



Intake Farm Douse Lane, Onecote, Leek, Staffordshire, ST13 7SJ

Offers In The Region Of £1,400,000

- Five bedroom detached stone farmhouse
- Nestled in 23.25 acres of agricultural land and mature gardens
- Indoor and outdoor menage
- Stabling and three barns
- Versatile layout
- Three bathroom/shower rooms
- Utility & Tack Room
- Located within the Peak Park
- Private location
- Potential to develop the barns subject to planning and building regulation approval

Intake Farm Douse Lane, Leek ST13 7SJ

Intake Farm is an impressive five bedroom detached stone farmhouse which is located in the highly desirable Peak Park. The property is nestled within approximately 23.25 acres of land, comprising of agricultural grazing land which is fenced into a number of paddocks, mature well maintained gardens and well-established equestrian facilities. The property boasts indoor and outdoor manege, indoor stabling for three horses currently, with three agricultural barns which could be utilised as further stabling, or for housing livestock. The barns may have the potential for residential development, subject to planning and building regulation approval.

Intake Farm is accessed via a long impressive driveway from Douse Lane into a substantial gravel driveway, located to the front of the property, which provides parking for a number of vehicles. The property is unique, as the stabling and indoor manege can be accessed from either the driveway externally, or internally from the house through the utility and tack room, ideal throughout those cold winter months.



Council Tax Band: E



Ground Floor

- Size : -

Porch

3'11" x 3'11"

Composite stable door to the frontage. - Size : - 3' 11" x 3' 11" (1.20m x 1.20m)

Hall

13'10" x 15'8" Max measurement

Wood door to the frontage, wood double glazed window to the frontage, wood double glazed window to the rear, radiator. - Size : - 13' 10" x 15' 8" (4.21m x 4.78m) Max measurement

Sitting Room

14'10" x 14'5"

2x wood double glazed windows to the frontage, wood double glazed window to the side aspect, log burner on a slate hearth, stone surround, radiator, inset ceiling spotlights, ceiling beam. - Size : - 14' 10" x 14' 5" (4.53m x 4.40m)

Living Room

14'10" x 13'10"

Composite double glazed French doors to the rear, wood double glazed window to the side aspect, open fire with cast iron surround and stone hearth, stairs to the first floor, radiator, inset ceiling spotlights. - Size : - 14' 10" x 13' 10" (4.53m x 4.21m)

Shower Room

8'6" x 8'8"

Wood double glazed window to the rear, shower enclosure, chrome fitments, double vanity sink, chrome mixer taps, low level WC, radiator. - Size : - 8' 6" x 8' 8" (2.59m x 2.63m)

Kitchen/Diner

19'9" x 14'6"

2x wood double glazed windows to the rear, 2x wood double glazed windows to the frontage, units to the base and eye level, inset ceiling spotlights, ceiling beams, radiator, oil fired Rayburn, ceramic sink with drainer, chrome mixer tap, integral Bosch dishwasher, integral under counter fridge, tiled floor. - Size : - 19' 9" x 14' 6" (6.03m x 4.41m)

Utility Room

15'11" x 15'2"

Wood double glazed window to the frontage, composite stable door to the frontage, composite stable door to the rear, stairs to the first floor, base unit with ceramic butler sink, chrome mixer tap with spray attachment, radiator, plumbing for a washing machine. - Size : - 15' 11" x 15' 2" (4.86m x 4.63m)

Tack Room

17'7" x 11'8"

Base units, radiator, wood stable door into the stables. - Size : - 17' 7" x 11' 8" (5.37m x 3.56m)

Stables/Walkway

47'6" x 17'8"

3x stables, wood glazed window to the side, 3 x doors to the side, gated access to the manege, power and light, water. - Size : - 47' 6" x 17' 8" (14.49m x 5.38m)

Manege Building

84'4" x 54'11"

Steel portal framed construction with breezeblock and corrugated infill and with pitched corrugated roof with light panels. Concrete floor and electric light.

Passage/walkway - Open way to Barn and gated access to:

Manege - Sand surface with timber panelled sides, wide external doorway with galvanised door.

