



The Abbey Abbey Green Road

Leek, Staffordshire, ST13 8SA

£600,000



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"Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society."

"The Abbey has stood the test of time, built in 1702 and is such a historic building to the community it has served in the past. It represents such a rare opportunity to acquire a Public House steeped in local history with a detached three bedroom barn conversion for potential holiday let. The possibilities for it's use are endless from a public house, party house, holiday accommodation to developing into a main residential dwelling (subject to any planning consents being obtained). Please refer to the agent note. "



Denise White's Comments

An iconic, elegant, grade II listed former public house with three bedroom living accommodation alongside a detached converted barn currently used as holiday accommodation. Situated in a picturesque setting on the outskirts of the market town of Leek, near to the remains of Dieu-le-Cresse Abbey, backing on to The Peak District National Park. All standing in an excellent size plot with gardens, paddock area and large hard standing carpark.

The Abbey Inn is an outstanding period residence with origins dating back to 1702 and non surprisingly Grade II * listed due to its architectural significance and historical relevance. The property is still graced with an abundance of original characteristics which truly creates a wonderful feel.

The public house has served as an Inn since the mid 1800's. Most recently it has been run as a small, friendly, family owned pub with the present owners taking ownership in 2016, tastefully and sympathetically refurbishing throughout. The main property briefly comprises; two reception rooms to either side of the bar, the left-hand one being twice as big as the one on the right making it ideal for diners, located off the kitchen. The smaller room is perfect for a snug, with a feature fireplace. There are separate male and female sizable toilets to serve the business premises with internal access from both rooms. The kitchen and cellar are fully functional rooms, ready to start trading.

The first floor offers well proportioned and most versatile accommodation providing generous living space with up to three bedrooms on the first and second floor. The sitting room has a stone mullion window, open fire with exposed stone fireplace and exposed style beams to the ceiling. The breakfast kitchen is a sizable space with ample room for a dining table and opens directly to a pleasant seating area outside overlooking the rear garden/paddock area. There is a good size double bedroom on this floor alongside a shower room. On the second floor the spacious landing room leads to two sizeable attic bedrooms both providing fabulous floor space and have many features including vaulted ceilings with exposed beams alongside exposed stone walls.

The detached barn currently provides a useful income as holiday accommodation and comprises; Main entrance hall, fitted kitchen, lovely spacious lounge with dining area framed with a vaulted high ceiling and access out in an inner hallway leading to the front of the building. There are two double bedrooms on the ground floor alongside a family bathroom. Steps at the side of the barn lead up to the first floor where access can be gained into an additional bedroom with an en-suite facility.

Location

Abbey Green is a Hamlet on the outskirts of Leek in the English county of Staffordshire.

Located on a charming, well wooded country lane, the centre of Leek with its traditional market town facilities is only a couple of minutes drive to the south, whilst to the north, approximately 15-20 minutes drive away, is the thriving town of Macclesfield, Cheshire.

The Hamlet is close to the site of Dieulacres Abbey. The abbey was founded in 1214 by Ranulph de Blondeville, 6th Earl of Chester for Cistercian monks, who moved from Poulton, Cheshire because of attacks from the Welsh. The Earl gave the monks the manor of nearby Leek, where a Wednesday market had recently been established. The abbey remained in existence until the Dissolution of the Monasteries, when it was surrendered in 1538.

There are some scanty remains of the abbey, which are Grade II listed. Much of the material was used for the building erected on the site.

The building on the site of the abbey, built by 1614, was the home of Thomas Rudyard, lord of the manor of Leek, and later of his descendants. It was once known as Abbey Dieulacres, and later as Dieulacres Abbey Farm. It is now known as Abbey Farm.

The Abbey Inn, a feature of the village, is a Grade II* listed building and is dated 1702.

The Abbey Inn

The Abbey Inn consists of the the public house accommodation on the ground floor, cellar in the basement, living accommodation with a bedroom on the first floor and two further bedrooms on the second floor with a decent landing room.

The main front entrance of the building gives access to the two reception areas of the public house. with access to the cellar and stairs leading to the first floor accommodation.

Reception Room 23'10" x 27'0" plus bar area (7.26m x 8.23m plus bar area)

A good size functional room, if retained as a Public house it is perfect for the dining area with the kitchen located close by. The bar area is central and serves both reception rooms. The room is fitted with laminated flooring, windows to the front and side aspects, radiator, seating areas, inset spotlighting and ceiling lights, wall lights, access to the main entrance, kitchen and the inner hall to the toilets.

Kitchen 22'3" x 8'8" (6.80 x 2.66)

Functioning kitchen sold with all fixture and fittings, part tiled walls, windows, stainless steel extractor hoods, door direct in the dining reception room.

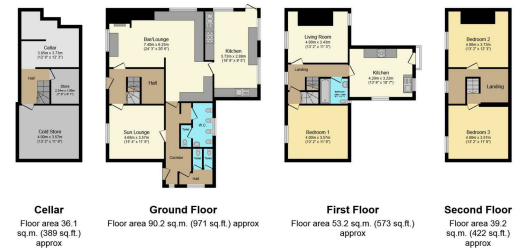
Snug Room - Reception Two 15'3" x 11'7" (4.66 x 3.55)

A beautiful characterful room full of charm and gives a lovely historic, cosy, feeling with exposed beams and stone walls. Fitted with wooden flooring, radiator, window to the front aspect, fireplace, exposed wall, wall lights, ceiling light, access to the main entrance and the inner hallway leading to the toilets.

Area Map

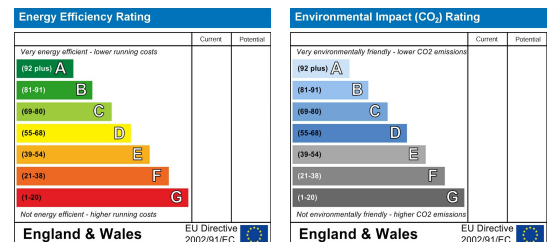


Floor Plans



Total floor area 218.7 sq.m. (2,354 sq.ft.) approx.
The above floor area measurements are approximate and should not be relied upon. The position and size of doors, windows and other features are approximate. Measurements supplied for guidance only.

Energy Efficiency Graph



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