



Willow Farm, Butterson Moor Bank, Butterson, Staffordshire, ST13 7TD.
Guide Price £1,200,000

Est. 1930
**Whittaker
& Biggs**

Willow Farm, Butterton Moor Bank, Butterton, ST13 7TD

Willow Farm is an impressive small holding nestled within 8.37 acres of land or thereabouts, in the highly desirable Peak National Park. An extremely private location, accessed via an impressive track from Butterton Moor Bank, you're welcomed by the stunning views which the property offers. The farm house has undergone major refurbishment in recent years and this three bedroom detached home is finished to an excellent standard throughout. The property includes fitments such as travertine bathroom/shower rooms, granite work surfaces, oak doors, staircase, PV panels and much more.

The small holding is ideal for those who have keen Equestrian interests, with a menage, two turnout yards, stabling for six horses, tack room, rug store, nine fenced paddocks, auto drinkers, two field shelters and outbuildings.

The property also offers further scope for development with a stone barn which had planning granted on 1st August 2012 for Holiday Barn Conversion, planning Ref (NP/SM/0612/0603). The plans were tailored for those who have an interest in equestrian holidays, with the ability to bring your horse/horses, use of the menage and the hacking around the glorious Peak National Park. The planning was for the conversion of the barn into a three bedroom dwelling, L-shaped stable unit for five horses, yard and access to the rear of the farm house. The accommodation was for a kitchen, living room, bedroom and bathroom to the ground floor, two bedrooms to the first floor and parking.

A further stone barn had planning approval for a holiday cottage, planning application number (NP/SM/0815/0739), granted on the 17th November 2015. The accommodation was for a tack room, feed and preparation area, cloakroom and log store to the ground floor. To the first floor, bedroom and kitchen/living room. Currently the building is used for equine use, having three stables, tack room, utility, rug/preparation/drying room and kitchen/feed room. The first floor is utilised as storage. Also granted was a stone/timber L-shaped building, located next to the barn and consisting of five units, hay and bedding store, utility box, foaling box and two loose boxes. The farm house is surrounded by a low maintenance Indian stone patio, with raised planters.

Internally you're welcomed into the vast open plan layout, which consists of a living/dining/kitchen area. The well equipped kitchen has breakfast island, granite worksurfaces, belfast sink, space for an American style fridge/freezer and dishwasher. The living/dining area has a multi-fuel stove and provides excellent views. The utility is also generously equipped, with a good range of units, belfast sink, plumbing for a washing machine and dryer. A travertine wet room is also located within the ground floor along with a snug room and study. To the first floor are three double bedrooms, all having multi-fuel burners, with bedroom one have an ensuite bathroom, with a further wet room located on the first floor. A viewing is highly recommended to appreciate this small holdings location, land, further development potential and equestrian facilities.

Situation

Butterton is a sought after village in the Staffordshire Peak District commanding far reaching views over the Manifold Valley and Ecton Hill. The village sits just 5 miles to the east of Leek and roughly 8 miles from Alton Towers theme park. Butterton is mainly built of local sandstone, and boasts a beautiful church and local village amenities.



Hallway

Double glazed door to the side elevation.

Wet Room

Travertine tiles, chrome shower fitment, wall mounted sink, built in cistern.

Store

Kitchen 12' 6" x 15' 2" (3.81m x 4.63m)

Breakfast island, range of units to the base and eye level, granite work surfaces, belfast sink, space for an American style fridge/freezer, range style cooker with extractor, double glazed window to the rear elevation.

Living Area 14' 8" x 10' 8" (4.47m x 3.25m)

Window to the front and side election, door to the side.

Dining Area 12' 0" x 12' 6" (3.65m x 3.81m)

Multi fuel burner, oak staircase.

Study 8' 11" x 7' 3" (2.72m x 2.20m)

Window to the rear elevation.

Sitting Room 12' 0" x 10' 11" (3.65m x 3.34m)

Window to the front elevation.

Utility 9' 2" x 5' 9" (2.80m x 1.75m)

Units to the base and eye level, belfast sink, plumbing and space for a washing machine and dryer, oil boiler, window to the side elevation.

First Floor

Landing

Bedroom One 12' 3" x 12' 10" (3.73m x 3.90m)

Window to the front elevation, feature fireplace with multi fuel burner, storage, access to ensuite shower room.

