



Intake Farm, Douse Lane, Onecote, Staffordshire Moorlands, ST13 7SJ.
Offers in the Region Of £1,400,000

Whittaker ^{Est. 1930}
& Biggs

Douse Lane, Onecote, Staffordshire Moorlands, ST13 7SJ.

Inkake Farm is an impressive five bedroom detached stone farmhouse which is located in the highly desirable Peak Park. The property is nestled within approximately 23.25 acres of land, comprising of agricultural grazing land which is fenced into a number of paddocks, mature well maintained gardens and well-established equestrian facilities. The property boasts indoor and outdoor manege, indoor stabling for three horses currently, with three agricultural barns which could be utilised as further stabling, or for housing livestock. The barns may have the potential for residential development, subject to planning and building regulation approval.

Intake Farm is accessed via a long impressive driveway from Douse Lane into a substantial gravel driveway, located to the front of the property, which provides parking for a number of vehicles. The property is unique, as the stabling and indoor manege can be accessed from either the driveway externally, or internally from the house through the utility and tack room, ideal throughout those cold winter months.

The accommodation is accessed via the entrance porch through a composite stable door into the hallway. From the hallway are two reception rooms, with the sitting room having a log burning stove, situated on a slate hearth with stone surround. The living room also incorporates a solid fuel open fire with cast iron surround, stairs to the first floor and French door providing access to the rear garden. Going back into the hallway, a useful shower room is located to the ground floor, incorporating shower enclosure, dual sink units and low-level WC. A 19ft kitchen/diner has a good range of fitted units to the base and eye level, with ample room for a family sized dining table and chairs. An oil-fired Rayburn is a rear focal point to the room and provides heating and hot water, as well as cooking facilities. From the kitchen is a sizeable 15ft utility room, which provides a further access to the first floor via a fixed staircase, stable door to the rear garden, a range of base units, plumbing for a washing machine and sink unit. The tack room is located from the utility, again with a range of base units and which provides access to the three indoor stables and manege. The indoor manege has a sand base, room for spectators and access to a further two barns located to the rear of the property.

The first floor is a versatile space and is currently utilised in two parts, with three bedrooms and a bathroom accessed via the staircase located within the living room. Bedroom four and five with ensuite facilities accessed via the staircase located in the utility room. A door is located from the landing to bedroom four, so it can quite easily be utilised in a number of configurations to suit your lifestyle requirements. Both the bathroom and ensuite have panel baths with shower facilities over.

Externally to the frontage is a gravel driveway, which provides access to the outdoor manege which is laid with rubber chippings. The agricultural land is fenced into a number of paddocks, with two pounds and three field shelters for livestock.

A viewing is highly recommended to appreciate this stunning home, its location, views, equestrian facilities, spacious layout and privacy.

Situation

Intake Farm is located within the Peak District National Park and within four miles of the Staffordshire Moorlands market town of Leek, which a vast array of amenities, including a number of supermarkets, both primary and secondary schools, restaurants, public houses and a hospital. The village of Onecote is within one mile from the property and has a church, village hall and the Jervis Arms, which is highly regarded for its food. The Peak District National Park is a popular tourist attraction with public access for walkers, cyclists and horse riders. The Peak District has landmarks which include Rushup Edge and Mam Tor, Kinder Scout, Win Hill, Stanage Edge, Bamford Edge and the Monsal Trail. Popular tourist destinations include Peveril Castle, Chatsworth House, Haddon Hall, Dovedale, Manifold Valley and The Roaches. Alton Towers, Heights of Abraham, Peak Wildlife Park and Matlock Farm Park are also within close proximity.



Ground Floor

Porch 3' 11" x 3' 11" (1.20m x 1.20m)

Composite stable door to the frontage.

Hall 13' 10" x 15' 8" (4.21m x 4.78m) Max measurement

Wood door to the frontage, wood double glazed window to the frontage, wood double glazed window to the rear, radiator.

Sitting Room 14' 10" x 14' 5" (4.53m x 4.40m)

2x wood double glazed windows to the frontage, wood double glazed window to the side aspect, log burner on a slate hearth, stone surround, radiator, inset ceiling spotlights, ceiling beam.

