



Abbey Green Farm, Leek, Staffordshire Moorlands, ST13 8SA.  
Guide Price £1,000,000

Whittaker  
& Biggs  
Est. 1930



# Abbey Green Farm,

## Leek, ST13 8SA.

Abbey Green Farm is an impressive small holding nestled within 8.48 acres of land, including agricultural grassland (with water supplies), woodland, 2 substantial stone barns, stable block with tack room/ WC/ kitchen and large detached garage/workshop. The semi-rural location offers the convenience of easily accessible amenities/ schools, whilst retaining that desired privacy, space and rural setting. The four-bedroom farmhouse has recently undergone a high specification restoration, with quality fixtures and fittings throughout the project. The property boasts three reception rooms, two ensuite shower rooms, bathroom, 31ft open plan kitchen/dining room and snug off. A useful utility room, cellar and the versatility of having two staircases, with one of the bedrooms having its own independent access to the first floor, with ensuite shower room and WC.

You're welcomed into the property via the entrance porch, then through to the hallway. The hallway provides access to the first floor and has a useful WC off. The open plan kitchen/dining room has a reclaimed stone fireplace with log burning stove and ample room for a dining table and chairs. The kitchen has a range of fitted units to the base and eye level, island, granite worksurfaces, Miele integrated dishwasher, Belfast sink, inglenook with Everhot (multi-oven) range cooker, an American style fridge freezer and wine chiller. A snug area is located off the dining area, with media wall. A porch area is located to the rear of the property with a utility area housing the oil-fired boiler, base units with plumbing and space for a washing machine. The living room also benefits from a reclaimed stone fireplace with log burning stove and exposed beams to the ceiling. The office is located to the front of property, but this sizeable space could easily be utilised as a further reception room, having inset wood burning stove, access to the cellar and bedroom four.

To the first floor, the property has built in storage and provides access to three bedrooms and the family bathroom. Bedroom two has exposed timber to the walls and ceiling with ensuite off. Bedroom three could quite easily be reconfigured into two bedrooms, with a stud wall and additional access through the cupboard space, subject to any approvals required. The family bathroom has a walk-in shower, panel bath, integral chrome fittings, his and hers wash hand basins.

Externally the property has a gated and walled access from Abbey Green Road. Located to the left of the driveway is a detached stone haybarn, which has two levels and is a potential residential development opportunity, subject to planning and building regulation approval. Further down the driveway is the farmhouse located to the right, with gardens to the front and side, detached garage/workshop in front and ponds to the left-hand side. A yard area beyond sits in front of the sizeable stone L-shaped barn which could be utilised as stabling/ storage, or again is a potential residential development opportunity subject to the relevant approvals. A large open haybarn is located to the rear of the L-shaped barn, with the recently built stone and timber stable block with tack room behind, with concrete base, power, light, sink and WC. The paddock is accessed behind the barns through an agricultural gate, with brick-built livestock shelter and fenced boundaries – the 2 large grazing fields, potential menage area and woodland are then accessed through metal gates beyond.

A viewing is highly recommended to appreciate the flexibility of this stunning property with its extensive range of well-maintained outbuildings, ideal for those with an equestrian/ livestock/ wildlife interest, general smallholding, or those simply seeking the rural lifestyle whilst retaining the convenience of local facilities.

### Situation

Positioned on the north western rural outskirts of the historic market town of Leek and within the quiet hamlet of Abbey Green. The town of Leek is only a few minutes drive and has a wide range of facilities and amenities. The property is situated close to the Macclesfield Road, near the village of Meerbrook, Rudyard Lake and Tittesworth reservoir (both offering various watersport options) and has good commuting links to Buxton/Peak District, the Cheshire towns of Macclesfield and Congleton as well as the Potteries, Staffordshire. From the doorstep there is a network of footpaths to explore the local countryside and slightly further afield are the hills of the Peak District National Park and the Staffordshire Moorlands.





**Entrance Porch**

Double glazed composite door to the front elevation, UPVC double glazed window to the front and side elevation, radiator, exposed timber, glazed door into Hallway.

**Entrance Hallway**

Stone effect tiled flooring, UPVC double glazed window to the side elevation, exposed timber, radiator, staircase to the first floor, fixed shelving, built in storage cupboards.