Ensuite Bathroom 12' 6" x 4' 3" (3.82m x 1.30m)

Travertine tiled, bath tub, vanity unit, built in cistern, window to the front and side.

Bedroom Two 12' 8" x 11' 0" (3.85m x 3.35m)

Window to the front and side, multi fuel stove.

Shower Room 6' 5" x 9' 0" (1.96m x 2.74m)

Travertine tiles, walk in shower, vanity unit, built in cistern, window to the side elevation.

Bedroom Three 12' 5" x 8' 2" (3.78m x 2.48m)

Multi fuel stove, window to the rear elevation.

Outside

Stable Range

Stable One 11' 5" x 11' 2" (3.48m x 3.41m)

Light and Power.

Stable Two 11' 10" x 11' 7" (3.60m x 3.53m)

Light and power.

Store 11' 10" x 11' 6" (3.61m x 3.50m)

Light and power.

Brick Stable Block Brick Stable Block

Stable 13' 5" x 12' 8" (4.09m x 3.86m)

Light and power.

Rug Store 8' 10" x 13' 5" (2.70m x 4.09m)

Light and power.

Oil Store 6' 2" x 9' 1" (1.87m x 2.76m)

Oil tank.

Stone Barn

Stable 14' 11" x 13' 9" (4.55m x 4.19m)

Power and light.

Stable 14' 2" x 11' 4" (4.32m x 3.45m)

Power and light.

Stable 14' 3" x 9' 9" (4.34m x 2.97m)

Power and light.



Drying Room 14' 3" x 8' 3" (4.34m x 2.52m)
Power and light, stairs to first floor.

Store/Feed Room 12' 6" x 8' 3" (3.81m x 2.52m)
Light and power.

Tack Room 13' 3" x 11' 8" (4.03m x 3.55m)
Units to the base and eye level, tiled splash back, stainless steel sink.

Rug/Prep/Drying Room 15' 0" x 11' 5" (4.57m x 3.47m)
Light and power.

First Floor

Store 31' 2" x 14' 5" (9.51m x 4.39m)
Light and power.

Stone Barn

Land
8.37 acres of land, private track, made up of nine paddocks, four winter turnout areas, auto drinkers, field shelters, Indian stone patio, raised borders.

Note:
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold

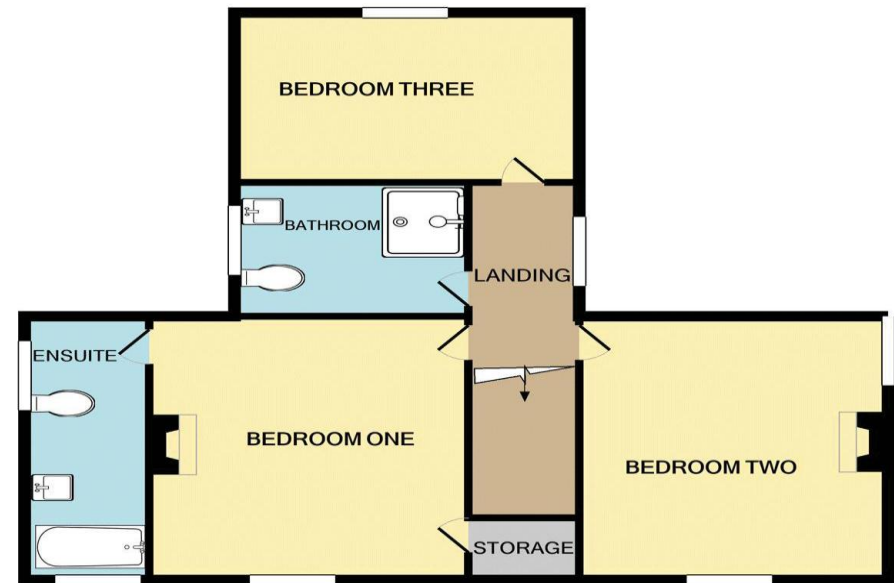








GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1444 SQ.FT. (134.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021



Directions

From our Leek Derby Street office take the main A523 Ashbourne Road out of the town. Follow this road passing through the village of Bradnop and upon reaching Bottom House crossroads turn left opposite to the Green Man public house onto the B5053 signposted Onecote. Follow this road passing through the village of Onecote and proceed up the bank taking the second turning right signposted Butterton. Follow this road for a short distance and the entrance to the private track is on the right hand side, before the telephone box and bus stop.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.