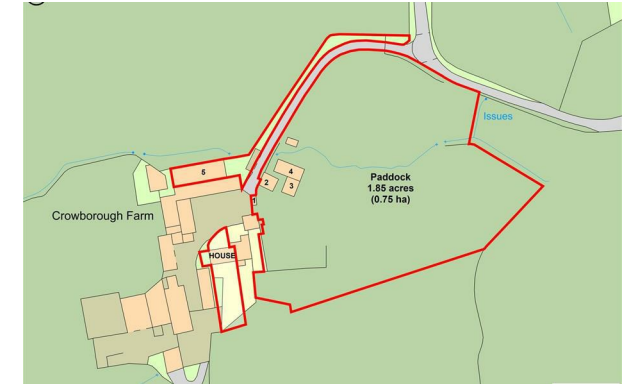




Crowborough Farm Cottage Crowborough Road, Lask Edge, Leek, Staffordshire, ST13 8QW

Asking Price £240,000

- Two bedroom semi-detached cottage
- Lots of potential
- NO CHAIN
- 1.85 acre paddock
- Ideal equestrian property
- Cash Purchase Only
- Five barns
- Excellent views

Crowborough Farm Cottage Crowborough Road, Leek ST13 8QW

Crowborough Farm Cottage is an excellent and rare opportunity to purchase a small holding comprising of a two bedroom cottage located in a picturesque and rural location, land and outbuildings and extending in total to approximately 2.07 acres in total and as shown edged red on the attached plan.

The two bedroom semi-detached cottage is currently an ongoing project and is in need of complete refurbishment and modernisation, but has lots of potential. The current vendors had planning approved for a two-storey extension, but this lapsed in 2013 following an extension to the initial consent granted under application number SMD/2005/0189.

Located to the east of the property there is a 1.85 acres grass paddock and five barns, all of different shapes and constructed from various materials.



Council Tax Band:



Kitchen Area

16'4" x 12'0"

Door to front, window to rear fireplace, sink. -
Size : - 16' 4" x 12' 0" (4.97m x 3.67m)

Living Room

16'4" x 16'1"

Window to front, door to rear, fireplace. - Size : - 16' 4" x 16' 1" (4.97m x 4.91m)

Bedroom One

17'3" x 16'10"

Window to front and rear. - Size : - 17' 3" x 16' 10" (5.26m x 5.14m)

Bedroom Two

17'3" x 12'8"

Window to front and rear. - Size : - 17' 3" x 12' 8" (5.26m x 3.86m)

Buildings

- Size : -

Barn One

13'1" x 8'8"

Of brick construction and having a mono pitched cement fibre roof over a concrete floor. - Size : - 13' 1" x 8' 8" (4m x 2.65m)

Barn Two

21'4" x 17'9"

Of concrete block wall construction and having a monopitched corrugated iron roof over a concrete floor. - Size : - 21' 4" x 17' 9" (6.50m x 5.40m)

Barn Three

16'5" x 19'0"

'L' shaped timber pole barn and having a corrugated iron roof and side cladding over an earth floor. - Size : - 16' 5" x 19' 0" (5m x 5.80m)

Barn Four

37'5" x 18'8"

'L' shaped timber pole barn and having a corrugated iron roof and side cladding over an earth floor. - Size : - 37' 5" x 18' 8" (11.40m x 5.70m)

Barn Five

66'11" x 21'4"

Of concrete block wall construction and having a part cement fibre, part corrugated iron and a part absent section of roof over a concrete floor. - Size : - 66' 11" x 21' 4" (20.40m x 6.50m)

Land

To the south of the entrance driveway and to the

east of the house there is a grass paddock extending to approximately 1.85 acres. Running through the paddock is a stream which is understood to provide a natural supply of water for grazing livestock. The land is gently sloping in nature and considered highly suited to the grazing of livestock and horses. - Size : -

Services

The water supply has historically been via a well shared with the neighbouring property. The purchaser will be required to either install their own independent pump to the well or alternatively make arrangements for a borehole supply to be installed.

Foul water drainage is currently via a cesspit shared with the neighbouring property.

A mains supply of electricity is connected.

- Size : -





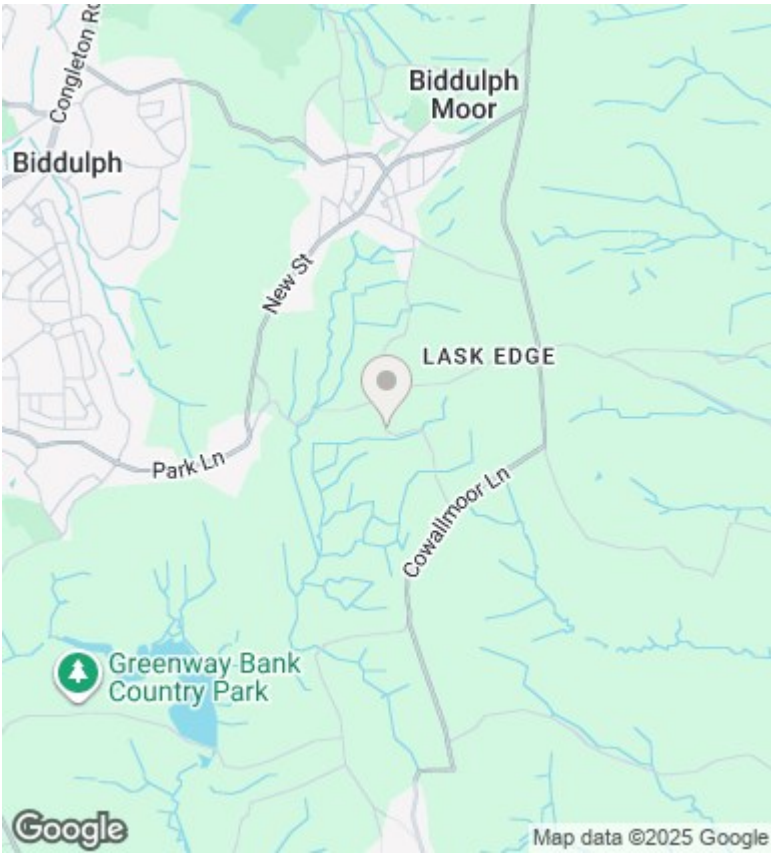
Directions

From Leek take the main Macclesfield Road and after some 2 miles turn left signposted Rudyard. Follow this road into the village of Rudyard and at the mini roundabout turn right then bear left up the hill. At the extremity of this road turn left into Top Road. Follow this road for approximately two miles then turn right into Crowborough Road. The property is identifiable by the Auctioneers 'For Sale' board.

Viewings

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

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		