden flooring, uPVC double glazed French doors leading out to the front garden, two ceiling lights, wall lights, radiator, uPVC double glazed window to the side aspect.

### Utility Room

5'8" x 4'10" (1.75 x 1.49)



Quarry tiled flooring, wall units, work surfaces, heated towel rail, plumbing for washing machine, space for dryer, W.C. uPVC double glazed window to the rear aspect, inset spotlighting.

### First Floor Accommodation

Landing with fitted carpet, ceiling light, access to the bedrooms and shower room.

### Bedroom One

14'58 x 18'52 (4.27m x 5.49m)



Fitted carpet, vaulted ceiling, exposed beams, two radiators, uPVC double glazed windows to the front, rear and side aspects, two ceiling lights.

### Bedroom Two

11'48 x 10'75 (3.35m x 3.05m)



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

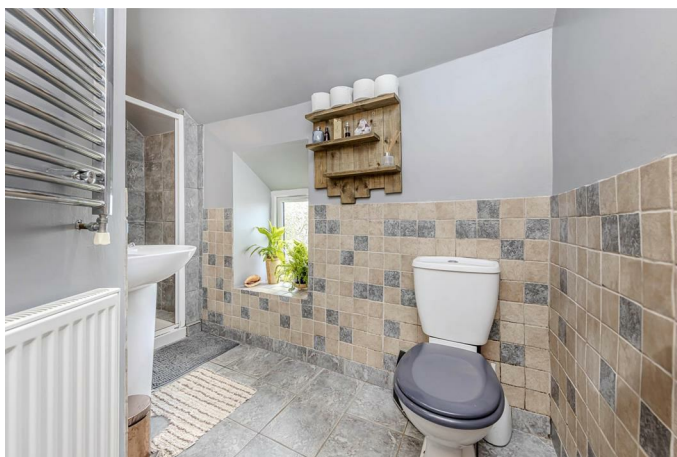
### Bedroom Three

11'3 x 10'02 (3.43m x 3.10m )



Fitted carpet, radiator, uPVC double glazed window to the front aspect, two ceiling lights, loft access.

### Shower Room



Radiator, tiled flooring, radiator, pedestal wash hand basin, fully tiled shower cubicle, W.C. inset spotlighting, uPVC double glazed window to the rear aspect with tiled sill, part tiled walls.

## Outside



As you enter the property, you will be greeted by a spacious parking area with ample room for vehicles. Separate sections are designated for parking near each of the holiday cabins, ensuring convenient access for guests. Adjacent to the parking area is an agricultural building, which provides covered storage for farm machinery and cars. This building also includes an office/games room for added functionality.

A gated vehicle access leads to the side of the farmhouse, where you will find additional outbuildings positioned at the front of the property. Throughout the grounds, there are various garden areas, offering a serene and secluded space for the guests staying in the cabins. These gardens are thoughtfully designed to showcase the beautiful views as a backdrop. One notable feature is a stunning wild garden, filled with an array of different plant species, serving as a natural divider between the hard standing area and the lawned section. Charming gravel pathways wind through the gardens, providing access to different areas and also connecting to the agricultural land.

The property boasts several outbuildings, each serving a specific purpose. The covered agricultural building measures 40m x 20m and provides ample space for storage. Additionally, there is a spacious office measuring 20m x 12m, offering a comfortable workspace. At the top of the garden, there is a stable with a hard standing area, providing a convenient space for a horse or other livestock. A polytunnel is also available for various gardening purposes. Furthermore, there are various

other outbuildings on the property, offering storage for farming equipment, livestock food, and stabling. There is a detached stable block with separate gated access, with two stables and direct access to the land. A detached wooden garage/workshop is available for additional storage and workspace needs.

Overall, this property offers ample parking, well-designed garden areas, and a range of outbuildings to cater to various needs, making it an ideal choice for those in search of a functional and versatile space.

## Waterfall Holiday Cabin



Waterfall - a traditional, handcrafted Shepherds Hut located in the heart of the Staffordshire Moorlands with breath-taking views of the surrounding countryside. This is an ideal retreat for couples seeking a relaxing get away. The hut is situated on our family run smallholding with a private outdoor seating area perfect for enjoying the tranquillity and wildlife.

