



Willowvale Farm , Wetley Rocks, Staffordshire, ST9 0AA

Offers in the region of £650,000

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"A Unique Bungalow Experience"

Willowvale Farm presents a remarkable opportunity to embrace a serene lifestyle filled with limitless potential. Nestled within stunning surroundings, this property features adaptable outbuildings and expansive outdoor areas, including an orchard that spans 0.52 acres. Additionally, there is the option to acquire up to approximately 12 more acres of land through separate negotiation.

The bungalow itself has three to four bedrooms, a spacious kitchen diner, a cosy lounge, a conservatory, and a bathroom. Outside, you'll find various outbuildings alongside the delightful orchard. If you're seeking a bungalow with ample outdoor space and versatile structures, your search ends here! This property is perfect for those looking to run a business from home!

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

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Denise White's Comments



Set in a picturesque location, this charming three/four-bedroom detached bungalow offers spacious and comfortable living. Well maintained by the current owners, the bungalow features a contemporary kitchen diner and a bright, airy lounge/sitting room at the front of the home. There are three to four bedrooms, one of which is currently utilised as a cosy snug room, along with a well-appointed bathroom that includes both a bath and a shower cubicle. At the rear, a generous conservatory adds valuable living space and allows you to soak in the stunning surroundings.

The property is surrounded by mature gardens and an orchard that spans approximately 0.52 acres. The outbuildings present endless possibilities for new owners. With the appropriate planning consents, these versatile structures could be converted into additional dwellings, offering supplementary accommodation for family or the potential for a flourishing holiday rental business (subject to planning approvals). Additionally, there is an option to acquire an extra 12 acres of land through separate negotiation, providing ample space for livestock.

The breath-taking views from Willowvale Farm extend across the Staffordshire Moorlands, showcasing the stunning 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, Cheadle 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.

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.

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 a 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 plot. 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.

WE WON !



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.

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

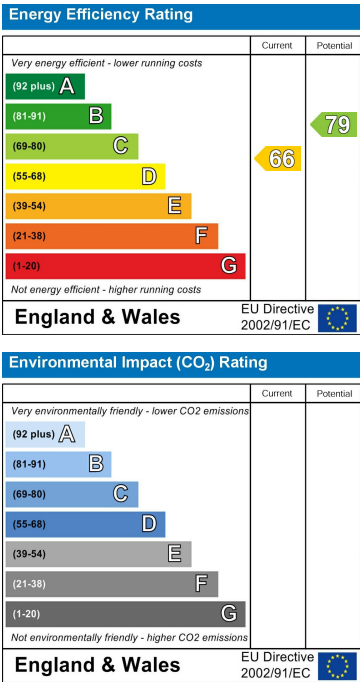


Total floor area 122.4 m² (1,318 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firms employment has the authority to make or give any representation or warranty in respect of the property.