- Size : - 84' 4" x 54' 11" (25.7m x 16.73m)

Barn One

54'11" x 34'8"

Wide door opening with galvanised door, water trough. Two accesses to: - Size : - 54' 11" x 34' 8" (16.73m x 10.57m)

Barn Two

29'10" x 34'8"

External access. - Size : - 29' 10" x 34' 8" (9.10m x 10.57m)

First Floor

- Size : -

Landing

14'11" x 12'3"

Wood double glazed window to the frontage, wood double glazed window to the rear, airing cupboard housing hot and cold water tanks, loft hatch, radiator. - Size : - 14' 11" x 12' 3" (4.54m x 3.74m)

Bedroom One

15'1" x 14'4"

2x wood double glazed windows to the frontage, wood double glazed window to the side aspect, inset ceiling spotlights, ceiling beams, radiator. - Size : - 15' 1" x 14' 4" (4.60m x 4.37m)

Bedroom Two

15'3" x 11'4"

2x wood double glazed window to the rear, wood double glazed window to the side aspect, radiator, inset ceiling spotlights, ceiling beams. - Size : - 15' 3" x 11' 4" (4.64m x 3.46m)

Bathroom

9'1" x 8'2"

Wood double glazed window to the rear, panel bath, chrome mixer tap with handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator. - Size : - 9' 1" x 8' 2" (2.78m x 2.50m)

Bedroom Three

15'1" x 8'6"

Wood double glazed window to the frontage and rear, radiator, loft hatch, inset ceiling spotlights. - Size : - 15' 1" x 8' 6" (4.59m x 2.60m)

Bedroom Four

16'2" x 15'1"

Wood double glazed window to the rear, skylight to the frontage, exposed brick wall, inset ceiling spotlights, radiator, beams. - Size : - 16' 2" x 15' 1" (4.93m x 4.59m)

Bedroom Five

9'11" x 9'8"

Wood double glazed window to the rear, radiator, inset ceiling spotlights, en-suite. - Size : - 9' 11" x 9' 8" (3.02m x 2.95m)

En-suite

9'8" x 5'1"

Wood double glazed window to the frontage, panel bath with shower over, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, radiator. - Size : - 9' 8" x 5' 1" (2.95m x 1.55m)

Externally

Accessed via a gravel driveway from Douse Lane with mature gardens to the front, sides and rear. Gravel driveway located to the front and manege laid with rubber chippings. - Size : -

Land

This surrounds the property and extends in total to 23.25 acres or thereabouts. The land is in good heart and provides reasonably level grazing, ideal for equestrian use, with some fields having spring water supply which gravitates down from a collecting tank. Three livestock shelters and two ponds. We are told that there are no easements, footpaths, or rights of way over the land. - Size : -

Services

Drainage - Septic Tank

Water - Mains

Electric - Mains

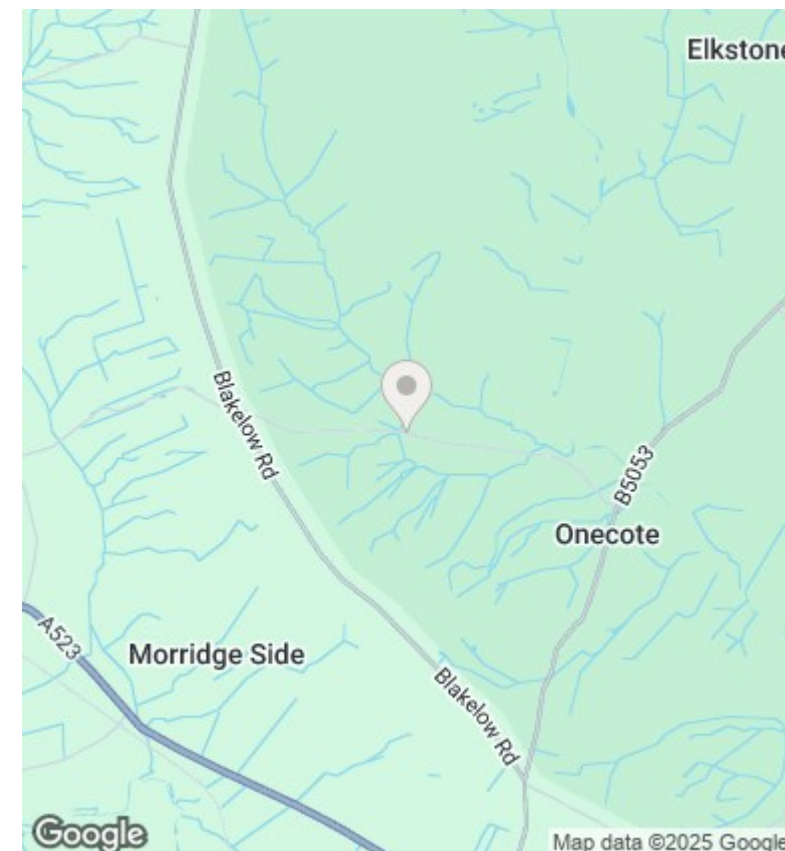
Heating - Oil Fired - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	11
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		