



Firwood House Farm New Street

Biddulph Moor, ST8 7NW

Price £750,000



Here at Carters we are extremely pleased to welcome to the market this charming detached, stone farm house nestled in the picturesque village of Biddulph Moor which presents a rare opportunity for those seeking a tranquil rural lifestyle. Set within approximately 1.936 acres of stunning countryside, the property boasts breath-taking views that will captivate any nature lover.

This stone-built home is rich in traditional features, such as exposed oak beams and stone interior walls, offering a delightful blend of character and comfort. It is an ideal starter smallholding for animal and horse enthusiasts, providing plenty of room for outdoor activities and the potential to create your own rural retreat. Entering through the boot room and into the beautiful open plan kitchen/diner which has been hand crafted with Corian work surfaces and quality appliances, an island and offers access to a utility room and downstairs WC. There are two sitting rooms, one which is perfect for cosy family nights in around the log burner and the other with bi-fold patio doors, boasting incredible views of the stable yard and the Staffordshire/Cheshire countryside.

Heading upstairs, you will find three well-proportioned double bedrooms, and two bathrooms providing convenience and ample space for relaxation and rest. The main bedroom benefits from a built-in closet and an en-suite shower room. All three bedrooms have been thoughtfully designed to allow those beautiful rural views from the windows in the comfort of your own bed.

Externally, you have an opportunity to own a piece of rural paradise, with an enclosed garden laid with Indian stone and lawn, a large outbuilding which could be used for a multitude of uses-such as an annex- a workshop, stables, stable yard, menage and hillside woodland areas...could you get any better!?

The dreamy location ensures a peaceful lifestyle, surrounded by the beauty of the countryside while still being within reach of local amenities.

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Porch/Boot Room

Wooden double glazed entrance door to the side elevation.
Dual aspect double glazed windows to the front and the side elevation. Partially tiled walls. Radiator. Tiled floor.

Kitchen

14'10 x 14'09 (4.52m x 4.50m)
Two wooden double glazed windows- one to the front and one to the side elevation.
A great selection of hand crafted wooden base units with an island and Corian work surfaces and an inset one and a half stainless steel sink. Mixer tap. Built-in electric oven, four ring induction hob and extractor hood. Integrated dishwasher. Space for a fridge freezer. Original multi-fuel stove with stone surround and hearth. Recessed ceiling downlighters. Original exposed timber beams. Access into the utility. Opening up into the dining area. Engineered Oak floor. Underfloor heating.

Utility

UPVC double glazed window to the rear elevation. Wooden work surfaces. Space and plumbing for a washing machine. Belfast sink. Renewable air-source heat pump which benefits from RHI. Recessed ceiling downlighters. Tiled floor. Underfloor heating. Access to WC.

Downstairs WC

UPVC double glazed window to the side elevation.
Hand wash vanity basin unit and a recessed WC. Partially tiled walls. Recessed ceiling downlighters. Extractor fan. Tiled floor. Underfloor heating.

Dining Room

15 x 14'10 (4.57m x 4.52m)
Aluminium double glazed patio doors to the front elevation. Wooden double glazed window to the front elevation. UPVC double glazed window to the rear elevation. Recessed ceiling downlighters. Original exposed timber beams and original stone feature wall. Stairs to the first floor. Engineered oak flooring. Underfloor heating.

Sitting Room

14'10 x 12'02 (4.52m x 3.71m)
Aluminium double glazed patio doors to the front elevation.
Multi-fuel log burner. Original exposed timber beams. Engineered oak flooring. Underfloor heating.

Living Room

15'06 x 12'02 (4.72m x 3.71m)
Aluminium bi-fold patio doors to the front elevation. UPVC double glazed window to the side elevation. Velux skylight.
Original stone feature wall. Pitched roof. Engineered oak flooring. Underfloor heating.

First Floor Landing

UPVC double glazed window to the rear elevation.
LVT flooring. Recessed ceiling downlighters. Radiator.

Bedroom One

15 x 11'03 (4.57m x 3.43m)
Dual aspect windows- one UPVC double glazed to the side and one wooden double glazed to the front elevation.
Built-in closet with loft access. Radiator. Access to en-suite shower room. LVT flooring.

En-Suite Shower Room

Wooden double glazed window to the side elevation.
A three piece suite comprising of an oversized shower enclosure with dual shower heads, a vanity hand wash basin unit and a recessed WC. Partially tiled walls. Heated ladder towel rail. Recessed ceiling downlighters. Extractor fan. LVT flooring.

