



Ball Lane, Brown Edge, ST6 8SW.
Offers in the Region Of £795,000

Whittaker Est. 1930
& Biggs

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This traditional six bedroom stone constructed farmhouse offers superb family accommodation, spectacular views and a versatile layout which could quiet easily be re-configured to include a separate annex from the main house, or an air bnb opportunity, (subject to the relevant approval). The property is nestled within approximately 1.4 acres of land, consisting of a fenced paddock to the frontage and mature gardens to the front/side, with ample parking. An ideal property for a buyer who has keen equestrian interests.

The extensive accommodation extends to just under 3000 Sq ft, having an abundance of character, boasting six bedrooms, four reception rooms, three bathrooms, two kitchens and utility.

The property has been extended with dual living in mind, proving privacy, comfort and style. The main accommodation in brief comprises of a large breakfast kitchen, with utility room and cloak room. Two reception rooms, the living and dining room. To the west side of the property is a further sitting room, bedroom/study, large storage room, kitchen, WC and rear porch.

To the first floor are two impressive landings, one being currently utilised as a home office with useful store cupboard off. Five bedrooms are located within the first floor, along with a family bathroom, two ensembles, walk in wardrobe and storage space.

Externally the property is approached via a private gravelled driveway, access to the paddock and formal gardens mainly laid to lawn with hedged/walled boundaries and patio area. A post and rail paddock is positioned to the south and offers independent access onto Ball Lane.

The sale of this unique family home presents a rare opportunity to acquire a substantial home, with a versatile layout, located in a rural setting with breath-taking views.

NOTE: A further paddock of agricultural land approximately 3 acres and located on the adjacent side of Ball Lane, is available to purchase under separate negotiation.

SERVICES: Water - Mains
Gas - Mains (Two Boilers)
Drainage - Septic Tank x2

Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop, Post Office and two pub/restaurants. It offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline.



Rear Utility Room 17' 9" x 6' 10" (5.42m x 2.09m)

Range of units comprising base cupboards and drawers incorporating plumbing for automatic washing machine, plumbing for dishwasher, roll top work surfaces over having inset stainless steel sink unit, UPVC double glazed window to the rear aspect, double doors to the side aspect leading to side porch. Wall mounted Baxi gas fire central heating boiler, double radiator, staircase off, tiled floor.

Cloakroom 6' 10" x 4' 6" (2.09m x 1.38m)

Housing low level WC, pedestal wash hand basin, UPVC double glazed frosted window to the rear aspect, exposed stone walls to part, extractor fan, tiled floor.

Kitchen 16' 3" x 13' 6" (4.95m x 4.11m)

Range of oak units with fielded panels comprising base cupboards and drawers incorporating gas/electric cooker point for range cooker. Roll top work surfaces over having inset one and a half bowl stainless steel sink unit with brushed brass mixer tap over. Range of matching wall cupboards incorporating feature display shelving, part glazed doors, extractor fan. Concealed under lighting. UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect set on tiled sill, double radiator, tiled floor.

Living Room 13' 1" x 17' 7" (3.99m x 5.37m)

Feature cast iron fireplace with decorative floral tiled inserts set on tiled hearth in carved surround incorporating open fire. UPVC double glazed window to the front aspect, double radiator.

Dining Room 13' 1" x 9' 1" (3.99m x 2.76m)

UPVC double glazed window to the front aspect, double radiator, exposed ceiling beams, understairs store cupboard off.

Inner Hall

Having single radiator, staircase off.

Sitting Room 14' 0" x 13' 1" (4.27m x 3.98m)

UPVC double glazed window to the front aspect, window to the side aspect in stone reveal, feature fireplace set in carved surround, double radiator, exposed ceiling beams and timbers.

Entrance Porch 5' 5" x 5' 3" (1.64m x 1.61m)

Double doors to the front aspect, two UPVC double glazed windows to the side aspects, exposed brick and stone walls, stone flagged floor, vaulted ceiling, door leading to the sitting room.

Bedroom/Study 13' 7" x 7' 7" (4.15m x 2.30m)

UPVC double glazed window to the rear aspect, UPVC double glazed window to the side aspect, built in store incorporating meters.

Store Room 11' 4" x 7' 7" (3.46m x 2.30m)

UPVC double glazed window to the rear aspect, centre light point, timber effect laminate flooring.

Back Kitchen 14' 4" x 10' 8" (4.37m x 3.24m)

Range of units comprising base cupboards having stainless steel unit over, gas cooker point, UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, exposed stone walls to part, tiled floor.

Utility/Rear Porch 5' 1" x 8' 9" (1.56m x 2.67m)

Housing plumbing for automatic washing machine, windows to the rear and side aspects, exposed stone walls to part, tiled floor.

Cloakroom 3' 10" x 7' 4" (1.17m x 2.24m)

Housing pedestal wash hand basin, UPVC double glazed window to the rear aspect, cushion floor.

WC 3' 0" x 7' 4" (0.92m x 2.24m)

Housing low level WC, UPVC double glazed frosted window to the rear aspect.

First Floor Landing

UPVC double glazed window to the rear aspect, double radiator, exposed stone walls to part. Note limited head height.

Walk in Wardrobe 12' 7" x 6' 11" (3.83m x 2.10m)

Having single radiator, fitted coat hooks, limited head height to part.



Bedroom One 13' 6" x 16' 4" (4.12m x 4.97m)

UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, double radiator, loft access.

Inner Landing

Family Bathroom 10' 4" x 7' 3" (3.14m x 2.21m)

Panel bath having chrome mixer tap over incorporating telephone style shower attachment, pedestal wash hand basin, low level WC, part tiled walls, UPVC double glazed window to the front aspect set on tiled sill, tiled floor.

Bedroom Two 13' 7" x 10' 0" (4.13m x 3.05m)

UPVC double glazed window to the front aspect, double radiator, loft access.

Landing Room 12' 0" x 13' 7" (3.65m x 4.13m)

UPVC double glazed window to the front aspect, staircase leading down to Inner Hall, double radiator.

Bedroom Three 13' 7" x 13' 1" (4.2m x 4m)

UPVC double glazed window to the front aspect, single radiator, built in storage cupboard incorporating fixed shelving.

Bedroom Four 14' 3" x 8' 0" (4.35m x 2.45m)

(Maximum measurement) UPVC double glazed window to the front aspect, double radiator. Built in airing cupboard housing Baxi gas fire central heating boiler.

En-suite 9' 4" x 4' 2" (2.84m x 1.27m)

Corner bath with chrome mixer tap over incorporating shower fitment, pedestal wash hand basin with chrome mixer tap, low level WC, tiled floor.

Bedroom Five 11' 11" x 8' 4" (3.64m x 2.54m)

UPVC double glazed window to the rear aspect, loft access, double radiator.

Note:

Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold









GROUND FLOOR



1ST FLOOR

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.
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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead in to Broad Street. At the roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon after just passing the Plough Public House on the right hand side take the third turning right into the B5051 Clay Lake signposted Brown Edge. Follow this road for approximately 2 miles proceeding through the village of Brown Edge and turn left into Selworthy Road and left onto Ball Lane where the property is located on the right hand side, identifiable by the Whittaker And Biggs For Sale sign.

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