**Cloakroom**

Lower level WC, wall mounted sink, feature glazed stained window, wall mounted ladder radiator with extractor fan.

**Open Plan Kitchen/Dining Room 31' 7" x 16' 3" (9.62m x 4.95m)**

Dining Room: Tiled floor, two wall mounted traditional radiators, exposed timber, stone fireplace with wood burning stove and stone lintel, built in storage cupboard with display units, feature stained glass window, ample room for dining room table and chairs, fixed shelving. Kitchen: Breakfast bar with granite worksurfaces, wine fridge, Belfast sink with chrome mixer tap, range of shaker style units to the base and eye level, Miele integral dishwasher, UPVC double glazed patio doors to the side elevation, UPVC double glazed window to the side elevation, space for freestanding American style fridge/freezer, Inglenook incorporating Everhot electric range style cooker with induction hobs, extractor above, wood lintel, brick surround, exposed timber, under unit lighting.

**Snug 13' 9" x 11' 7" (4.18m x 3.54m)**

UPVC double glazed window to the front, side and rear elevation, radiator, media wall.

**Rear Porch**

Wood double glazed door to the side elevation, UPVC double glazed window to the rear elevation, wall mounted contemporary radiator, part panelled walls, exposed beams.

**Utility 9' 7" x 9' 5" (2.92m x 2.87m)**

Granite worksurfaces, wood surfaces with Belfast sink with chrome mixer tap, UPVC double glazed window to the side and rear elevation, traditional style wall mounted radiator, exposed timber, Worcester oil fired boiler with immersion heated tank, plumbing for washing machine.

**Living Room 17' 10" x 15' 7" (5.43m x 4.75m)**

UPVC double glazed window to the front elevation, radiator, exposed timber, log burning stove with stone mantle and tiled hearth, built in shelving with feature lighting.

**Office 15' 5" x 13' 4" (4.69m x 4.07m)**

UPVC double glazed windows to the front elevation with stone mullions, UPVC double glazed window to the side elevation, radiator, staircase to the first floor, built in log burner which is inset in wall with tiled heath and wood mantle, two storage cupboards.

**Cellar Store 15' 4" x 8' 11" (4.67m x 2.71m)**

UPVC double glazed window to the side elevation, radiator, light and power connected.

**First Floor**

**Landing**

Radiator, two loft access points, UPVC double glazed window to the side elevation, exposed beams, useful storage cupboard with shelving.

**Bedroom One 17' 7" x 16' 7" (5.37m x 5.05m)**

Vaulted ceiling, exposed beams, radiator, UPVC double glazed window to the side elevation, Velux style windows to either side elevations.

**Bedroom Two 15' 11" x 14' 2" (4.85m x 4.33m)**

Radiator, UPVC double glazed window to the front and side elevation, exposed beams.

**Ensuite**

Lower level WC, wall mounted sink, shower enclosure with chrome fitment, exposed beams, mirror with light, wall mounted radiator, extractor fan.

**Bedroom Three 17' 9" x 15' 7" (5.40m x 4.75m)**

Two UPVC double glazed windows to the front elevation, two radiators, storage cupboard, feature fireplace, exposed timber.

**Bathroom**

Walk in shower enclosure with chrome fitment and integral shower head, panelled bath with integral tap, his and hers wash hand basins with chrome mixer taps, tiled splashbacks, lower level WC, wall mounted ladder radiator, mirror with storage and light, exposed wood, UPVC double glazed window to the side elevation, extractor fan, wall lights.

**First Floor**

Through office via separate staircase.

**Bedroom Four 16' 10" x 13' 6" (5.13m x 4.11m)**

UPVC double glazed windows to the front elevation with stone mullions, radiator, exposed timber beams, open grated fireplace with stone surround, wood mantle, loft access.

**Ensuite Shower Room**

UPVC double glazed window to the side elevation, pedestal wash hand basin, chrome heated ladder radiator, walk in shower with chrome fitment, exposed timber.

**WC**

Lower level WC, extractor fan.

