



Ashtree Farm, St Annes Vale, Brown Edge, Staffordshire Moorlands, ST6 8TA.  
Offers in the Excess Of £699,950

Whittaker  
& Biggs

Est. 1930

St Annes Vale,  
Brown Edge, ST6 8TA.

Located to the front of the property is a paddock of land with a walled and fenced boundary, with timber shelter for livestock. Gated access to the driveway with ample room to park a number of vehicles, including a motorhome/caravan or commercial vehicles. Also located within the driveway, a timber workshop/garage shelter and a further timber building with power/light, ideal for storage. The garage has double doors and incorporates power/light and provides access to the workshops, which also have power/light. The garage can also be accessed from the driveway. To the rear and on the hillside are further paddocks of land, with trees and well-established shrubs.

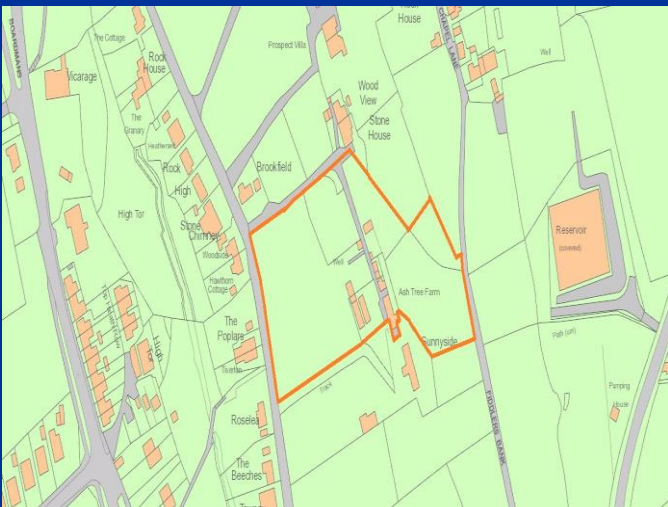
You're welcomed into the property via the utility room, with a range of fitted units to the base and eye level, space for a washing machine, sink unit and access to the workshops, shower room and breakfast room. The shower room has a corner shower cubicle with chrome fitment, low level WC and pedestal wash hand basin. The breakfast room is a light and airy room, having patio doors to the front, velux windows to the rear, breakfast bar and fitted units with space for an American style fridge/freezer. The kitchen has a range of fitted units to the base and eye level, dual electric grills/ovens, five ring gas hob with AEG extractor, integrated dishwasher and bin storage. The dining room has a delightful oak herringbone flooring, feature fireplace with stone surround, hearth and oak mantle, feature beams, traditional style radiator and glazed door to the front elevation. The living room also incorporates the oak herringbone floor/wood style beams, traditional radiator, multi fuel stove set within a brick fireplace with wood mantle and access to the study. An inner hallway has useful understairs storage, patio doors onto the rear garden area and access to the first floor.

On the first floor the landing has useful fitted cupboards and a velux style window, that offers an abundance of natural light. Four light and spacious bedrooms, which are serviced via the family bathroom, which has a panel Whirlpool style bath, pedestal wash and basin and low-level WC. Bedroom two has a storage cupboard which houses the gas fired boiler, alarm and cctv equipment.

A viewing is highly recommended to appreciate the quality of this home, its features, the stunning location, land and convenience to schools and amenities.

## Situation

The semi rural location of St Annes Vale is glorious, with abundance of fields and other characterful small holdings and stone cottages. St Anne's Primary School, Brown Edge Village Hall and St Anne's Church are all a short distance away. The property also sits within the catchment of Endon High School. The village has the convenience of a Morrisons Local.



**Entrance Hallway / Utility Room** 9' 3" x 11' 7" (2.82m x 3.54m)

Stable UPVC double glazed door to the front elevation, range of fitted high gloss units to the base and eye level, stainless steel sink unit with chrome mixer tap, UPVC double glazed window to the front elevation, plumbing for washing machine, anthracite wall mounted radiator, loft access, tiled flooring, inset downlights.

**Shower Room** 5' 9" x 10' 7" (1.76m x 3.23m)

Corner shower cubicle with chrome fitment, lower level WC, pedestal wash hand basin, radiator, partly tiled, UPVC double glazed window to the rear elevation, chrome heated ladder radiator, extractor fan.

