



## **Willowvale Farm, Consall Lane, Wetley Rocks, Staffordshire, ST9 0AA**

**Offers in the region of £750,000**

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*"An incredible, once-in-a-lifetime opportunity"*

Willowvale Farm is a rare gem, offering a unique opportunity to create a life of tranquillity and endless possibilities. With its picturesque surroundings, versatile outbuildings, vast outdoor space and pastureland and grounds land extending to, in excess of, 13 acres in all. This property is a dream come true for those seeking a rural haven where they can truly live The Good Life.

## Denise White's Comments



Every now and then, a truly extraordinary opportunity arises in life. Willowvale Farm is one such opportunity, situated on a plot of land that extends to over 13 acres, this semi-rural paradise boasts a range of versatile outbuildings and an abundance of natural beauty.

Nestled within this idyllic setting is this three/four bedroom detached bungalow, offering a comfortable and spacious living accommodation. Meticulously maintained by the present owners, the bungalow features a modern kitchen diner where you can gather with loved ones, as well as a bright and airy lounge/sitting room at the front of the property. There are three/four bedrooms, one which is currently used as a cosy snug room, and a well-appointed bathroom complete with a bath and shower cubicle. Additionally, a generous conservatory is at the rear, providing great additional accommodation space and a place to take in the picturesque surroundings.

Surrounded by mature gardens, the bungalow is just the beginning of what Willowvale Farm has to offer. The property boasts extensive farmland and woodland areas, totalling, in excess of, an impressive 13 acres of outdoor space. The outbuildings on the property present limitless opportunities for the new owners. With the necessary planning consents, these versatile structures could be transformed into additional dwellings, providing ancillary accommodation for your family or even a thriving holiday rental business. Furthermore, the vast land offers ample space for livestock, allowing you to embrace The

Good Life, and there is even room for your own allotment alongside the existing orchard.

The views from Willowvale Farm are nothing short of breath-taking, stretching across the Staffordshire Moorlands and showcasing the beauty of the surrounding countryside.

## Location



The property is set back from the road, with a driveway leading to the property and hardstanding the side and back of the bungalow. The property occupies a stunning setting with the most outstanding views over the Staffordshire Moorlands.

Consall is a small village situated in the Staffordshire Moorlands, Staffordshire. It is approximately 6 miles south of the market town of Leek and 8 miles east of Stoke-on-Trent.

Situated close to Consall Nature Park, a conservation area and nature reserve featuring 740 acres of woodland, heath and moor.

The area has various walks where you can explore rugged trails off the beaten track, walk the winding local canals and enjoy the steam trains on the nearby Churnet Valley Railway.

The world-famous Peak District and its wild open spaces is only a stone's throw away from Consall.

The historic market town of Leek, Cheddle and Ashbourne are all within reasonable travelling distance and has an extensive range of amenities.

Access to the Potteries conurbations is easily accessible alongside the A50, A500 and M6.

## Land



The land is predominantly undulating pasture with fence and hedge boundaries.

The site in all extends to just over 13 acres.

## Outbuildings



The outbuildings themselves are an asset to the property, including a large detached building divided into two sections. The first area serves as a spacious garage, while the second area features stable-style doors, perfect for a variety of purposes. There is also a rear outbuilding, believed to be the former pigsty, with ample space and pens. Another outbuilding is divided into three sections, with a large area and two smaller rooms. A covered outbuilding with a lean-to providing convenient sheltered storage, and a gated access leads directly to a field.

The Garage - 29'28 x 18'61

Stable adjoining garage - 18'65 x 19'57

Former Pigsty - 55'37 x 28'04 max narrowing down

to 18'03

Outbuilding split into three sections - Main Outbuilding - 38'01 x 15'52 min extending to - 25'84 Section at the front of the outbuilding - 10'38 x 10'31 Section at the rear - 10'38 x 15'06 Covered outbuilding to the rear and an open fronted sheltered area

## The Bungalow's Accommodation



## Entrance Hall



Entrance Porch leading into the entrance hall. Exposed wooden flooring, radiator, uPVC door, ceiling light, loft access, access to the lounge, bathroom, two bedrooms and kitchen.

