



Wills Croft, Abbey Green Road, Leek, ST13 8SA.  
Offers in the Region of £650,000

Whittaker Est. 1930  
& Biggs

## Wills Croft, Abbey Green Road, Leek, ST13 8SA.

A unique and exciting opportunity to purchase this three bedroom detached bungalow, which is nestled within 2.24 acres of land. Spectacular open views to the rear and conveniently located just a short drive from Leek town centre. Ideally suited for those with equestrian or small holding interests, with the land consisting of two fenced paddocks. Mature gardens to the rear/sides, two driveways and a 44ft barn, which is a particular feature of the property, providing useful secure storage and has potential for alternative uses subject to planning.

You're welcomed into the property via an entrance porch, then through to the hallway. The 22ft L-shaped living/dining room has excellent views, ample room for both living and dining furniture and a feature gas fire. The kitchen is well equipped with a good range of fitted units, breakfast bar, solid fuel range, electric hob, oven, extractor, space for a fridge and built in cupboards, with one housing the immersion heating tank.

The three bedrooms are of good proportions, with bedroom one having built in wardrobes, bedside table and over head storage. The bathroom has a panel bath, built in cistern, vanity with storage beneath. A useful separate WC room is located next to the stairs. From the hallway is an access to the lower ground floor level. This substantial 20ft room is currently used as a utility area, with integral garage off.

The lower ground floor has its own independent access from the rear of the property, so has the potential to be converted into an independent living space, with the conversion of the garage into further living accommodation, this would all be subject to the relevant planning and building regulation approval. The garage currently has an up and over door, power, light and houses the gas fired boiler.

Externally to the frontage is a concrete driveway in front of the barn. The barn has full height opening doors, power and light connected. A further tarmac driveway is located to the front of the property, with Indian stone patio, steps and grassed area. To the sides are areas laid to lawn, timber buildings and LPG gas tank. The rear garden is again laid to lawn with mature plants and trees.

The two grassed paddocks are fenced and located to the rear of the property, outlined in red on the plan.

A viewing is highly recommended to appreciate Wills Croft Abbey, its convenient location, excellent views, land and further potential.



## Situation

Positioned on the north western rural outskirts of the historic market town of Leek and within the quiet hamlet of Abbey Green. The town of Leek is only a couple of minutes drive and has a wide range of facilities and amenities. The property is situated just off the Macclesfield Road and has good commuting links to the Potteries, Staffordshire and the Cheshire towns of Macclesfield and Congleton. From the doorstep there is a network of footpaths to explore the local countryside and slightly further afield are the hills of the Staffordshire Moorlands and the Peak District National Park.

## Ground Floor

### Entrance Porch

Wood feature door with double glazed window to the front elevation.

### Hallway

Wood door with glazed window to the front elevation.

### Kitchen 12' 2" x 10' 1" (3.72m x 3.07m)

Range of fitted units to the base and eye level, four ring Hotpoint ceramic hob with extractor fan, Hoover electric oven, solid fuel range style cooker, space for freestanding fridge, one and half sink unit with mixer tap, serving hatch, UPVC double glazed window to the rear elevation, partly tiled, breakfast bar, built in storage cupboard with immersion heated tank.

### Living Room/Dining Room 11' 0" x 15' 1" (3.36m x 4.61m) (max length: 6.94m)

L-shaped, wood double glazed window to the front elevation, radiator, gas fire set on a tiled hearth, stone surround and wood mantle, area for a TV. Dining Room: UPVC double glazed window to the side elevation, two radiators, UPVC double glazed window to the rear elevation.

### Bedroom One 12' 2" x 12' 11" (3.72m x 3.93m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes and dressing table, overhead storage.

### Bedroom Two 10' 1" x 12' 11" (3.08m x 3.93m)

Wood double glazed window to the front elevation, radiator.

### Bedroom Three 6' 10" x 12' 0" (2.08m x 3.66m)

Radiator, wood double glazed window to the front elevation.

### Bathroom 8' 10" x 5' 4" (2.68m x 1.62m)

Panelled bath with Mira overhead shower, built in cistern, vanity sink unit with storage underneath, wall mounted radiator, UPVC double glazed window to the rear elevation, fully tiled.

### WC

UPVC double glazed window to the rear elevation, WC, pedestal wash hand basin, radiator.

## Lower Ground Floor

### Utility / Reception Room 20' 5" x 12' 2" (6.22m x 3.71m)

Range of base units, plumbing for washing machine, sink unit with drainer, two UPVC double glazed windows to the rear elevation, wood double glazed door to the side elevation, understairs storage cupboard. Porch - access to the rear garden via wood door, UPVC double glazed window to the rear elevation.