**Breakfast Kitchen** 11' 7" x 23' 7" (3.54m x 7.18m)

Range of fitted units to the base and eye level, space for freestanding American style fridge/freezer, tiled flooring, UPVC double glazed patio doors and windows to the front elevation, breakfast bar, two Velux style windows to the rear elevation, wall mounted radiator, dual electric Zanussi fan assisted ovens and grills, AEG extractor fan, Zanussi five ring gas hob, Zanussi integral dishwasher, fitted bin storage, UPVC double glazed window to the front and side elevation, inset downlights, composite style one and half bowl sink unit with mixer tap, radiator.

**Living Room (incorporating Dining Area)** 22' 11" x 36' 5" (6.98m x 11.09m)

Dining Area - Oak Herringbone flooring, traditional cast iron radiator, fire set within stone hearth, surround and wood mantle, two UPVC double glazed windows to the front elevation, UPVC double glazed door to the front elevation, two traditional style radiators, feature wood beams.

Living Room - Oak Herringbone flooring, traditional style radiator, two UPVC double glazed windows to the front elevation, feature wood beams, fireplace with brick

surround, stone hearth and wood mantle incorporating multi fuel burner.

**Study** 8' 10" x 8' 11" (2.70m x 2.71m)

Traditional style radiator, UPVC double glazed window to the side elevation, inset downlights, feature beams.

**Inner Hallway**

Herringbone oak flooring, UPVC double glazed patio doors to the rear elevation, storage cupboard off, stairs to the first floor.

**First Floor**

**Landing**

Two built in cupboards, radiator, Velux style window to the rear elevation, inset downlights.

**Bedroom One** 13' 10" x 14' 9" (4.21m x 4.50m)

Radiator, UPVC double glazed windows to the front and side elevation, inset downlights, storage cupboard.

**Bedroom Two** 8' 11" x 9' 0" (2.72m x 2.74m)

UPVC double glazed window to the front and side elevation, radiator, loft access, built in storage cupboard housing gas fired Ideal combi boiler, cctv/alarm equipment.

**Bedroom Three** 9' 8" x 11' 9" (2.95m x 3.59m)

UPVC double glazed window to the front elevation, radiator, inset downlights, loft access.

**Bedroom Four** 9' 6" x 11' 11" (2.89m x 3.63m)

UPVC double glazed window to the rear elevation, radiator, inset downlights.

**Bathroom** 8' 10" x 9' 8" (2.69m x 2.94m)

Panelled Whirlpool style bath with chrome fitment and shower attachment, partly tiled, chrome heated ladder



radiator, vanity unit with chrome mixer tap, lower level WC, UPVC double glazed window to the front elevation.

### Outside

To the front is area laid to gravel, power socket, outside water tap, courtesy lighting, walled boundary, decked area, gravel area, area laid to lawn, Paddock with walled and fenced boundary. Gated driveway laid to gravel with access to the garage, timber building with power and light, timber garage shelter with workshop, stone building with a tiled roof which is currently used a log store. To the rear is walled boundary, paved patio,

courtesy lighting, stepped access to paddocks of land with mature trees and shrubs.

### Garage 23' 9" x 11' 5" (7.24m x 3.49m)

Power and light, UPVC double glazed door to the side elevation, Garage door to the side elevation.

### Workshop One 10' 7" x 8' 3" (3.23m x 2.51m)

UPVC double glazed window to the front elevation, power and light.

### Workshop Two 11' 1" x 14' 9" (3.38m x 4.50m)

UPVC double glazed window to the front elevation, UPVC double glazed door to the front elevation, power and light connected.

### Services

Mains Gas  
Mains Water  
Mains Electric  
Mains Drainage







GROUND FLOOR



FIRST 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.  
Made with Metropix ©2025



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, continue over the traffic lights into Broad Street. Upon reaching the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road, follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing the Plough Inn public house take the third right into Clay Lake signposted the B5051. Follow this road up the hill and take the forth right into Sandy Lane. Follow this road and as the road forks take the left hand fork continuing along Sandy Lane. Follow this road which then becomes St Annes Vale where the property is situated on the right 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.

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**