



Roche Grange Road, Meerbrook, ST13 8SU.  
Offers in the Region Of £875,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Roche Grange Road, Meerbrook, ST13 8SU

White Lea Head Farm is smallholding which is nestled within approximately 13.39 acres of land and comprises of agricultural grass paddocks, substantial four bedroom detached stone farmhouse, integral garage with two loft rooms, hay barn, livestock barn, yard and three smaller farm outbuildings.

The property provides stunning views of the Roaches and is accessed via a long driveway, which services two other dwellings. The grassland is located to the front of the property, with fenced and hedged boundaries. The property boasts two reception rooms, four well proportioned bedrooms, utility, well equipped kitchen/bathroom and integral 23ft garage with two loft rooms, ideal for further development, subject to the necessary approvals.

The property is accessed from Roche Grange Road via a tarmacadam driveway, with the grassland located on either side of the driveway. Over a cattle grid and then into the yard area. The farmhouse is located in front along with the 33ft livestock building and three smaller outbuildings. The 59ft haybarn is located to the side and has corrugated sides/roof, mature gardens are also located to the front, side and rear.

You're welcomed into the property via the entrance hallway, with WC and utility off. Then through to the kitchen, which has a good range of fitted units. The sitting room has an Aga log burning stove within a feature fireplace and stairs to the first floor. An inner hallway provides access to the 27ft living room, again with feature log burning stove. From the utility room, the integral garage is accessed, this room houses the oil-fired boiler, has an electric remote control up and over door and stairs to the two loft rooms. The loft rooms having vaulted ceilings, power and light connected.

To the first floor the landing provides access to the four bedrooms. Bedroom one has a provision of fitted wardrobes, with bedroom four located off. The family bathroom comprises of a panel bath with electric shower over, pedestal wash hand basin, low level WC and storage cupboard housing immersion heated tank.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes wonderful location, stunning views, spacious accommodation/outbuildings and further potential.

## Situation

White Lea Head Farm occupies a delightful position in Staffordshire with in the Peak District National Park and enjoys view to the front towards the Roaches and within easy walking distance of the village centre. The property is located in close proximity to both the Cheshire and Derbyshire borders and is ideally placed for commuting into Leek, Buxton, Congleton, Macclesfield or surrounding towns. The Train station in Macclesfield offers commuting times into Manchester of 25 minutes and London 1 hour and 47 minutes. Meerbrook is located some four miles north of the thriving historic town of Leek which benefits from independent local traders and national Supermarket chains. Meerbrook is also well placed for good local schools and in the private sector for Kings School and Beech hall in Macclesfield. The village has an active community with the benefit of two public houses both serving award winning standard food.





### Entrance Hallway

Wood door to the side elevation, wood double glazed window to the side elevation, radiator, quarry tiled floor, exposed beams.

### WC 4' 2" x 4' 6" (1.27m x 1.36m)

Lower level WC, wall mounted sink, wood double glazed window to the side elevation.

### Kitchen 10' 3" x 15' 8" (3.13m x 4.78m)

Quarry tiled floor, range of fitted units to the base and eye level, electric four ring hob, electric fan assisted oven, two wood double glazed windows to the side elevation, stainless steel sink with mixer tap and drainer, radiator, tiled splashbacks, space for fridge.

### Sitting Room 13' 0" x 17' 3" (3.96m x 5.25m)

Wood double glazed window to the side and rear elevation, stone hearth, surround and mantle incorporating Aga wood burning stove, radiator, stairs to the first floor, exposed beams to the ceiling.

### Inner Hallway

Wood double glazed door to the front elevation.

### Living Room 13' 1" x 27' 8" (4.00m x 8.43m) (Maximum Measurement)

Two wood double glazed windows to the front elevation, wood double glazed window to the rear elevation, exposed beams, two radiators, wall lights, stone hearth, surround and wood mantle incorporating open fireplace.

### Utility 9' 7" x 8' 6" (2.92m x 2.58m)

Plumbing for washing machine, space for dryer, stainless steel sink with storage beneath, wood double glazed window to the side elevation, quarry tiled floor, access to Garage.

### First Floor

### Landing

### Bedroom One 13' 3" x 15' 6" (4.04m x 4.73m)

Fitted wardrobes, overhead storage, wood double glazed window to the front and rear elevation, radiator.

### Bedroom Four 10' 5" x 11' 10" (3.18m x 3.61m)

Radiator, wood double glazed window to the front elevation

### Bedroom Two 9' 3" x 17' 9" (2.82m x 5.41m)

Wood double glazed window to the side elevation, two wood glazed windows to the rear elevation with stone sills, radiator.

### Bedroom Three 10' 7" x 7' 6" (3.22m x 2.28m)

Wood double glazed window to the side elevation, radiator.

