

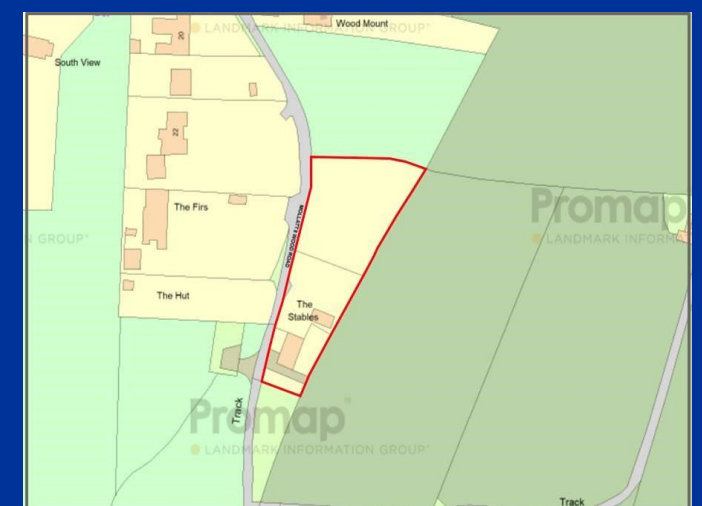
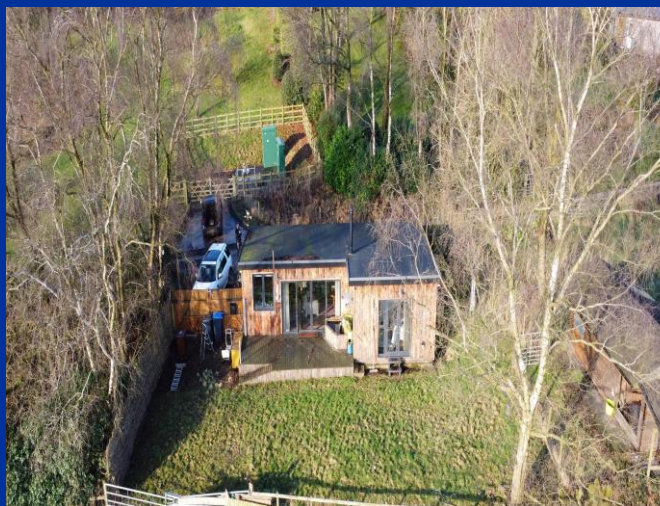


Mollatts Wood Road, Leek, ST13 7AL.
OIEO £315,000

Whittaker & Biggs Est. 1930

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Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached, converted stable with separate workshop/stable and paddock. A timber construction with structural insulated panels and rubber roof, this unique property is situated within a private road, and benefits from uninterrupted views of the stunning countryside beyond. Living space is comprised of an open plan sitting room/kitchen, bedroom, bathroom, utility and WC. The kitchen is open plan to the living area, has a range of Grattarola solid cherrywood units and is equipped with integral appliances that include a ceramic hob, electric fan assisted oven, extractor hood, and a Beko fridge freezer. Externally to the frontage is a gravel driveway and gated access to the rear, whilst to the rear, the garden is laid to lawn, has a workshop/stable, with power and light, as well as a paddock beyond. Selling with NO CHAIN, a viewing is highly recommended to appreciate this unique home's location and views. Call Whittaker & Bigg's today to book an appointment on 01538 372006. Note: Total land approximately 0.6 acres Water – Bore hole (filtered) Electric – mains Gas – underground LPG tank (Worcester combi boiler) Drainage – Water treatment plant soak away Construction - Concrete floor, wood subframe, timber, structural insulated panels, rubber roof The wood cladding, in its entirety, has benefited from the Shou Sugi Ban preservation method. NOTE: We understand that a modern method of construction, in the form of structured insulated panels, has been used in the fabrication of the property. We advise that any applicant should check mortgage ability, prior to viewing the property.



Kitchen Area 14' 2" x 11' 8" (4.33m x 3.56m)

Composite double glazed stable door to the side aspect, UPVC double glazed window to the rear, solid cherrywood units to the base and eye level, integral ceramic hob, integral electric fan assisted oven, extractor hood, stainless steel double sink with drainer, chrome mixer tap, Beko fridge freezer, inset ceiling spotlights.