**Externally**

Gated entry with walled pillars, post box onto gravelled driveway, stone barn, hard standing for bin storage. Area laid to lawn with pond, well stocked, access to the house via Indian stone steps, stone walled boundary, gravel area, courtesy lighting. To the side of the farmhouse is the garage/workshop, concrete steps, outside water tap, well stocked borders, lawned area, Pergola, fenced boundaries, courtesy lighting, gravel area. To the rear is gravelled walkway. Further down to the driveway is L-Shaped Barn. Concrete yard with outside water taps, wall boundary, gated access to the land. The haybarn/vehicle store and stables with tack room are located behind the L-shaped barn. To the rear of the stables is gated and fenced paddock, brick built livestock shelter.

**Stone & Brick Barn 16' 11" x 13' 0" (5.15m x 3.97m)**

Power and light connected, timber door at the front elevation, wood window to the front elevation, wood door to Barn.

**Stables 21' 10" x 16' 11" (6.65m x 5.15m)**

Window to the side elevation, light connected, wood steps to loft area.

**Loft Area 35' 3" x 16' 11" (10.75m x 5.15m)**

Vaulted ceilings, hay hatch to the side elevation, A-Frame above first barn with window to the side.

**L-Shaped Barn**

To the first section, wood door to the side elevation, window to the front elevation, power and light connected, window to the rear elevation.

To the second section is Stabling, power and light connected, three windows to the rear elevation, steps to loft area.

To the third section is four windows to the front elevation, two windows to the side elevation, stables, light and power connected. Steps to loft room.

A fourth store has access to the rear of the barn.





NOTE: Please refer to the floorplan for the measurements.

Hay Storage/Vehicle Store 35' 3" x 18' 11" (10.74m x 5.76m)  
Lean to corrugated timber roof, access door to the rear.

Stable Barn 45' 6" x 24' 7" (13.87m x 7.50m)  
Block stone base, timber cladding to sides, corrugated roof, stabling for one currently (concrete block enclosure), but could easily accommodate at least 4, power and light connected.

Tack Room 19' 11" x 16' 9" (6.07m x 5.10m)  
Power and light connected, pedestrian door to the side elevation, two double glazed windows to the side elevation, double glazed window to the rear elevation, wall mounted sink unit, low level WC.

Garage/Workshop 27' 11" x 24' 10" (8.51m x 7.56m)  
Block construction, wood double doors to the front elevation, light and power connected, concrete floor. Additional covered work area to the side of garage.

SERVICES  
Heating - Oil Fired  
Water - Mains  
Sewerage - Septic Tank  
Electric - Mains

THE LAND  
The property extends in total to approximately 8.48 acres (3.43 ha) as shown edged red on the attached plan, with the farm steading set on the eastern roadside boundary. To the south and west there are parcels of grassland extending to circa 4.61 acres of mixed grazing divided into various sized paddocks that are predominantly bound by a stockproof combination of mature hawthorn hedges externally and post and rail fencing internally. The land is predominantly classified as Grade 3/4 with loamy soils, lying at 177m above sea level and considered well suited to the grazing of horses and livestock and having a water supply.

On a hill above the farm steading to the west there is a small wooded copse extending to 1.64 acres.

#### RIGHTS OF WAY AND EASEMENTS

It is noted that a public footpath passes through the grassland parcels and leads to Bridge End. To the east of the property there is a network of footpaths leading towards Tittesworth Reservoir which are ideal for the outdoor enthusiast to explore and for equestrian parties there are quiet country lanes for outriding directly from the property.

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Note:  
Council Tax Band: F

EPC Rating: E

Tenure: believed to be Freehold





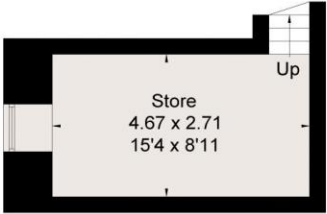
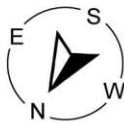




