



Hollins Lane, Kingsley, ST10 2EW.
OIEO £650,000

Whittaker & Biggs Est. 1930

Hollins Lane, Kingsley, ST10 2EW.

Whittaker & Biggs are delighted to offer to the market this detached, three bedroom barn conversion nestled in an impressive rural plot and benefiting from having a detached double garage, detached workshop and a miniature thatched cottage folly!

Living space is comprised of a dining hall, sitting room, and breakfast kitchen to the ground floor, whilst to the first floor are three bedrooms, family bathroom and en-suite shower room.

The kitchen is equipped with granite worktops and breakfast table, a Rangemaster five ring range oven, Rangemaster extractor hood, ceramic Butler sink, inset ceiling spotlights, plinth lighting, ceiling beams and under floor heating.

A contemporary white suite can be found in both the bathroom and en-suite shower room, with the family bathroom benefitting from both a spa bath and a waterproof Sovos television.

The property is double glazed throughout and is heated by an oil fired boiler. Additionally, there is underfloor heating in the kitchen and dining hall.

Externally, the garden wraps around the property, is mainly laid to lawn and has a gravel driveway suitable for multiple vehicles.

A detached double garage with electric door and workshop with power and light are located in the far corner. The miniature thatched cottage makes a perfect playhouse!

A viewing is highly recommended to appreciate this home's rural location, beautiful finish and impressive grounds.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Dining Hall 16' 7" x 9' 4" (5.05m x 2.85m)

Wood double glazed door with wood lintel to the frontage, wood double glazed window with wood lintel and with shutters to the frontage, wood double glazed door to the rear, stone flooring, under floor heating, ceiling beams, stairs to the first floor.

Breakfast Kitchen 16' 7" x 10' 6" (5.05m x 3.21m)

Wood double glazed stable door with wood lintel to the frontage, 3x wood double glazed windows to the side aspect with wood lintels and shutters, units to the base and eye level, breakfast table, granite worktops, Rangemaster 5 ring range oven, Rangemaster extractor hood, ceramic Butler sink, chrome mixer tap, space and plumbing for a washing machine, space for an American style fridge freezer, inset ceiling spotlights, plinth lighting, ceiling beams, under floor heating.

Sitting Room 16' 7" x 11' 2" (5.05m x 3.41m)

Wood double glazed window with wood lintel and shutters to the frontage, 3x wood double glazed windows with wood lintels and shutters to the side aspect, Chesney's log burner with tiled hearth and surround, exposed brick chimney breast, inset ceiling spotlights, ceiling beams.

First Floor

Galleried Landing 9' 7" x 6' 2" (2.92m x 1.87m)

Velux skylight, ceiling beams, stone circle.

Bedroom One 12' 1" x 11' 3" (3.69m x 3.42m)

Wood double glazed window with wood lintel and shutters to the side aspect, radiator, ceiling beams, loft hatch.

En-suite 10' 10" x 3' 10" (3.31m x 1.17m)

Velux skylight, walk in shower, electric shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, bidet, chrome tap, chrome ladder radiator, part tiled, extractor fan, inset ceiling spotlights, tiled floor.

Bedroom Two 10' 8" x 9' 2" (3.24m x 2.79m)

Wood double glazed window with wood lintel and shutters, radiator, ceiling beams.

Bedroom Three 10' 8" x 6' 11" (3.24m x 2.12m)

Velux skylights, ceiling beam, radiator.

Bathroom 9' 3" x 5' 5" (2.82m x 1.64m)

Velux skylight, double ended spa bath, chrome waterfall mixer tap, Sovos waterproof TV with remote, vanity was hand basin, chrome waterfall mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled, extractor fan, inset ceiling spotlights, ceiling beams.

Externally

Wrap-around-garden, metal electric gates with intercom, gravel driveway, lawned, hedge boundary, workshop, double garage, thatched cottage folly, circular decked patio.

Double Garage 19' 6" x 17' 1" (5.94m x 5.21m)

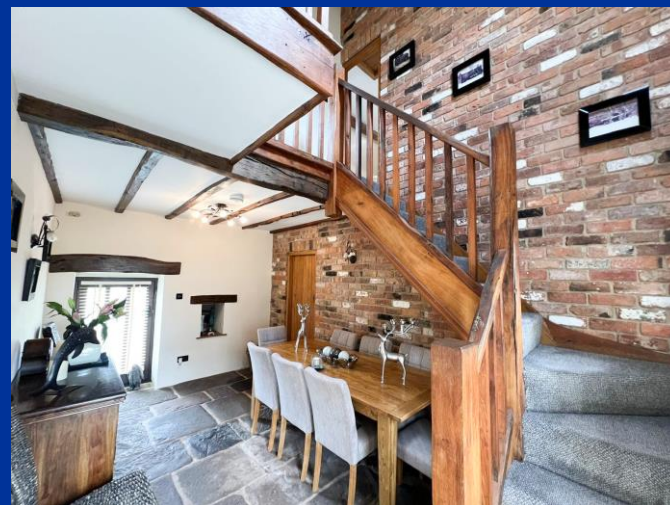
Timber construction, wood electric up-and-over door, power and light.