### Garage 10' 3" x 21' 4" (3.12m x 6.49m) (max length: 3.41)

Window to the front elevation, wall mounted gas boiler, up and over door to the side elevation, light and power connected.

## Externally

### Barn 44' 6" x 23' 7" (13.56m x 7.20m)

Of steel framed construction with a corrugated roof over a concrete floor and having concrete block walls and corrugated cement fibre side cladding. Metal sheeted door, plus pedestrian door to the front elevation and light and power connected.

### Front Garden

Concrete driveway, fenced boundaries, further tarmacadam driveway, Indian stone steps and patio with walled and cast iron boundary, area laid to lawn.



### Side Garden

Area laid to lawn, timber outbuildings, LPG gas tank, hedged boundary, fenced livestock paddock with gated access, garage access.

### Rear Garden

Area laid to lawn, well stocked borders, mature plants, trees and shrubs.

### Paddocks

Two fenced gently sloping paddocks extending to approximately 1.85 acres and considered ideally suited to the grazing of horses or livestock.

### Wayleaves, Easements & Rights of Way

The property benefits from a right of way along the track shaded yellow on the plan and this provides year round vehicular access to the paddocks on the southern boundary.

A water pipe serving the neighbouring agricultural land to the south passes through the property.

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

Note:

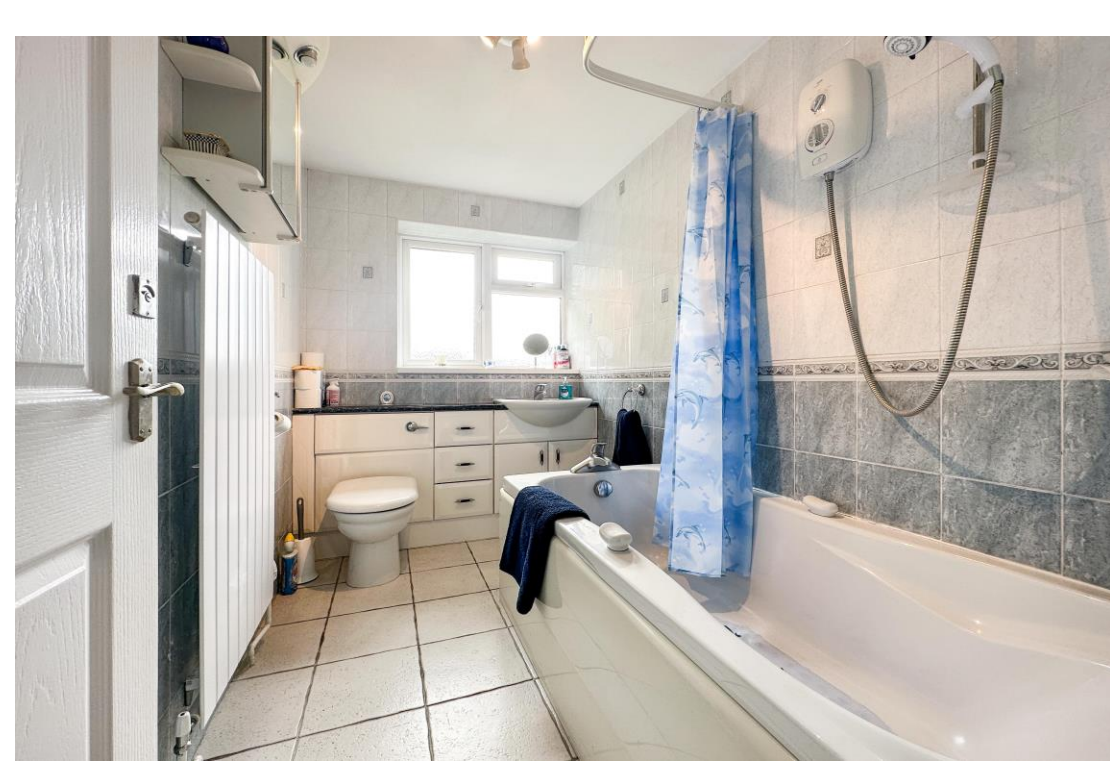
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EPC Rating: G