Bedroom Two

15'10 x 12'03 (4.83m x 3.73m)
Dual aspect window- UPVC double glazed to the rear and a wooden double glazed to the front elevation. Loft access. Radiator. LVT flooring.

Bedroom Three

11 x 10'10 (3.35m x 3.30m)
Wooden double glazed window to the front elevation.
Storage cupboard. Radiator. LVT flooring.

Family Bathroom

Wooden double glazed window to the side elevation.
A three piece suite comprising of a panel bath with a wall mounted shower, a vanity hand wash basin unit and a recessed WC. Recessed ceiling downlighters. Extractor fan. Partially tiled walls. Heated ladder towel rail. LVT flooring.

Outbuilding/Annexe

19'03 x 12'06 (5.87m x 3.81m)
Wooden double glazed bi-fold entrance door to the side elevation. Oversized roof light window. Wooden double glazed full length windows to the front elevation.
Base units with wooden work surface and a stainless steel sink and mixer tap. Multi-fuel log burner. Power and lighting. Recessed ceiling downlighters. Engineered oak flooring. Access into the workshop.

Workshop

16'07 x 11'11 (5.05m x 3.63m)
Internal wooden double glazed bi fold entrance doors to the side elevation. Velux skylight. Wooden double glazed entrance door to the side elevation.
Extractor fan. Exposed timber beams. Power and electrics. Heavy duty rubber flooring.

Stone Stables x 2

17'11 x 16'09 (5.46m x 5.11m)
Wooden stable doors to the side elevation. Original cast iron windows (one to the rear and three to the side elevation)
Outdoor taps. Insulated pitched roof. Walls have been tanked. Floors have been re-concreted. Power and lighting. Gated stable yard.

Menage

82 x 39'4 (24.99m x 11.99m)
Private driveway entrance. Two wooden entrance gates to either side. Enclosed fencing. Block paved entrance. Laid to lawn.

Exterior

Electric double entrance gates leading into a block paved driveway to the front of the property providing views out towards Staffordshire/Cheshire countryside. Annex. Workshop. Indian stone

paved patio area, sleeper borders and mature hedge within the garden area with a lawn and hot tub. Outside taps. Stables with freshly laid and enclosed stable yard. Hillside woodland area with small pond to the rear. Menage with fence and gated access.

Land

Approximately set within 1.936 acres of land which has hillside and woodland grazing opportunities. Rural location with access via New Street via a shared driveway until you reach electric gates to your private driveway.

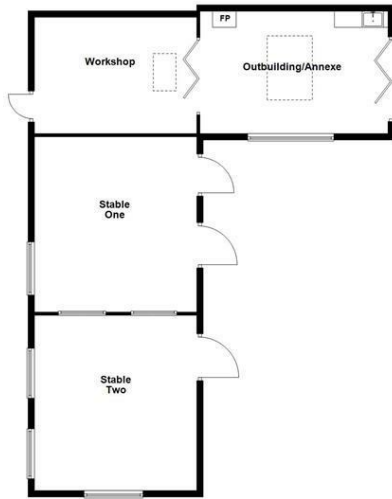
Additional Information

Freehold and council tax band E
Wayleave agreement. Total Floor Area:1647 sq ft/153 sq meters. Septic tank in next doors boundary.

Disclaimer

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Tel: 01782 470391



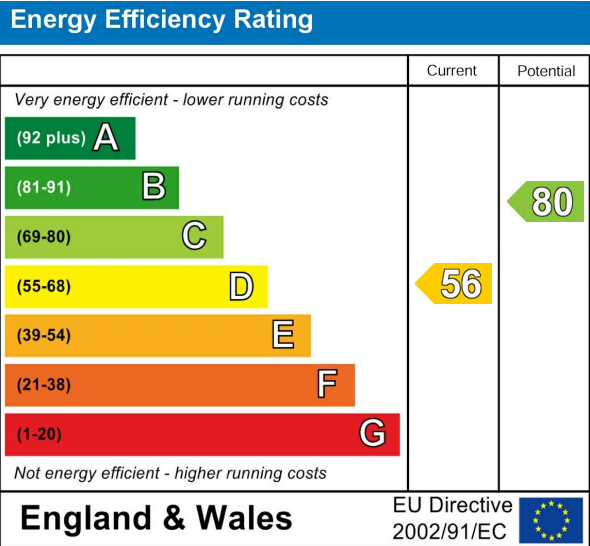
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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