



Shaw Gate Farm , Staffordshire, ST10 2HN

£750,000

"Dreaming of a countryside escape? This stunning property offers 5 acres of potential !"

Enjoy a three-bedroom stone home plus six en-suite guest rooms, perfect for a business opportunity. With a commercial kitchen and spacious layout, your rural retreat awaits!

#CountrysideLiving #BusinessOpportunity #RuralEscape

Denise White Estate Agent Comments



Discover Shawgate Farm

Tucked away in the charming village of Foxt in the Staffordshire Moorlands, Shawgate Farm is a remarkable property that beautifully merges rural elegance with limitless potential. Set against a backdrop of stunning countryside, this unique estate offers an array of opportunities for both personal enjoyment and entrepreneurial ventures.

Property Overview:

Shawgate Farm includes a delightful farm cottage and a spacious barn converted into a fully functioning bed and breakfast. Spanning five acres of picturesque land, the property also features a substantial outbuilding.

Key Features:

****Former Bed & Breakfast:**** Offering 6 generously sized ensuite guest rooms, this space is designed for comfort and hospitality. A separate reception area ensures privacy for the owners, while the first floor accommodates five large bedrooms each with ensuite shower rooms. The ground floor boasts a welcoming reception room with a bar, public restrooms, and a conservatory that overlooks the beautifully maintained gardens. A fully equipped commercial kitchen, utility, and laundry room complete this space. Additionally, there's a separate entrance leading to further accommodation options that could serve as an annex for relatives or generate extra income.

****Cosy Cottage Retreat:**** Enjoy the tranquility of a separate 3-bedroom cottage featuring its own entrance, complete with a porch, dining/snug room, lounge, kitchen, and bathroom on the first floor. This accommodation offers the perfect escape while still being connected to the property's main facilities.

****Event Venue Potential:**** Once a wedding venue, Shawgate Farm comes with a large lawn/event space and a bar/function room, making it ideal for gatherings and celebrations. There's significant potential to revive this aspect, subject to planning permissions and some renovations.

****Versatile Commercial Opportunities:**** Registered for residential use but rich in commercial possibilities, this property could easily cater to various ventures, including a bed and breakfast, Airbnb, team-building retreat, or even camping and caravan sites, all subject to planning consents.

****Expansive Grounds:**** The property boasts five acres of lush fields with stunning views across the Churnet Valley, along with a large outbuilding perfect for animals or vehicles.

****Modern Connectivity:**** Enjoy fast 35mbs internet, ensuring you're connected in this peaceful countryside setting.

****Convenient Location:**** Experience the best of both worlds with a secluded location close to local amenities, including a pub, church, and village hall.

With mains gas, two modern gas boilers, and plenty of parking, Shawgate Farm is poised to welcome its new owner. This property is an ideal choice for those seeking a serene home, a lucrative business opportunity, or a combination of both, with the potential to accommodate relatives and utilize the land for additional income.

****Seize the opportunity to own this slice of paradise!**** Contact us today for more information or to schedule a viewing!

Location



Tucked away in the Staffordshire Moorlands, this quaint hamlet lies alongside the picturesque Churnet Valley, providing stunning views at every turn. With its inviting local pub and community village hall, it exemplifies the charm of country living. For outdoor enthusiasts, Foxt is ideally located on the western edge of the Peak District National Park, perfect for walking and exploration. Just over two miles away, the larger village of Ipstones features a range of local amenities, including a First School and Nursery, a Village Shop and Post Office, Farm Supplies Stores, a Butcher, and three Public Houses. Additionally, Foxt is conveniently positioned for commuters seeking access to the delightful market towns of Leek, Ashbourne, and Cheadle.

Main Residential Accommodation



Entrance Porch

6'7" x 5'1" (2.02 x 1.55)

Dining Room

13'8" x 12'1" (4.17 x 3.69)



Lounge

21'4" x 13'0" (6.51 x 3.97)



