



## Abbey Green Farm Abbey Green Road, Leek, Staffordshire, Guide Price £1,000,000

- Smallholding nestled within approx. 8.48 acres (grassland and woodland)
- Recently constructed stone and timber stable block, with tack room and WC
- Private but within easy reach of amenities and schooling
- Impressive four bedroom detached farmhouse
- Detached double garage
- Two large, well maintained, detached 2-storey stone barns (residential potential, subject to the necessary approvals)
- 2 separate covered dry storage areas



Approximate Floor Area = 288.0 sq m / 3100 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70622

## Directions

From our Derby Street, Leek, offices take the A523 Stockwell Street, follow this road passing the old church on the right hand side and continue on the road which then becomes Mill Street. Follow this road for a short distance taking the third turning right into Abbey Green Road. Follow this road for a short distance and the property is located on the left hand side.

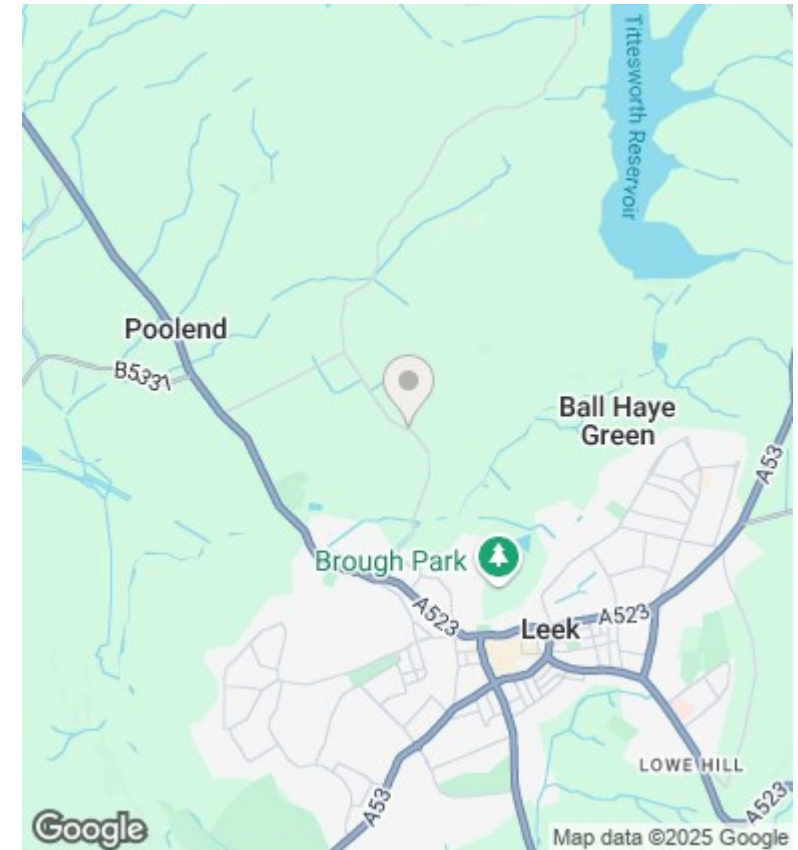
## Viewings

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

## Council Tax Band

F

## EPC Rating:



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