



Sprink Lane, Kingsley, ST10 2BX.
£800,000

Whittaker Est. 1930
& Biggs

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The Sanctuary, a detached bungalow with annex in a tucked away location with spectacular views over a valley which retains the largest remaining concentration of semi-natural woodland in Staffordshire. The property has been renovated by current vendors to create an excellent family home in the heart of a bird sanctuary. The main accommodation offers, four bedrooms, three bathrooms, two reception rooms, and sitting room off the kitchen. Nestled on 7.58 acres or thereabouts with 0.76 of an acre of formal gardens and 6.81 acre paddock of land adjacent to the home.

The property opens into the entrance hallway giving access to the kitchen having units to the base and eye level, with Range Master electric cooker, stainless steel sink, plumbing for a washing machine, boiler cupboard and sitting area. An impressive 26 ft living room offers a multi fuel stove, sliding door to the front elevation and patio doors leading to the car port. Four bedrooms are arranged over the property with bedroom one and two having ensuite shower rooms plus a family bathroom.

The spacious annex consist of a fully fitted kitchen, living/dining room, bedroom and shower room, ideal for a holiday let, Airbnb, elderly or younger person after separate living. The gardens are an outstanding feature of this lovely home and are part walled.

There are fabulous stocked borders and flower beds with a meandering path to the garden and thought the sanctuary. To the side of the carport is a lovely covered area to sit and relax and enjoy this tranquil haven.

Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing come highly recommended.

The site is currently utilised as a bird and falconry centre boasting one of the largest collections of bird of prey in the country. The centre comprises of numerous bird encloses with power, light and water connected, serval outbuildings for storage, a shop/tea room with toilets, nature trail and car park. Available for sale, under separate negotiation.

Services:

Drainage - Sceptic Tank
Heating - Oil Fired
Water - Well
Electric - Mains

Situation

This home is delightfully situated commanding far reaching views over the surrounding countryside. A great family home, being within the catchment for various good local schools to include Kingsley, Cheadle Academy, Moorside High School and Painsley Catholic College. The closest towns are Leek and Cheadle, both being busy market towns and benefit from many traditional shops and supermarkets.



Entrance Hallway

Wooden glazed door to the front elevation, storage cupboard.

Kitchen 8' 10" x 14' 3" (2.69m x 4.34m)

Two UPVC double glazed windows to the front elevation, storage cupboard, units to the base and eye level, Range Master cooker, extractor fan, stainless one and a half sink with mixer tap, chrome mixer tap, plumbing for a washing machine, plumbing for a dishwasher.

Sitting Area 8' 10" x 9' 7" (2.69m x 2.93m)

UPVC double glazed window to the front elevation, two radiators.

Inner Hallway

Cornicing, loft access, built in storage cupboard.

Living Room 26' 3" x 15' 0" (8m x 4.56m)

Aluminum sliding doors to the front elevation, UPVC double glazed patio doors to the side elevation, two radiators, multi fuel stove, tile hearth, brick surround, wooden mantel, cornicing.

Dining Room 18' 5" x 17' 9" (5.62m x 5.40m)

UPVC double glazed window and patio doors to the front elevation, two wooden glazed windows to the side elevation, two radiators, multi fuel stove, tiled hearth, brick surround, wooden mantel.

Bedroom One 11' 10" x 14' 3" (3.61m x 4.35m)

UPVC double glazed window to the rear elevation, radiator.

Ensuite Shower Room

Corner shower cubicle, lower level WC, pedestal wash hand basin, ladder radiator.

Bedroom Two 9' 1" x 9' 11" (2.76m x 3.02m)

Wooden glazed window to the rear elevation, radiator, built in wardrobes.

Ensuite Shower Room

Shower cubicle, lower level WC, pedestal wash hand basin.

Bedroom Three 8' 2" x 10' 11" (2.50m x 3.34m)

Wooden glazed window to the rear elevation, radiator.

Bedroom Four 7' 1" x 6' 10" (2.17m x 2.08m)

UPVC double glazed window to the front elevation, radiator.

Family Bathroom

UPVC double glazed window to the rear elevation, panelled bath with chrome telephone style shower head, lower level WC, pedestal wash hand basin, chrome ladder radiator.

Annex

Kitchen 7' 6" x 9' 6" (2.29m x 2.89m)

Wooden glazed door and window to the side elevation, units to the base and eye level, electric cooker point, composite sink with drainer, plumbing for a washing machine.

Living Room / Dining Room 9' 7" x 18' 0" (2.92m x 5.48m)

Wooden glazed window to the side elevation, two radiators, exposed timber beam.

Bedroom 7' 7" x 6' 11" (2.31m x 2.11m)

Radiator.

Shower Room 7' 8" x 4' 10" (2.34m x 1.48m)

Shower cubicle, lower level WC, pedestal wash hand basin, radiator, exposed timber beams.



Externally

To the frontage, gravelled driveway leading to the car port, area laid to lawn, stone flagged patio, hedged and drystone wall boundaries, mature plants and shrubs. To the rear, gravel walkway, area laid to lawn, stone flagged walkway, hedged boundaries. To the side, access to the annex.

Land

Gravelled carpark, 6.81 acre paddock of land with wooden fenced boundaries.

Bird Sanctuary. Available for sale, under separate negotiation.

Numerous and various styles, shapes and styles of bird enclosures with power, light and water connected. CCTV connected. A man made trail flows through the grounds with power points throughout. Mature trees, plants and shrubs throughout, wooden fenced boundaries.

Shop / Outbuilding Shop / Outbuilding

A detached shop sits on a graveled driveway with toilets, light, power and water connected.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold









ANNEX
 APPROX. FLOOR
 AREA 340 SQ.FT.
 (31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1942 SQ.FT. (180.5 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
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GROUND FLOOR
 APPROX. FLOOR
 AREA 1603 SQ.FT.
 (148.9 SQ.M.)



Directions

From our Derby Street office turn left onto Stockwell Street and continue to follow. Turn left onto St Edwards Street continuing through Compton onto the Cheadle Road. Turn left onto Leek Road for a mile and then turn left onto the A52 for a mile and turn left onto Sunny Side and left again onto Hazlescros Road, continue along this road and turn right, follow the road where the property is located half a mile on the right hand side.

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