



Eaves Lane Farm, Eaves Lane, Stoke-On-Trent, ST2 8LY.
Offers in the Region Of £850,000

Whittaker ^{Est. 1930}
& Biggs

Eaves Lane Farm, Stoke-On-Trent, ST2 8LY.

A rare and exciting opportunity to purchase this highly desirable small holding, which comprises of a spacious detached property, offering a generously proportioned four-bedroom detached farmhouse, various outbuildings, having further development potential and all nestled within approximately 9.49 acres of land edged red on the attached plan.

Ideally positioned with good communicating links to the Potteries and beyond and having outstanding far reaching views towards Stoke-on-Trent. The property is ideal for purchasers with equestrian, farming and other agricultural interests. The home has been well maintained throughout and boasts modern features, whilst keeping that desired original charm and character. The well-appointed family home boasts a spacious reception hallway with staircase to the first floor and useful cloakroom off. Two generous reception rooms, both the living room and dining room measuring 16ft each. The well-proportioned breakfast kitchen has a good range of units to the base and eye level, inglenook fireplace housing the oil boiler, four ring electric hob, extractor fan, electric double oven/grill, composite sink with drainer, plumbing for a dishwasher, ample space for a dining with chairs and access into the useful utility room.

To the first floor are four generous bedrooms, accessed from the galleried landing, in addition to a spacious family bathroom. Bedroom one is of particular note, having a shower ensuite off.

Externally the formal gardens offer peace and tranquility with various seating areas, enabling the enjoyment of the sun throughout the day. The gardens are located to the front and sides of the property, being mainly laid to lawn plus a sweeping gravelled driveway, providing ample off-road parking for several vehicles.

Various outbuildings/barns are located to the rear of the property, with road access and they lend themselves to a variety of uses. NOTE: The vendor has made a pre-planning application and has a report which is available for viewing, which outlines the following: "Our review of the Local Plan policy does indicate that there appears to be scope to extend the existing residence and refurbish, convert and/or extend stone built building and open sided barn for the wide variety of uses". (Further details are contained within the report).



The land extends to a total of 9.49 acres which provides good quality grazing for both horses and livestock and also highly capable of being mown for hay or silage. A viewing is highly recommended to appreciate the location, land, farmhouse and the potential which the outbuildings offer.

Services

Heating - Oil Central Drainage
Drainage - Septic Tank
Electric – Mains
Water – Mains

Situation

Located some 8 miles to the South West of the historic market town of Leek. Ideally placed from a commuting perspective, the location is within easy access of local schools and within the catchment for Moorside High.

Reception Hallway

Composite door and UPVC double glazed windows to the front elevation, wood window to the side elevation, radiator, staircase to the first floor.

Cloakroom

Wood window to the side elevation, radiator, low level WC, vanity wash hand basin.

Dining Room 14' 4" x 16' 3" (4.37m x 4.95m)

UPVC double glazed patio doors and window to the front elevation, radiator, open fireplace, tiled hearth, stone surround, exposed timber beams.

Living Room 14' 5" x 16' 8" (4.39m x 5.07m)

UPVC double glazed patio doors and windows to the front elevation, two wood windows to the side elevation, wood window to the rear elevation, two radiators, open fireplace, stone hearth, brick surround, wooden mantel, cornicing.

Kitchen 16' 9" x 16' 4" (5.11m x 4.98m)

Stable style door to the side elevation, wood windows to both side elevations, radiator, units to the base and eye level, four ring electric hob, extractor fan, electric double oven / grill, composite one and a half sink with drainer, mixer tap, space for a free standing fridge freezer, exposed timber beams.

Utility Room

Wood window to the side elevation, radiator, Belfast sink, plumbing for a washing machine, space for a dryer.

First Floor

Galleried Landing

Wood window to the front, side and rear elevation, two radiators, loft access.

Bedroom One 13' 8" x 12' 0" (4.17m x 3.66m)

Two wood windows to the side elevation, wood window to the front and rear elevation, radiator.

Ensuite

Wood window to the front elevation, chrome ladder radiator, shower, low level WC, vanity wash hand basin.

Bedroom Two 9' 1" x 16' 1" (2.76m x 4.89m)

Wood window to both side elevations, radiator.