Workshop 39' 1" x 15' 3" (11.90m x 4.64m)

Wood construction, corrugated metal roof, power, light, water.

Thatched Cottage Folly

Thatched roof, ornamental cast iron fireplace.



Note:

Council Tax Band: E

EPC Rating: TBC

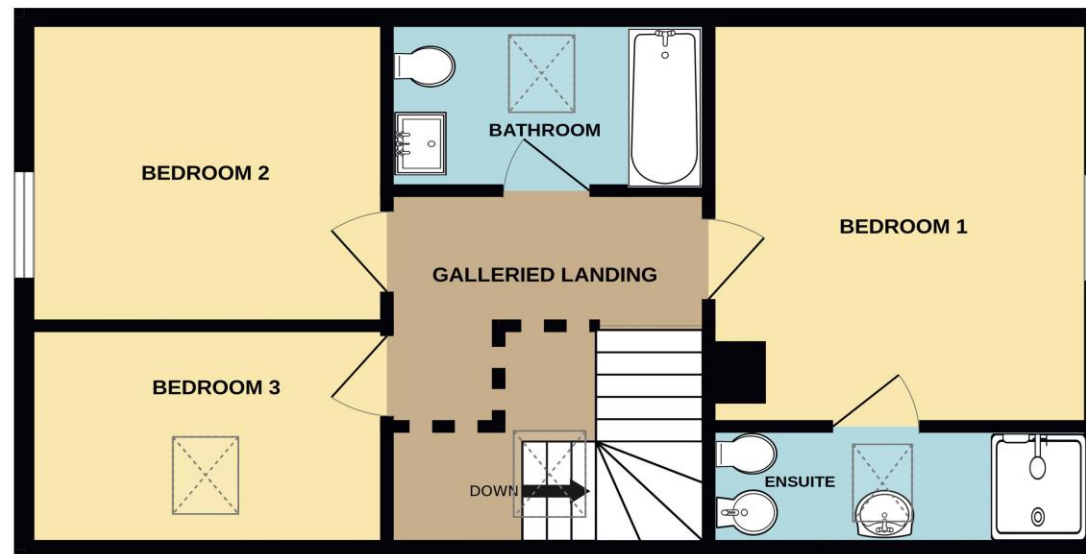
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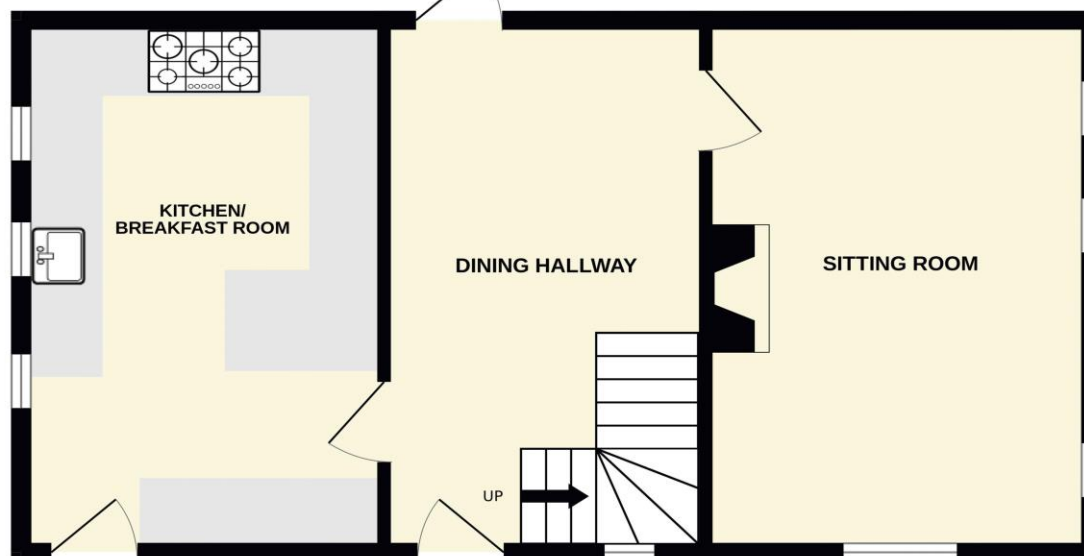




1ST FLOOR



GROUND 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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Situation

A beautiful loft conversion, being within the catchment for various good local schools to include Kingsley, Cheadle Academy, Moorside High School and Painsley Catholic College. The closest towns are Leek and Cheadle, both being busy market towns and benefit from many traditional shops and supermarkets.

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