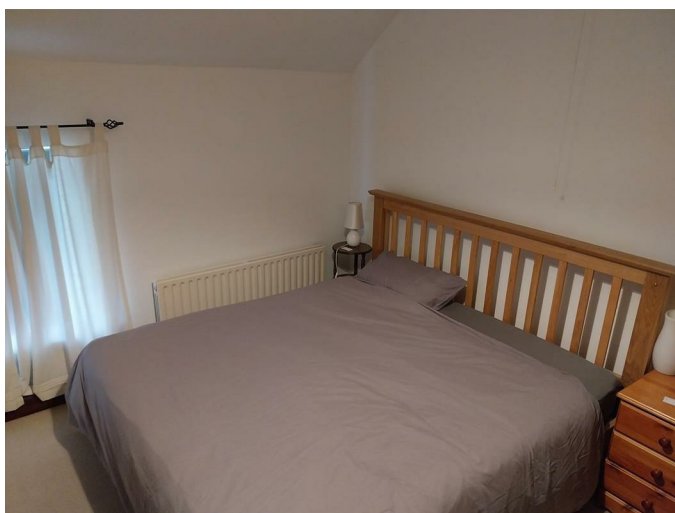
Bathroom

8'8" x 6'0" (2.66 x 1.85)



Bedroom One

12'10" x 10'10" (3.93 x 3.31)



Kitchen

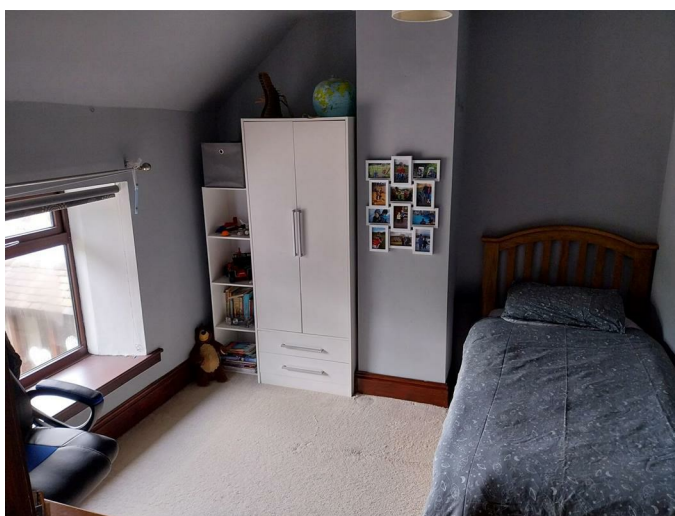
26'5" x 6'8" max (8.07 x 2.05 max)



Ensuite WC

Bedroom Two

10'2" x 9'9" (3.12 x 2.98)



First Floor Landing

Bedroom Three

10'9" x 9'8" (3.28 x 2.95)



Reception Room

23'1" x 14'8" (7.05 x 4.49)

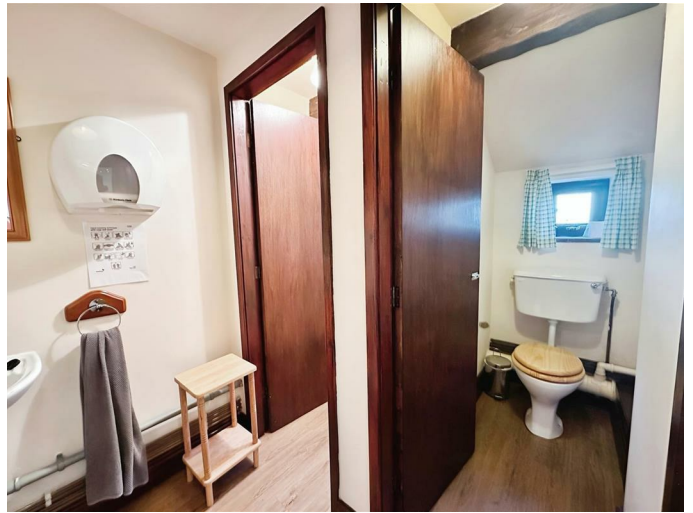


Bar Area

9'3" x 4'0" (2.84 x 1.24)

Toilets

6'7" x 4'2" (2.01 x 1.29)



Barn conversion/Potential For The Commercial Side



Lounge

22'11" x 15'10" max (7.00 x 4.83 max)



Reception Hall

17'1" x 13'2" (5.23 x 4.02)



Kitchen

14'0" x 12'2" (4.29 x 3.71)



Laundry Room

10'4" x 8'1" (3.17 x 2.47)

Utility Room

18'7" x 8'2" (5.68 x 2.50)

Inner Hall

Reception Room/Bedroom

13'8" x 7'11" to robes (4.17 x 2.42 to robes)

Bedroom

10'7" x 14'10" (3.25 x 4.53)

Ensuite Shower Room

Reception Room/Bedroom

13'6" x 14'8" (4.14 x 4.48)

Kitchenette

6'3" x 6'5" (1.93 x 1.96)