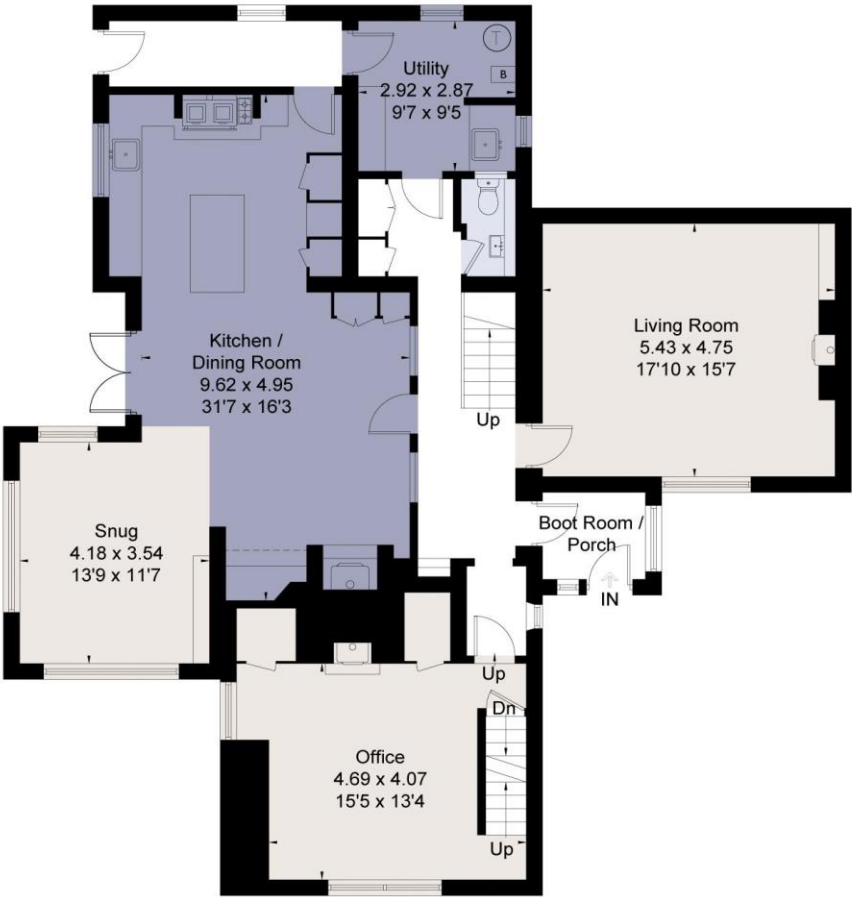




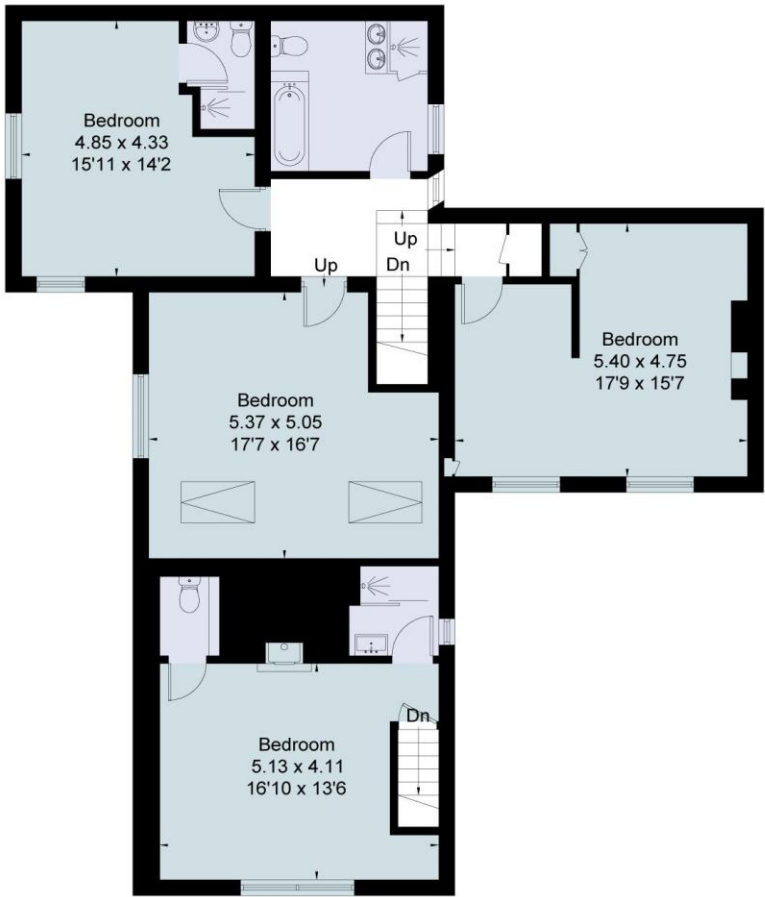
Approximate Floor Area = 288.0 sq m / 3100 sq ft



