



Crowborough Road, Leek, ST13 8QW.  
OIEO £250,000

Est. 1930  
**Whittaker  
& Biggs**



## Crowborough Road, Leek, ST13 8QW

Crowborough Farm Cottage is an excellent and rare opportunity to purchase a small holding comprising of a two bedroom cottage located in a picturesque and rural location, land and outbuildings and extending in total to approximately 2.07 acres in total and as shown edged red on the attached plan. The two bedroom semi-detached cottage is currently an ongoing project and is in need of complete refurbishment and modernisation, but has lots of potential. The current vendors had planning approved for a two-storey extension, but this lapsed in 2013 following an extension to the initial consent granted under application number SMD/2005/0189. Located to the east of the property there is a 1.85 acres grass paddock and five barns, all of different shapes and constructed from various materials. Stunning views of the open countryside and beyond can be enjoyed. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential, location, views and land.

NOTE: Due to the refurbishment required it is considered likely that the property is a cash purchase only.



**Kitchen Area** 16' 4" x 12' 0" (4.97m x 3.67m)

Door to front, window to rear fireplace, sink.

**Living Room** 16' 4" x 16' 1" (4.97m x 4.91m)

Window to front, door to rear, fireplace.

**Bedroom One** 17' 3" x 16' 10" (5.26m x 5.14m)

Window to front and rear.

**Bedroom Two** 17' 3" x 12' 8" (5.26m x 3.86m)

Window to front and rear.

### Buildings

**Barn One** 13' 1" x 8' 8" (4m x 2.65m)

Of brick construction and having a mono pitched cement fibre roof over a concrete floor.

**Barn Two** 21' 4" x 17' 9" (6.50m x 5.40m)

Of concrete block wall construction and having a monopitched corrugated iron roof over a concrete floor.

**Barn Three** 16' 5" x 19' 0" (5m x 5.80m)

'L' shaped timber pole barn and having a corrugated iron roof and side cladding over an earth floor.

**Barn Four** 37' 5" x 18' 8" (11.40m x 5.70m)

'L' shaped timber pole barn and having a corrugated iron roof and side cladding over an earth floor.

**Barn Five** 66' 11" x 21' 4" (20.40m x 6.50m)

Of concrete block wall construction and having a part cement fibre, part corrugated iron and a part absent section of roof over a concrete floor.

### Land

To the south of the entrance driveway and to the east of the house there is a grass paddock extending to approximately 1.85 acres. Running through the paddock is a stream which is understood to provide a natural supply of water for grazing livestock. The land is gently sloping in nature and considered highly suited to the grazing of livestock and horses.

### Services

The water supply has historically been via a well shared with the neighbouring property. The purchaser will be required to either install their own independent pump to the well or alternatively make arrangements for a borehole supply to be installed. Foul water drainage is currently via a cesspit shared with the neighbouring property. A mains supply of electricity is connected.





Note:

Council Tax Band:

EPC Rating: G

Tenure: believed to be Freehold





## Directions

From Leek take the main Macclesfield Road and after some 2 miles turn left signposted Rudyard. Follow this road into the village of Rudyard and at the mini roundabout turn right then bear left up the hill. At the extremity of this road turn left into Top Road. Follow this road for approximately two miles then turn right into Crowborough Road. The property is identifiable by the Auctioneers 'For Sale' board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are 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.

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