



Willow farm, Butterson Moor Bank, Butterson, ST13 7TD.
£1,500,000

Whittaker
& Biggs

Est. 1930

Willow farm, Butterton Moor Bank, Butterton, ST13 7TD.

Whittaker & Biggs are delighted to offer to the market Willow Farm which is an impressive small holding nestled within 8.37 acres of land or thereabouts, in the highly desirable Peak National Park.

An extremely private location, accessed via an impressive track from Butterton Moor Bank, you're welcomed by the stunning views which the property offers.

The property includes fitments such as travertine bathroom/shower rooms, granite work surfaces, oak doors, staircase, PV panels and much more.

The small holding is ideal for those who have keen Equestrian interests, with a manège, two turnout yards, nine stables, tack room, rug store, four turn out pens (two having field shelters), tack room, rug store, nine fenced paddocks, auto drinkers, and outbuildings.

The property also has an ancillary holiday let which is comprised of a sitting room, breakfast kitchen, double bedroom and bathroom.

It is tailored for those who have an interest in equestrian holidays, with the ability to bring your horse/horses, use of the menage and the hacking around the glorious Peak National Park.

A further stone barn has planning approval for a holiday cottage, planning application number (NP/SM/0815/0739), granted on the 17th November 2015.

The accommodation was for a tack room, feed and preparation area, cloakroom and log store to the ground floor.

To the first floor, bedroom and kitchen/living room. Currently the building is used for equine use, having three stables, tack room, utility, rug/preparation/drying room and kitchen/feed room. The first floor is utilised as storage.

Also granted was a stone/timber L-shaped building, located next to the barn and consisting of five units, hay and bedding store, utility box, foaling box and two loose boxes.

The farmhouse is surrounded by a low maintenance Indian stone patio, with raised planters.

Internally you're welcomed into the vast open plan layout, which consists of a living/dining/kitchen area. The well equipped kitchen has breakfast island, granite worksurfaces, Belfast sink, space for an American style fridge/freezer and dishwasher.

The living/dining area has a multi-fuel stove and provides excellent views. The utility is also generously equipped, with a good range of units, Belfast sink, plumbing for a washing machine and dryer.

A travertine wet room is also located within the ground floor along with a snug room and study.

To the first floor are three double bedrooms, all having multi-fuel burners, with bedroom one having an ensuite bathroom, with a further wet room located on the first floor.

A viewing is highly recommended to appreciate this small holding's location, land, further development potential and equestrian facilities.

Call Whittaker & Biggs today to arrange a viewing.



Main House Ground Floor

Hallway

Double glazed door to the side elevation.

Wet Room

Travertine tiles, chrome shower fitment, wall mounted sink, built in cistern.

Kitchen 12' 6" x 15' 2" (3.81m x 4.63m)

Breakfast island, range of units to the base and eye level, granite work surfaces, Belfast sink, space for an American style fridge/freezer, range style cooker with extractor, double glazed window to the rear elevation.

Living Area 14' 8" x 10' 8" (4.47m x 3.25m)

Window to the front and side elevation, door to the side.

Dining Area 12' 0" x 12' 6" (3.65m x 3.81m)

Multi fuel burner, oak staircase.

Study 8' 11" x 7' 3" (2.72m x 2.2m)

Window to the rear elevation.

Sitting Room 12' 0" x 10' 11" (3.65m x 3.34m)

Window to the rear and side elevations, multi fuel burner.

Utility Room 9' 2" x 5' 9" (2.8m x 1.75m)

Units to the base and eye level, Belfast sink, plumbing and space for a washing machine and dryer, oil boiler, window to the side elevation.

First Floor

Bedroom One 12' 3" x 12' 10" (3.73m x 3.9m)

Window to the front elevation, feature fireplace with multi fuel burner, storage, access to ensuite shower room.

En-suite 12' 6" x 4' 3" (3.82m x 1.3m)

Travertine tiled, bath tub, vanity unit, built in cistern, window to the front and side.

Bedroom Two 12' 8" x 11' 0" (3.85m x 3.35m)

Window to the front and side, multi fuel stove.

Bedroom Three 12' 5" x 8' 2" (3.78m x 2.48m)

Multi fuel stove, window to the rear elevation.

Shower Room 6' 5" x 9' 0" (1.96m x 2.74m)

Travertine tiles, walk in shower, vanity unit, built in cistern, window to the side elevation.

Externally

Ancillary Holiday Let Ground Floor

Kitchen/Breakfast Room

2 x Velux skylights, inset ceiling spotlights, units to the base and eye level, integral Lamona ceramic hob, double electric fan assisted oven and microwave, integral fridge freezer, integral Lamona dishwasher, integral Lamona dishwasher, ceramic butler sink, brushed brass mixer tap, breakfast bar, stone floor, under floor heating.

Sitting Room Sitting Room

Wood stable door to the frontage, stairs to the first floor, multi fuel burner, stone flooring, under floor heating, inset ceiling spotlights, WC off.

WC

Low level WC, vanity wash hand basin, chrome taps, houses Worcester boiler.

First Floor

Landing

Wood double glazed window to the rear, anthracite vintage style radiator, ceiling beams.



Note:
Council Tax Band: F

EPC Rating: C

Tenure: believed to be Freehold

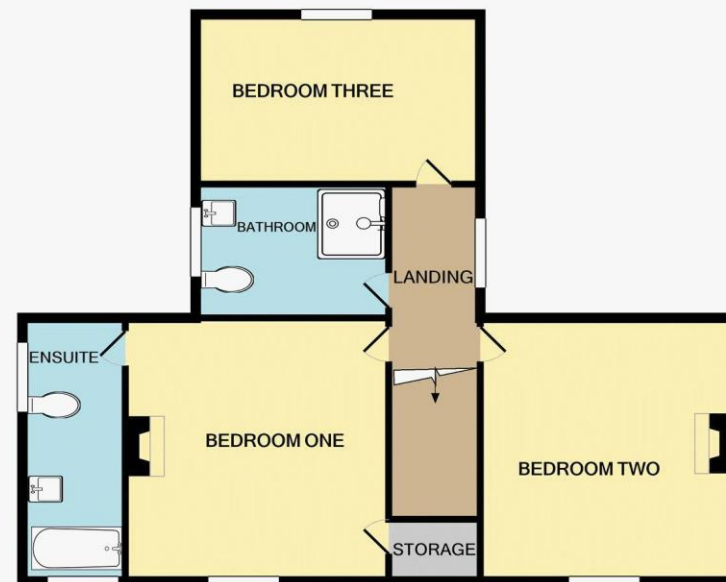








GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1444 SQ.FT. (134.1 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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Directions

From our Leek Derby Street office take the main A523 Ashbourne Road out of the town. Follow this road passing through the village of Bradnop and upon reaching Bottom House crossroads turn left opposite to the Green Man public house onto the B5053 signposted Onecote. Follow this road passing through the village of Onecote and proceed up the bank taking the second turning right signposted Butterton. Follow this road for a short distance and the entrance to the private track is on the right hand side, before the telephone box and bus stop.

Situation

Butterton is a sought after village in the Staffordshire Peak District commanding far reaching views over the Manifold Valley and Ecton Hill. The village sits just 5 miles to the east of Leek and roughly 8 miles from Alton Towers theme park. Butterton is mainly built of local sandstone, and boasts a beautiful church and local village amenities.

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