Bedroom Three 12' 9" x 9' 10" (3.89m x 3.00m)

Wood window to the side elevation, radiator.

Bedroom Four 11' 1" x 7' 6" (3.39m x 2.28m)

Wood window to the front elevation, radiator.

Bathroom

Wood window to the front elevation, chrome ladder radiator, panelled bath, low level WC, wash hand basin, storage cupboard.

Externally

To the frontage, gravel driveway, area laid to lawn, stone flagged walkway, mature trees, plants and shrubs. To the rear, stone flagged patio, area laid to lawn, mature trees, plants and shrubs.



Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold registered under title number SF515949

Buildings: Eaves Lane Farm has a range of agricultural buildings as shown on the plan below.

Building One

Being a former stone built shippon adjoining the farmhouse with potential to convert under Class Q development rights adding the opportunity to extend the house subject to planning consent.

Building Two

A range of brick built former loose boxes now used for general storage, ideal for garden implements.

Building Three

A pole barn with an open front and feed barrier fence, perfect to overwinter livestock or horses or to be used as a fodder store.

Building Four

A brick built stable with lots of potential to either convert or renovate.

Building Five

Being a redundant brick built loose house in need of a new roof with potential to convert to stable or accommodation subject to the correct planning consent.

Land

There is approximately 8.78 acres of permanent pasture at Eaves Lane Farm split into four field parcels suitable for mowing or grazing of livestock and horses with a slope to the west. Each field benefits from mature hedgerow boundaries and several mature trees. The field to the west of the farmhouse has an electricity line, wayleave crossing but no poles within the field. There are no other rights of way crossing the farm.

Overage: in respect of the land which extends to approximately 8.78 acres as shaded blue on the attached, is subject to a Development Overage placed upon the land which will be in place for a 50-year period. In the event of Planning Consent being obtained for residential or commercial development an overage will be payable on the sale of the land with planning consent or upon the commencement of development, which will be a 35% of the uplift from the value of the agricultural land with no prospect of development and the value of the land with the benefit of planning consent. Agricultural development is exempt from the overage clause.