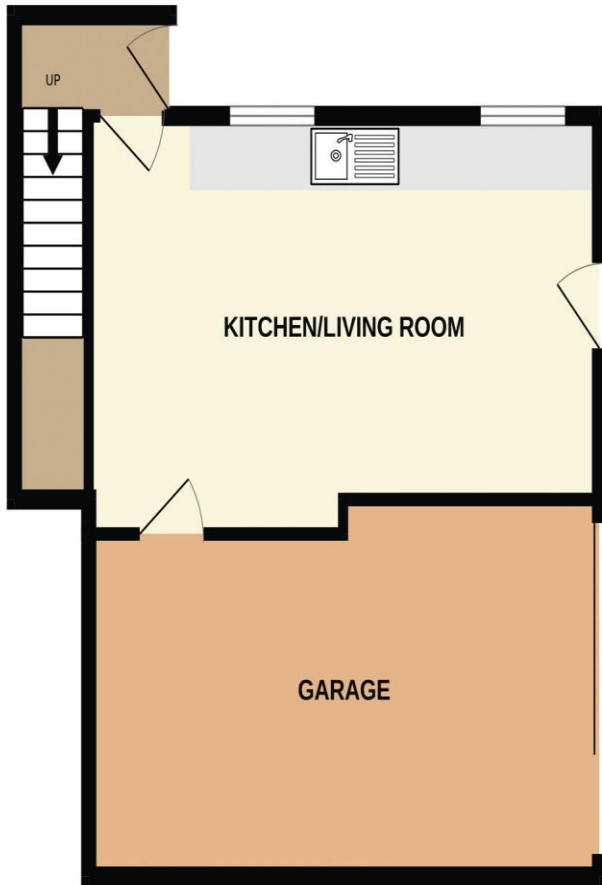
Tenure: believed to be Freehold



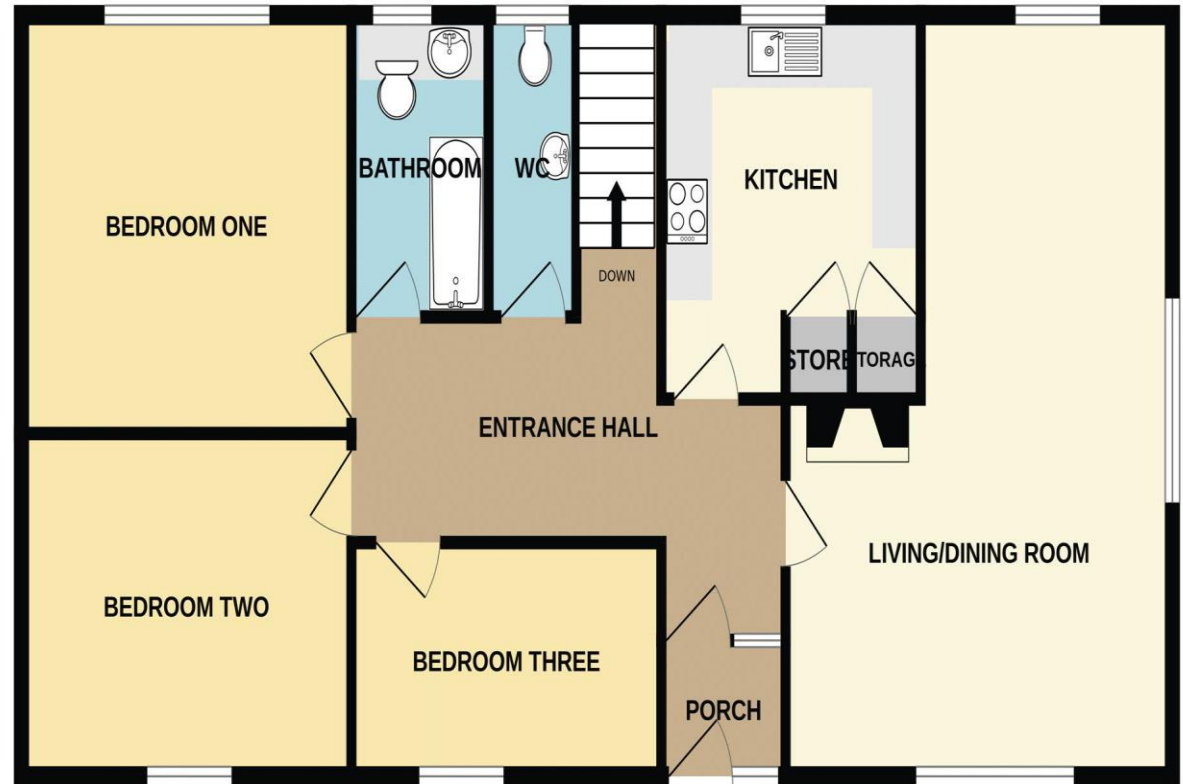




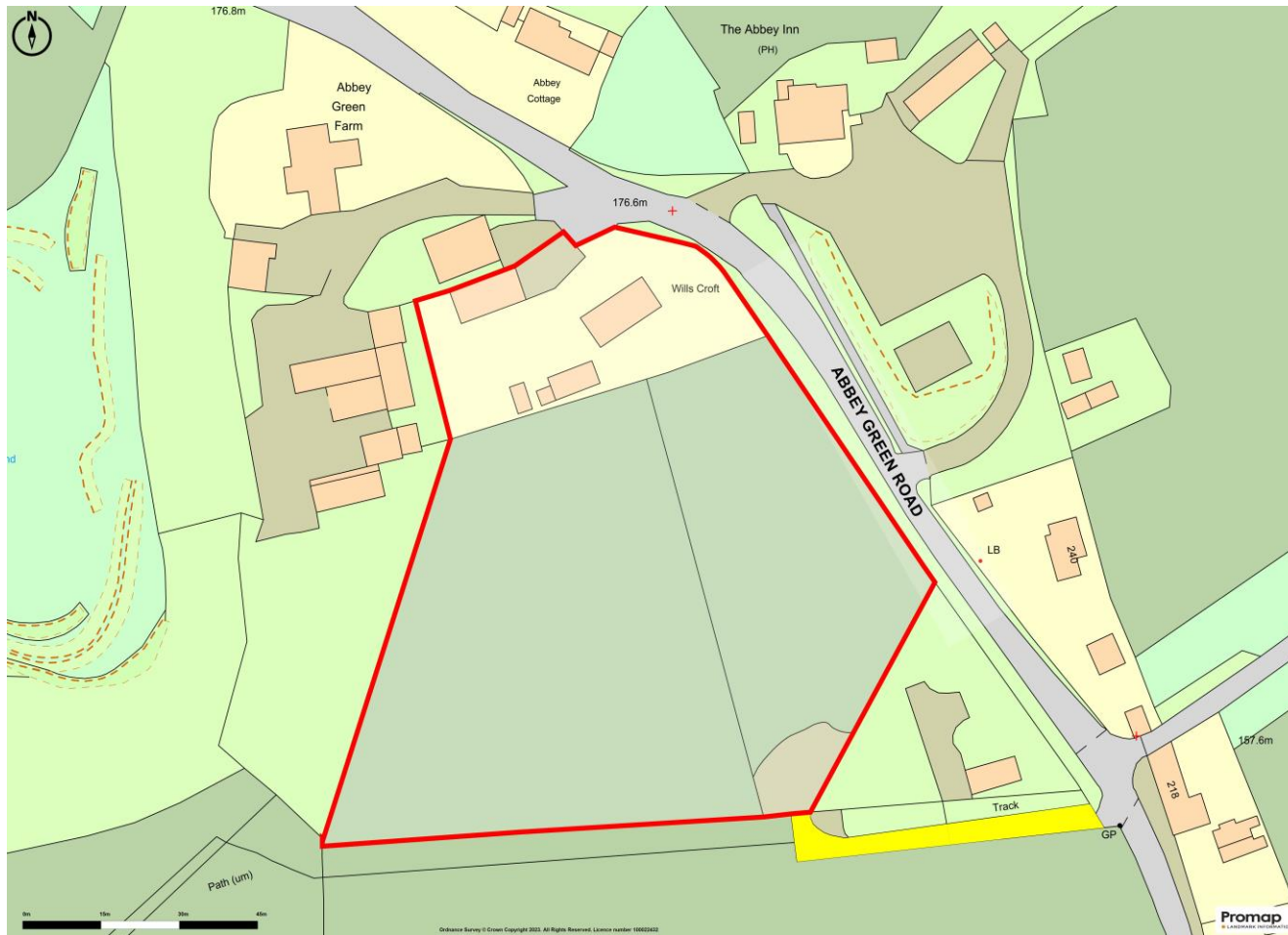
LOWER GROUND FLOOR



GROUND 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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## Directions

From our Derby Street, Leek, offices take the A523 Stockwell Street, follow this road passing the old church on the right hand side and continue on the road which then becomes Mill Street. Follow this road for a short distance taking the third turning right into Abbey Green Road. Follow this road for a short distance and the property is located on the left hand side, identifiable via a Whittaker and Biggs for sale board.

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45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**