Living Area 14' 9" x 14' 2" (4.50m x 4.33m)

UPVC double glazed patio doors with sidelight windows to the rear, multi fuel burner with granite hearth, radiator, inset ceiling spotlights.

Bedroom 14' 10" x 9' 5" (4.51m x 2.86m)

UPVC double glazed French doors and window to the rear, fitted wardrobes, radiator.

Bathroom

Laura Ashley suite, inset bath, chrome mixer tap, rainfall shower over, vanity wash hand basin with marble top, chrome mixer tap, high level WC, vintage style radiator, utility room off.

Utility Room 6' 9" x 4' 11" (2.05m x 1.49m)

Space and plumbing for a washing machine, water treatment tank.

WC 4' 11" x 4' 5" (1.49m x 1.34m)

Vanity wash hand basin, chrome mixer tap, low level WC, white ladder radiator.

Externally

To the frontage, gravel driveway, gated access to the rear. To the rear, mainly laid to lawn, wood construction pond, stable/workshop, paddock.

Stable/Workshop

Power and light.

Situation

This home is situated just off Ladderedge bank, which sits just on the outskirts of the town. Ladderedge Country Park is close by. Ideally positioned for commuting to The Potteries or Motorway Network, together with Staffordshire, Cheshire and Derbyshire borders.