### Bathroom 10' 7" x 8' 1" (3.22m x 2.47m)

Panelled bath with mixer tap, electric shower over, lower level WC, pedestal wash hand basin, radiator, tiled, wood double glazed window to the side elevation, storage cupboard housing immersion heated tank.

### Double Garage 23' 7" x 16' 2" (7.18m x 4.92m)

Up and over electric remote door, two wood glazed windows to the side elevation, wood door to the side elevation, power and light connected, oil fired boiler, staircase to Loft Room.

### Loft Room One 21' 5" x 16' 7" (6.52m x 5.06m)

Vaulted ceiling, window to the side elevation, power and light connected.

### Loft Room Two 16' 5" x 16' 6" (5.01m x 5.04m)

Vaulted ceiling, window to the side elevation, power and light connected.

### Livestock Barn 24' 5" x 33' 8" (7.45m x 10.25m)

Block construction, corrugated roof, light, sliding door.

### Outbuilding One 19' 5" x 12' 0" (5.93m x 3.66m)

Stone construction, window to rear and side, door to side, corrugated roof.

### Outbuilding Two 13' 5" x 12' 0" (4.10m x 3.67m)

Block construction, corrugated roof, wood door to side.

### Outbuilding Three 11' 11" x 9' 11" (3.63m x 3.01m)

Block construction, corrugated roof, light, power, window to front, water.

### Haybarn Haybarn

Corrugated sides/roof, concrete base.





### Externally

Concrete/tarmac driveway to the front, fenced boundaries, area laid to lawn. To side continuation of concrete driveway, gated access to rear yard. To the other side, lawned garden. To the rear, garden laid to lawn, fenced boundaries, patio area, oil tank.

### SERVICES

Heating - Oil Fired Electricity - Mains Water - Mains Sewerage - Septic Tank

### THE LAND

The property extends in total to approximately 13.39 acres (5.42 ha) with the farm steading set on the western boundary. The agricultural land to the east and either side of the entrance driveway extends to around 12.10 acres and comprises of gently sloping chiefly mowable grassland and mixed grazing divided into good sized paddocks that are predominantly bound by a stockproof combination of mature hawthorn hedges and fencing and on the northern boundary there is a small wooded copse extending to 0.68 of an acre. The land is predominantly classified as Grade 4 with clay loam soils, lying between 215m and 225m above sea level and considered well suited to the grazing of livestock and horses.

Note:

Council Tax Band: F

EPC Rating: F

Tenure: believed to be Freehold





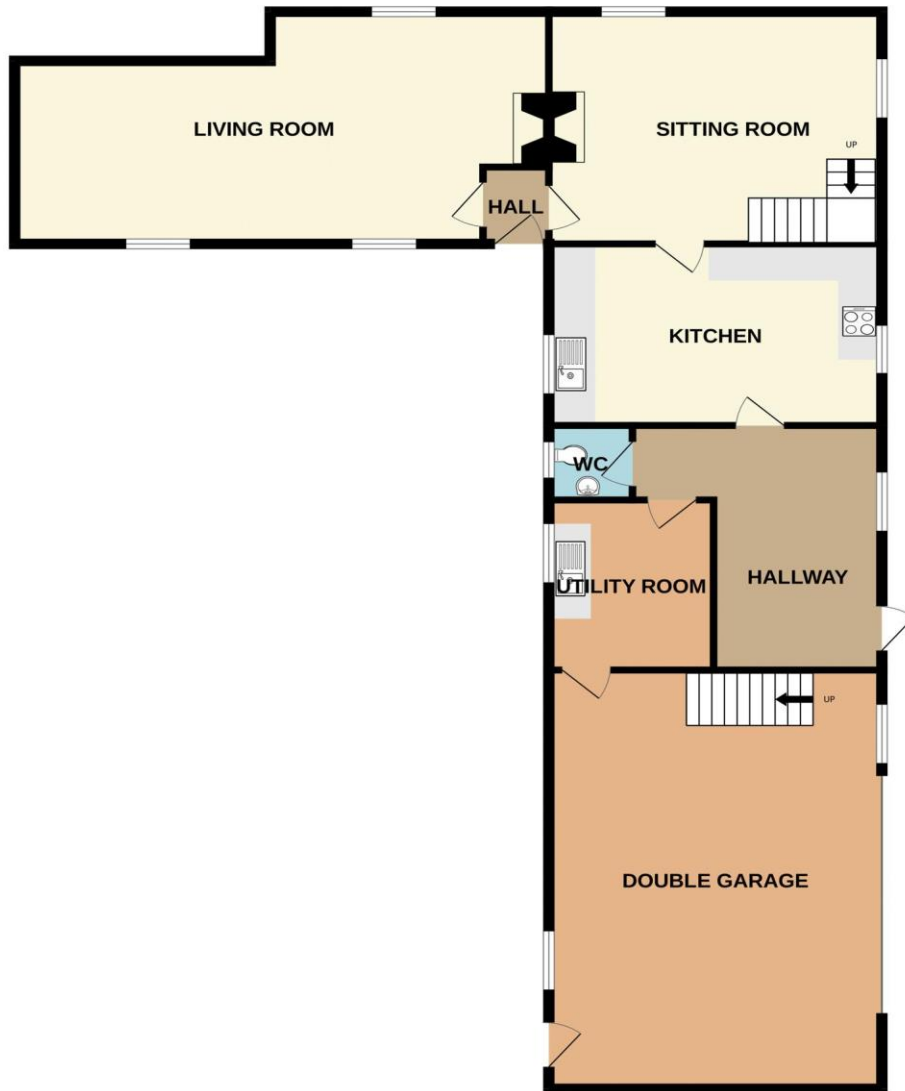




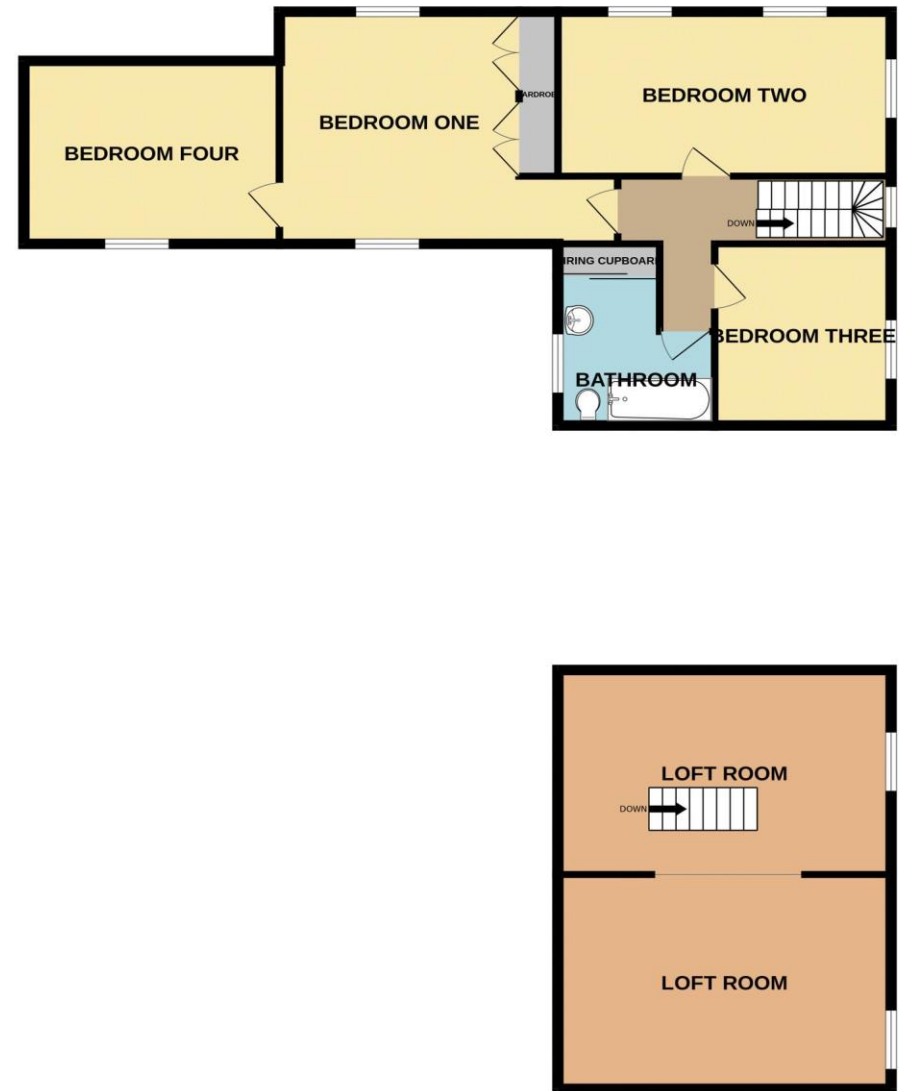




GROUND FLOOR



1ST FLOOR





## Directions

From Leek, proceed out of the town on the A523 Buxton Road. Follow this road out of the town and upon reaching the village of Blackshaw Moor, turn left into Blackshaw Lane signposted for Meerbrook adjacent to The Three Horseshoes Public House. Follow this road in to the village of Meerbrook, passing over Tittesworth Reservoir and take the right hand turning immediately after The Lazy Trout and continue along this road until you reach a right hand bend with some white iron railings. Once you see these railings continue straight ahead onto a private road, passing through a farm yard and the property is then located on the left hand side.

**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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