Lower Ground Floor

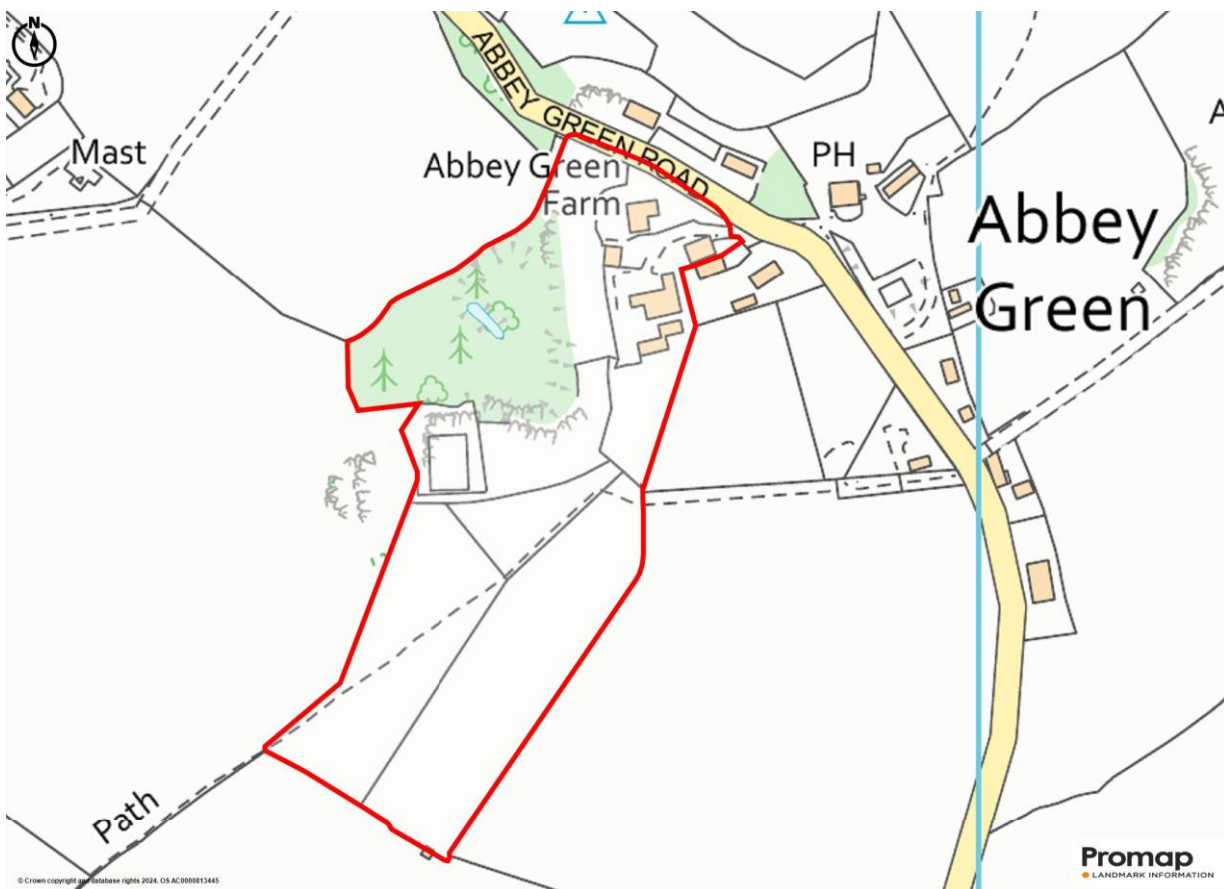


Ground Floor



First Floor





## Directions

From our Derby Street, Leek, offices take the A523 Stockwell Street, follow this road passing the old church on the right hand side and continue on the road which then becomes Mill Street. Follow this road for a short distance taking the third turning right into Abbey Green Road. Follow this road for a short distance and the property is located 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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