The space

There is a fully fitted shower and WC just a stones throw away which is exclusively for our guests staying in the Shepherds Hut. The Shepherds hut has central heating for cosy nights and basic kitchen facilities for that morning cup of tea and slice of toast. Microwave. Single hot plate, fridge and kettle all within the hut.

WEBSITE - <https://rhodes2serenity.co.uk/>

### Shower/Wash Room



Two toilets, shower, wash space, utility space.

### Mermaid

15'9" x 7'4" (4.82 x 2.24)



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### Shower/Wash Room



Under construction

### Covered Outbuilding

39'9" x 19'4" (12.12 x 5.91)



Storage/Sheep Shed

### Office/Games Room

20'0" x 11'11" (6.10 x 3.65)



## Poly Tunnel



## Stables



## Available By Separate Negotiation



## Outbuildings



## Land



Sitting in a total of, approximately, 10 acres of grounds.

### 360 Tour Link Below

<https://kuula.co/share/5wRdz/collection/7KPPb?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

### Agents Notes

Freehold  
Oil Central Heating System  
Treatment Tank for Drainage  
Calour Gas For Cooker  
Council Tax Band - Staffordshire Moorlands Band D

### 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 local area since 1999. Denise and the team all live in Staffordshire and 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.

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### **Do You Need To Sell or Rent A House ?**

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.

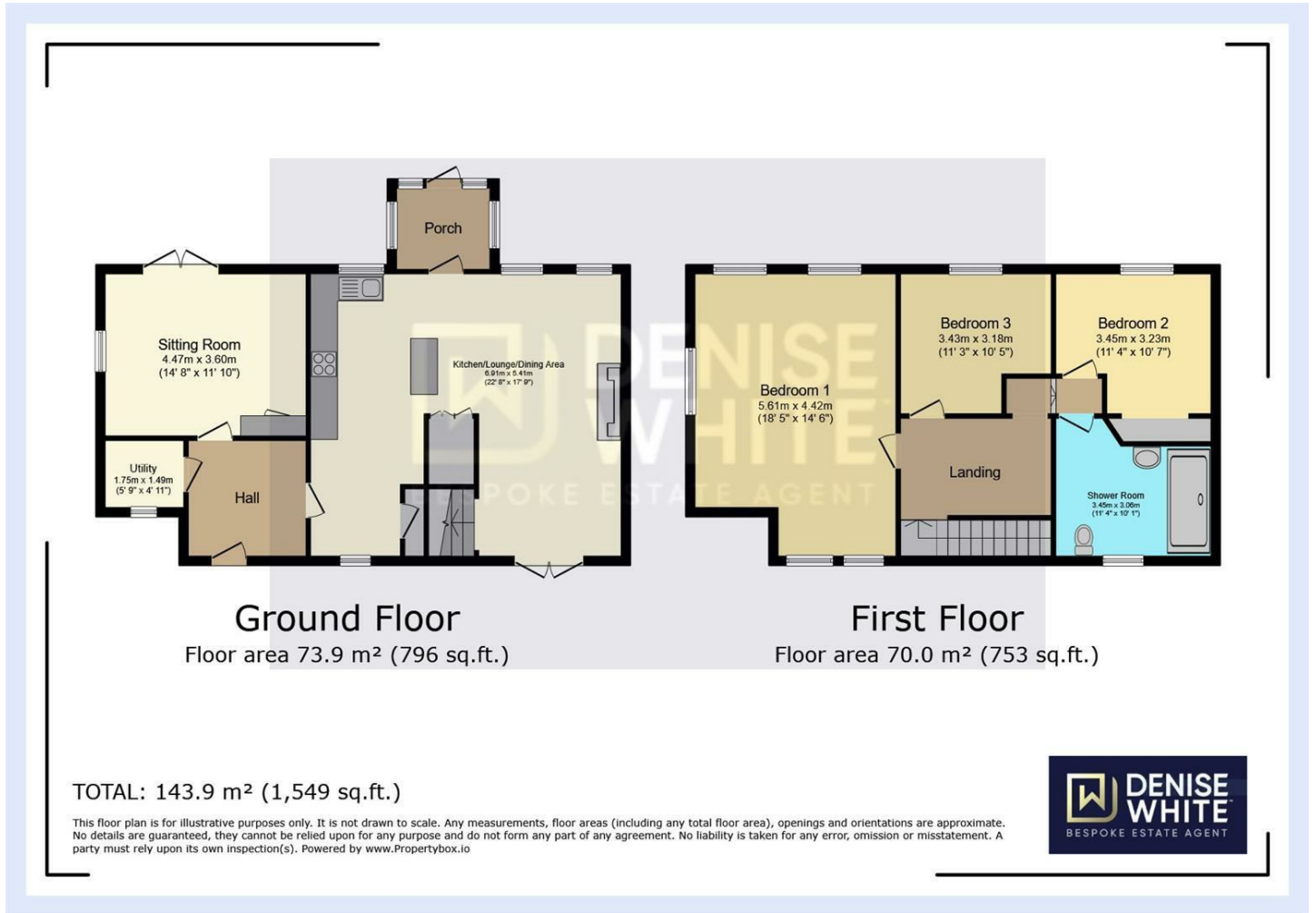
### **Do You Need Help With A Mortgage ?**