First Floor



Bedroom One

15'4" x 14'9" (4.68 x 4.50)



Ensuite

10'2" x 9'10" (3.11 x 3.00)



Bedroom Two

14'8" x 13'10" (4.49 x 4.24)



Bedroom Five

14'11" x 10'2" (4.56 x 3.10)



Ensuite

10'2" x 8'7" (3.10 x 2.64)



Ensuite

10'1" x 5'7" (3.09 x 1.72)



Bedroom Three

14'7" x 11'3" (4.46 x 3.43)

Ensuite

9'2" x 6'11" (2.81 x 2.13)

Bedroom Four

15'1" x 10'0" (4.60 x 3.06)

Ensuite

10'1" x 5'6" (3.08 x 1.69)

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.

Agent Notes

Tenure: Freehold

Services: Mains gas with two gas fired boilers, main electric

Septic Tanks Drainage set in own land

Council Tax: There are two separate council tax bills for each section of the property at present - Staffordshire Moorlands Band E

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice 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.

WE WON !!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

House To Sell?

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.

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.

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.

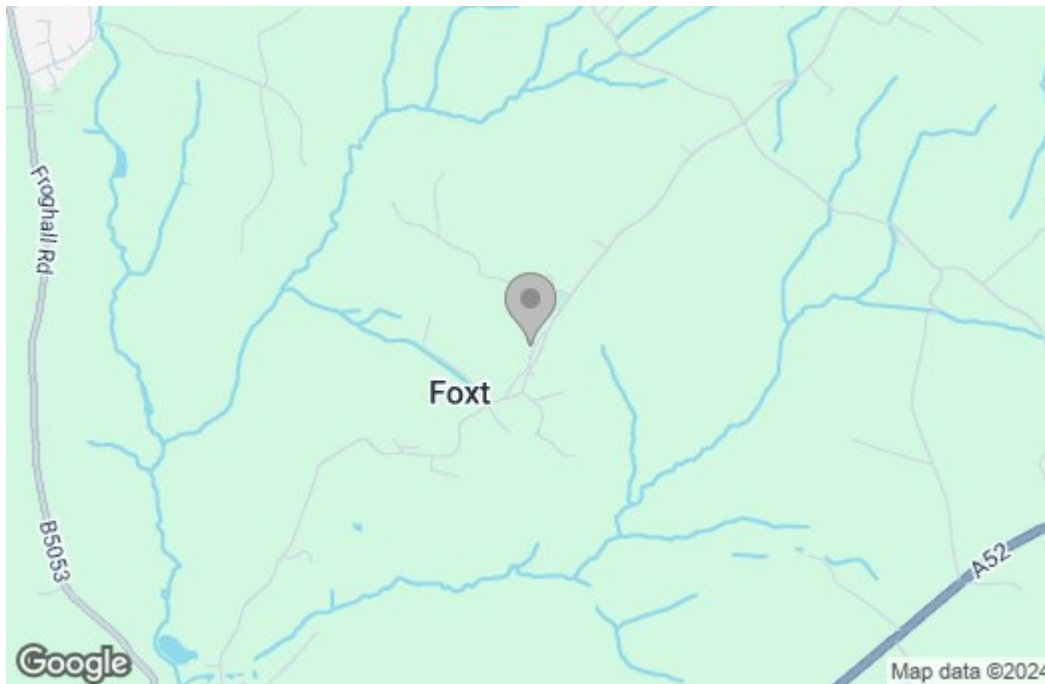
Floor Plan



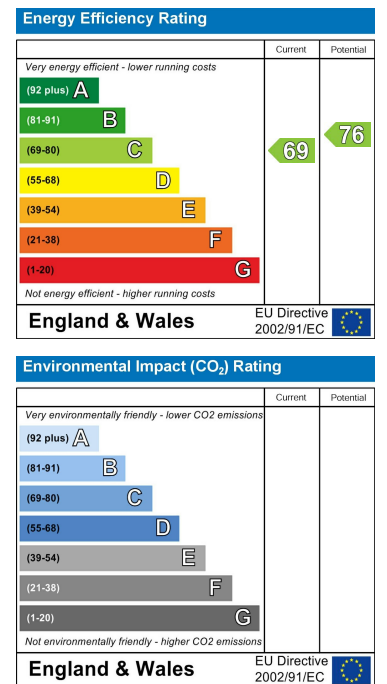
TOTAL: 443.6 m² (4,775 sq.ft.)

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.

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