



School Lane, Biddulph Moor, ST8 7HR.  
Guide Price - Offers In Excess Of £675,000

Whittaker  
& Biggs Est. 1930

## School Lane, Biddulph Moor, ST8 7HR.

Coates Farm is a substantial four bedroom detached family home, which is nestled on an impressive plot approximately 0.73 acres or thereabouts and is located in a private semi-rural location. This stunning home boasts three reception rooms, 22ft breakfast kitchen, 22ft bedroom one with ensuite bathroom, dual driveways, utility, detached double garage and a stunning open aspect to the rear.

You're welcomed into the property via the porch, then through to the entrance hallway with useful cloakroom off. The contemporary cloakroom is fitted with a built-in cistern and vanity with storage beneath. The breakfast kitchen is an impressive space, having a good range of fitted units to the base and eye level, quartz worksurfaces, Neff microwave combination grill, Neff fan assisted oven with warming drawer, induction hob, extractor, instant boiling hot water tap with sink, wine chiller, integral dishwasher, ample room for a dining table and chairs and utility off. The utility room is located to the rear and has a range of fitted units to the base and eye level, stainless steel sink, space and plumbing for a washing machine/dryer, access to the rear garden and WC. The dining room has patio doors onto the rear garden and ample room for a dining table and chairs. The lounge is again a substantial space and incorporates a feature log burning stove, wood beams and recess shelving. The study/family room is a further reception room, which is a versatile space and can be utilised in many ways. To the first floor is a spacious landing area which provides access to the four bedrooms and a bathroom. Bedroom one has an ensuite bathroom off, which has both a panel bath and separate shower. The family bathroom is also equipped with both a panel bath, corner shower cubicle, built in storage with cistern and vanity unit.

Externally to the front are dual driveways, one which is flagged with Yorkshire stone and the other tarmacadam. A walled boundary, lawn, well stocked border, Yorkshire stone path and access to the double garage and carport. The double garage has an electric up and over door, power, light and pedestrian door to the side. To the rear of the property is a Yorkshire stone patio, oil fired boiler, large area laid to lawn with hedged boundary and further hardstanding ideal for two caravans or trailers. 'A burglar alarm is fitted protecting the house and garage.'

The property is to be sold subject to an Overage Provision to be included within the contract of sale at a rate of 25% and for a term of 20 years to the benefit of the vendor and their successors in title. For the avoidance of doubt the above percentage is the share of the increase in the value from present use value to the value with the benefit of planning permission. The clawback will be triggered on the sale with or implementation of planning permission for residential or commercial uses. Planning permission obtained to extend the existing house provided it remains as one single dwelling, erection of garages & domestic outbuildings e.g. Garden sheds, will be specifically excluded from the clawback provision.

A viewing is highly recommended to appreciate this homes semi-rural location, its plot size, views, spacious accommodation and further potential.



### Entrance Porch

Door to side elevation, Upvc double glazed window to front elevation.

### Entrance Hallway

Stairs to the first floor, radiator, WC off, built in cloak and storage cupboard.

### Cloakroom 6' 0" x 4' 9" (1.82m x 1.44m)

Built in cistern, vanity unit with storage, tiled splash backs, mirror with light.

### Breakfast Kitchen 22' 6" x 13' 3" (6.85m x 4.03m)

Range of fitted units to the base and eye level, quartz worksurfaces, induction hob, extractor, Neff microwave combination oven, Neff fan assisted oven, plate warmer, sink with boiling water tap, inset sink, integral dishwasher, wine chiller, space for dining table and chairs, two radiators, Upvc double glazed window to the front and side elevation.

### Utility Room 9' 0" x 7' 7" (2.75m x 2.30m)

Fitted base and eye level units, stainless steel sink, plumbing for a washing machine, space for a dryer, Upvc double glazed window and door to the rear elevation.

### WC 7' 7" x 3' 10" (2.30m x 1.17m)

Upvc double glazed window to the rear and WC.

### Dining Room 17' 7" x 11' 5" (5.36m x 3.48m reducing to 3.17m)

Upvc double glazed patio doors and windows to the rear elevation, Upvc double glazed windows to the sides, two radiators.

### Study/Family Room 12' 4" x 11' 7" (3.76m x 3.52m)

Radiator, Upvc double glazed window to the rear elevation.

### Lounge 18' 3" x 16' 5" (5.56m x 5.00m) max measurements

Upvc double glazed bay window to the front elevation, Upvc double glazed window to the rear, log burning stove, wood beams to ceiling, recess shelving, timber lintel, wall lights, radiator.

### First Floor

#### Landing

Upvc double glazed window to the front elevation, loft access. Loft space is available for storage.

### Bedroom One 22' 5" x 13' 3" (6.84m x 4.03m)

Upvc double glazed window to the front and side elevation, wall lights, two radiators.

### Ensuite 13' 3" x 7' 7" (4.05m x 2.31m)

Panel bath, built in cistern, vanity unit, storage, Upvc double glazed window to rear elevation, partly tiled, ladder radiator, inset down lights, shower with chrome fitment.

### Bedroom Two 12' 4" x 11' 7" (3.77m x 3.52m)

Radiator, Upvc double glazed window to the rear elevation.

### Bedroom Three 12' 2" x 11' 8" (3.72m x 3.55m)

Built in wardrobe, Upvc double glazed window to the front and rear elevation, radiator.

### Bedroom Four 11' 5" x 8' 3" (3.48m x 2.51m)

Built in wardrobe, radiator, Upvc double glazed window to the front elevation.

### Bathroom 12' 8" x 10' 5" (3.86m x 3.18m) max measurements

Panel bath, built in cistern, vanity unit with storage, two Upvc double glazed windows to the rear elevation, corner shower, chrome ladder radiator, tiled, inset down lights, radiator, airing cupboard.



### Double Garage

Up and over electric door, pedestrian door to side, power, light, window to side.

### Externally

To the frontage is a walled boundary, dual driveways, one laid to Yorkshire stone flags the other tarmacadam. Areas laid to lawn and well stocked borders. To the side is a continuation of the driveways, detached garage and carport and large hardstand. To the rear is a Yorkshire stone patio, area laid to lawn, oil fired boiler, hedged boundary, mature trees.

### SERVICES

Heating: Oil fired Drainage: Pumping station to main foul sewer. Water: Mains connected Electric: Mains connected

### METHOD OF SALE

**METHOD OF SALE** The property is offered for sale by Informal Tender. The closing date for offers to be received by is 12 noon on Wednesday 7th May 2025. A Tender Form is available from the selling agents and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr. M. Kirkham, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked 'Coates Farm, - MK'. The vendor is not obliged to accept the highest or indeed any offer.

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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.

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**Whittaker  
& Biggs**