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

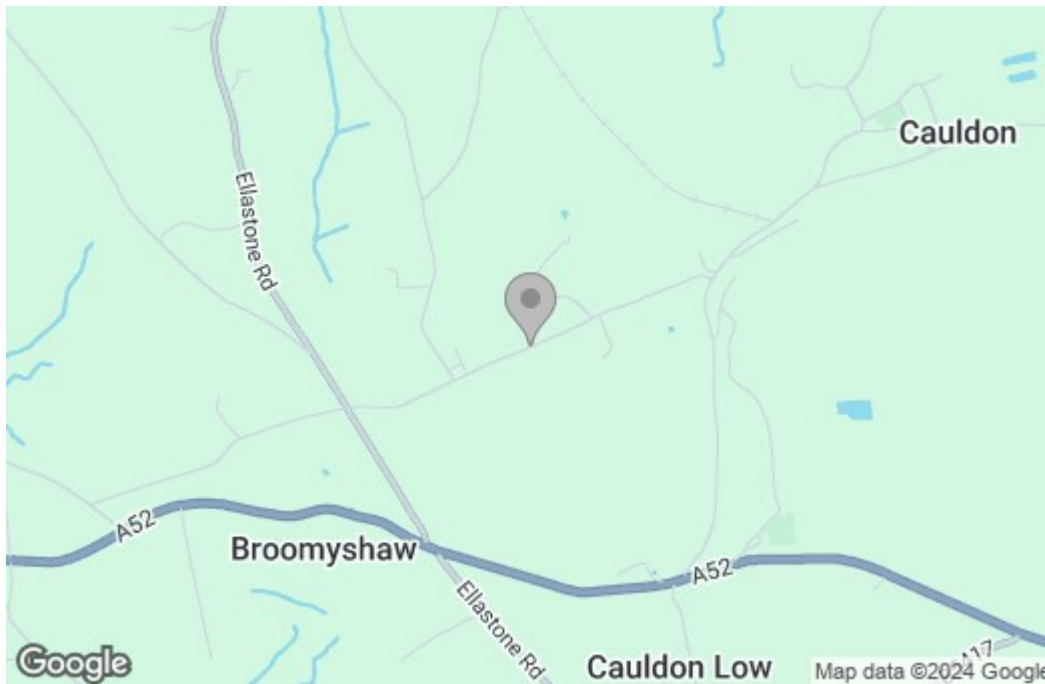
### **Do You Need A Solicitor?**

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 time comes, you're ready to go.

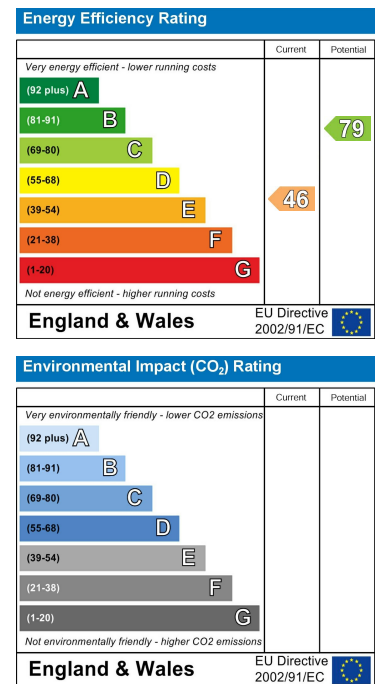
## Floor Plan



## Area Map



## Energy Efficiency Graph



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