## Lounge

13'8" x 12'9" (4.19 x 3.89)



Exposed wooden flooring, feature fireplace with fire, uPVC double glazed window to the front aspect, wall lights, coving to the ceiling, radiator.

## Dining Kitchen

27'3" x 11'3" (8.33 x 3.45)



Kitchen Area - A range of wall and base units with work surfaces over, stainless steel sink unit with drainer, central tap, double oven, electric hob, uPVC double glazed window to the rear aspect, tiled flooring, two ceiling light, radiator, uPVC door to the conservatory, door to storage cupboard, access to bedroom/snug room. Dining Area - tiled flooring, uPVC double glazed window to the rear aspect, ceiling light, radiator.

## Conservatory

18'6" x 8'7" (5.66 x 2.62)



Tiled flooring, plumbing for washing machine, base units with work surfaces over, uPVC double glazed, uPVC door to the rear garden, wall lights, storage cupboard housing the central heating boiler.

## Bedroom One

11'8" x 10'0" (3.58 x 3.07)



Double room with fitted carpet, radiator, uPVC double glazed window to the front aspect, a range of fitted bedroom furniture, ceiling light.

### Bedroom Two

12'0" x 8'9" (3.68 x 2.67)



A double room with a fitted carpet, radiator, uPVC double glazed window to the front aspect, ceiling light.

### Bedroom Three

12'0" x 8'9" (3.68 x 2.67)



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

### Bathroom

7'8" x 6'5" (2.34 x 1.96)



A white bathroom suite which comprises; bath, W.C. wash hand basin, shower cubicle, tiled effect flooring, radiator, tiled walls, extractor, uPVC double glazed window to the rear aspect, inset spotlighting.

### Bedroom Four/Snug Room

14'9" x 8'9" (4.50 x 2.67)



Currently used as a snug room but can be utilised as a bedroom. Exposed wooden flooring, radiator, uPVC double glazed windows to the front and side aspects, ceiling lights, wall lights.

## Outside/Gardens



There is ample space for parking for numerous vehicle's. Outside, you'll find gardens surrounding the bungalow within the glorious land. You can grow your own organic fruit and vegetables and pick your fruit from the orchard !

## Agents Notes

Services: - Mains water and electricity. Septic Tank Drainage. Gas fired central heating system.

Tenure And Possession: - The property will be sold freehold with vacant possession upon completion.

Rights Of Way, Wayleaves And Easements: - The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

## 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

## Council Tax Band

Staffordshire Moorlands District Council – Council Tax Band – D

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the business since 1999. Denise lives locally in Leek 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. Please do get in touch with us if you need any help or advise.

## 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



**Floor Plan**

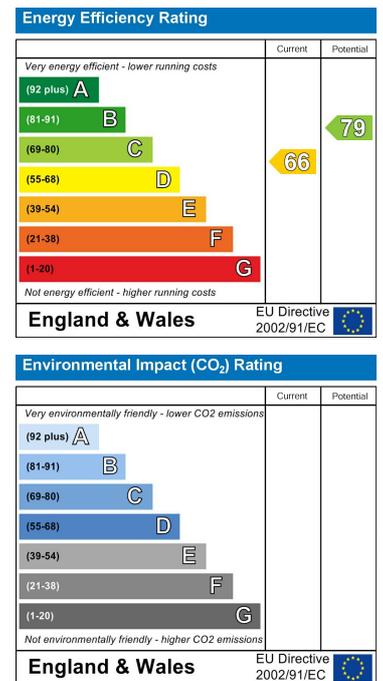
Total floor area 122.4 m<sup>2</sup> (1,318 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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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