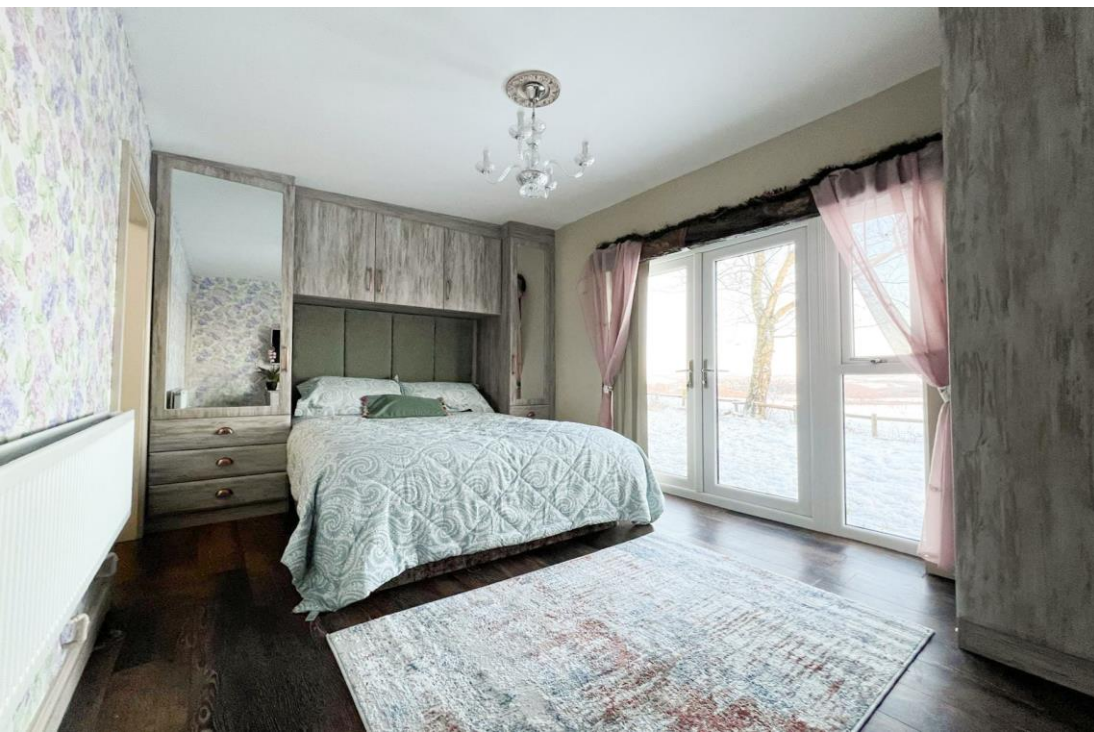
Note:
Council Tax Band: A

EPC Rating: C

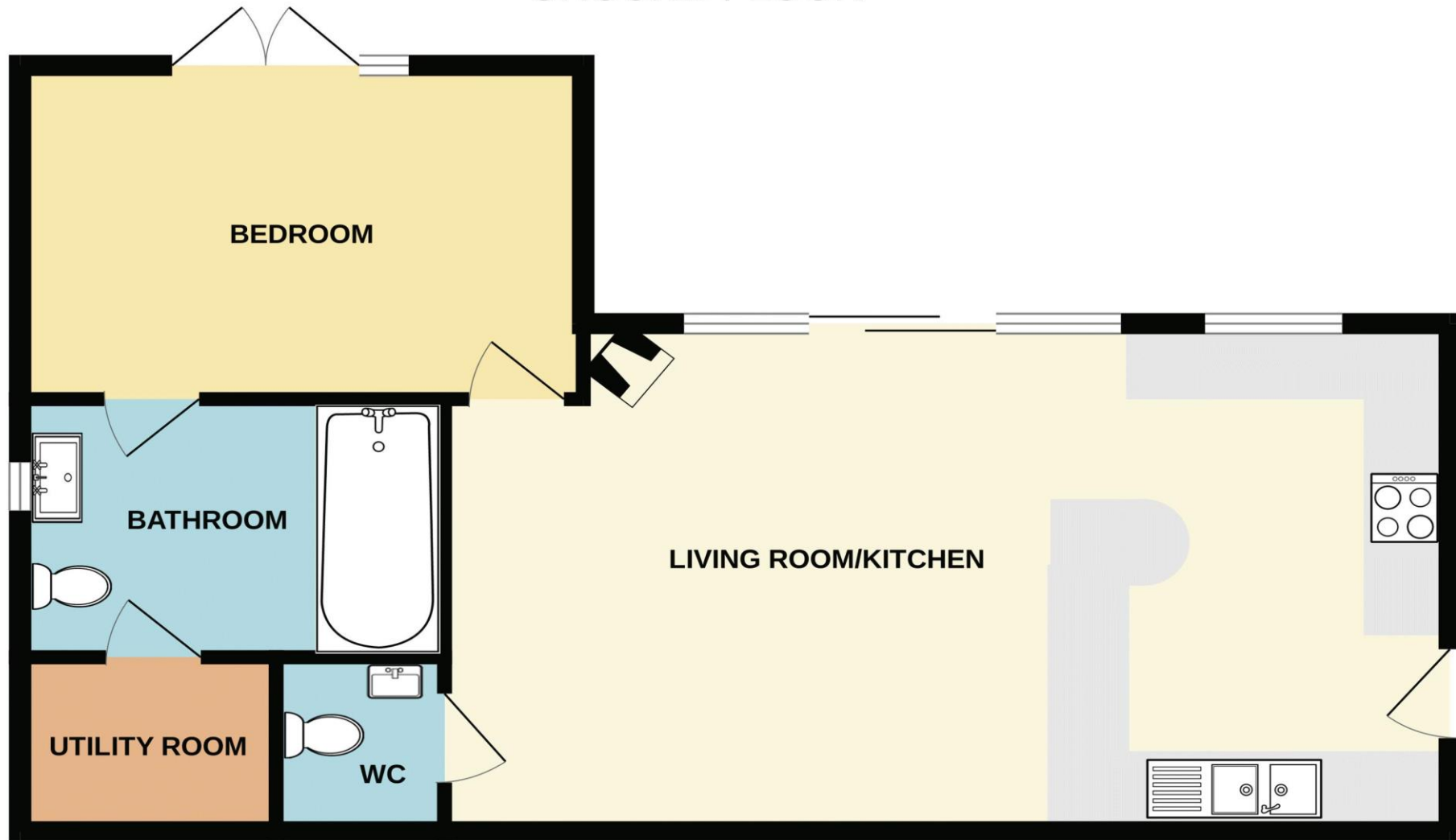
Tenure: believed to be Freehold







GROUND FLOOR





Directions

From our Derby Street, Leek offices proceed along Haywood Street, at the traffic lights continue straight ahead on to Broad Street, at the mini roundabout adjacent to Morrison's supermarket continue straight ahead into Newcastle Road. Follow this road out of the town up the hill locally known as Ladderedge, at the top of the hill turn left into Mollattts Wood Road. Follow this road to the end, where the property is then situated 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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**Whittaker
& Biggs**