GROUND FLOOR



1ST FLOOR

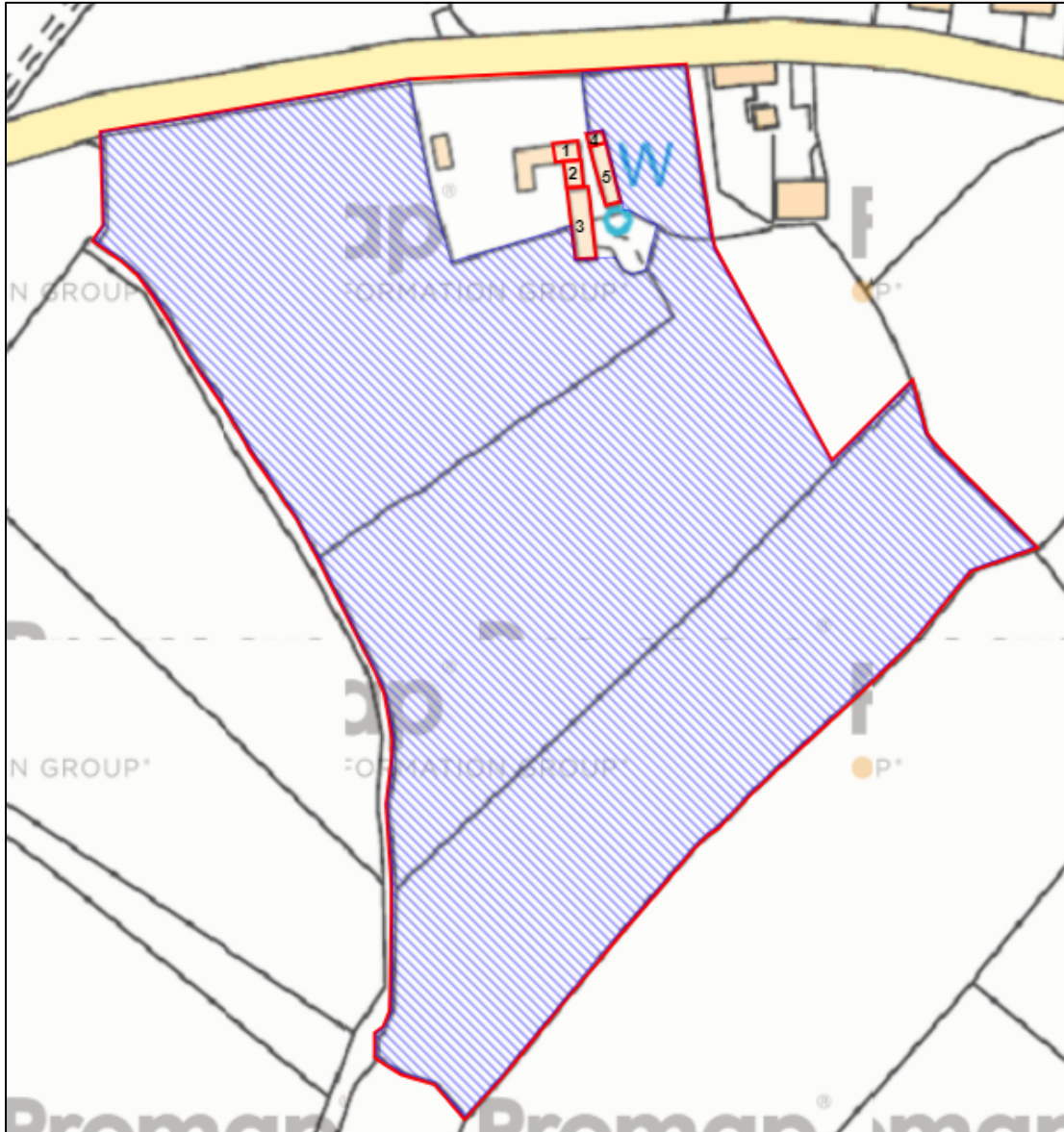


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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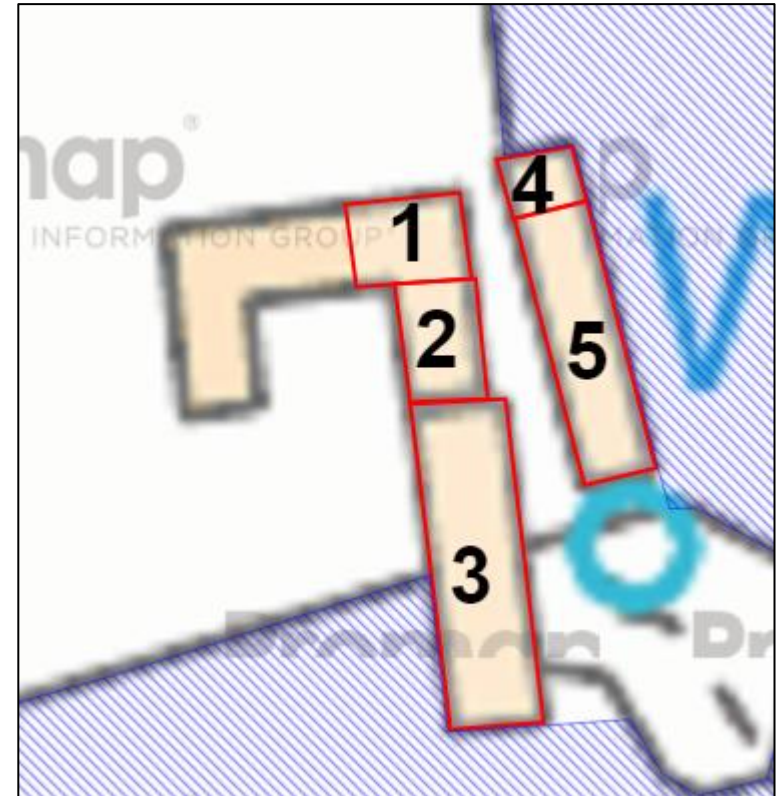
Plan of Eaves Lane Farm



Plan not to scale for reference purposes only



Plan of Eaves Lane Farm Buildings



Plan not to scale for reference purposes only