Living Room 14' 10" x 13' 10" (4.53m x 4.21m)

Composite double-glazed French doors to the rear, wood double glazed window to the side aspect, open fire with cast iron surround and stone hearth, stairs to the first floor, radiator, inset ceiling spotlights.

Shower Room 8' 6" x 8' 8" (2.59m x 2.63m)

Wood double glazed window to the rear, shower enclosure, chrome fittings, double vanity sink, chrome mixer taps, low level WC, radiator.

Kitchen/Diner 19' 9" x 14' 6" (6.03m x 4.41m)

2x wood double glazed windows to the rear, 2x wood double glazed windows to the frontage, units to the base and eye level, inset ceiling spotlights, ceiling beams, radiator, oil fired Rayburn, ceramic sink with drainer, chrome mixer tap, integral Bosch dishwasher, integral under counter fridge, tiled floor.

Utility Room 15' 11" x 15' 2" (4.86m x 4.63m)

Wood double glazed window to the frontage, composite stable door to the frontage, composite stable door to the rear, stairs to the first floor, base unit with ceramic butler sink, chrome mixer tap with spray attachment, radiator, plumbing for a washing machine.

Tack Room 17' 7" x 11' 8" (5.37m x 3.56m)

Base units, radiator, wood stable door into the stables.

Stables/Walkway 47' 6" x 17' 8" (14.49m x 5.38m)

3x stables, wood glazed window to the side, 3 x doors to the side, gated access to the manege, power and light, water.

Manege Building 84' 4" x 54' 11" (25.7m x 16.73m)

Steel portal framed construction with breezeblock and corrugated infill and with pitched corrugated roof with light panels. Concrete floor and electric light. Passage/walkway - Open way to Barn and

gated access to: Manege - Sand surface with timber panelled sides, wide external doorway with galvanised door.

Barn One 54' 11" x 34' 8" (16.73m x 10.57m)

Wide door opening with galvanised door, water trough. Two accesses to:

Barn Two 29' 10" x 34' 8" (9.10m x 10.57m)

External access.

First Floor

Landing 14' 11" x 12' 3" (4.54m x 3.74m)

Wood double glazed window to the frontage, wood double glazed window to the rear, airing cupboard housing hot and cold-water tanks, loft hatch, radiator.

Bedroom One 15' 1" x 14' 4" (4.60m x 4.37m)

2x wood double glazed windows to the frontage, wood double glazed window to the side aspect, inset ceiling spotlights, ceiling beams, radiator.

Bedroom Two 15' 3" x 11' 4" (4.64m x 3.46m)

2x wood double glazed window to the rear, wood double glazed window to the side aspect, radiator, inset ceiling spotlights, ceiling beams.

Bathroom 9' 1" x 8' 2" (2.78m x 2.50m)

Wood double glazed window to the rear, panel bath, chrome mixer tap with handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator.

Bedroom Three 15' 1" x 8' 6" (4.59m x 2.60m)

Wood double glazed window to the frontage and rear, radiator, loft hatch, inset ceiling spotlights.

Bedroom Four 16' 2" x 15' 1" (4.93m x 4.59m)

Wood double glazed window to the rear, skylight to the frontage, exposed brick wall, inset ceiling spotlights, radiator, beams.

Bedroom Five 9' 11" x 9' 8" (3.02m x 2.95m)

Wood double glazed window to the rear, radiator, inset ceiling spotlights, en-suite.

En-suite En-suite

Wood double glazed window to the frontage, panel bath with shower over, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, radiator.



Externally

Accessed via a gravel driveway from Douse Lane with mature gardens to the front, sides and rear. Gravel driveway located to the front and manege laid with rubber chippings.

Land

This surrounds the property and extends in total to 23.25 acres or thereabouts. The land is in good heart and provides reasonably level grazing, ideal for equestrian use, with some fields having spring water supply which gravitates down from a collecting tank. Three livestock shelters and two ponds. We are told that there are no easements, footpaths, or rights of way over the land.

Services

Drainage - Septic Tank
Water - Mains
Electric - Mains
Heating - Oil Fired

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold









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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