



Windy Arbor, Cheadle Road, Cheddleton, Staffordshire Moorlands ST13 7BH.
Asking Price £150,000

Whittaker
& Biggs Est. 1930

Windy Arbor, Cheadle Road, Cheddleton,
Staffordshire, ST13 7BH

Windy Arbor is a detached stone property which is nestled on a substantial plot and has a gardens which are laid to lawn to all aspects with an impressive driveway located to the rear.

The property is currently registered and utilised as office space and comprises of office, kitchen, internal storage, toilet and shower to the ground floor.

To the first floor is a loft space which is accessed via a fixed ladder.

The property offers a variety of scope, either to continue to use the premises as office space, or alternatively subject to planning and building regulation approval, apply for a change of use, such as residential.

The current rateable value of the property is £1,975.

NOTE: The property is Grade 2 listed.



ACCOMMODATION

Office 13' 1" x 12' 0" (4.00m x 3.65m)

Two glazed windows to the side, glazed window to the front, stone mullion, vaulted ceiling with wood beams, exposed fireplace, wood glazed door to the front, fixed ladders to first floor storage room, radiator.

Kitchen 12' 0" x 11' 11" (3.65m x 3.63m)

Fitted units to the base and eye level, stainless steel sink and drainer, pedestal wash hand basin, glazed window to the front, radiator, exposed fireplace, glazed wooden door to rear.

Internal Storage 5' 11" x 12' 1" (1.81m x 3.68m)

Wall mounted gas fired boiler, window to front, storage cupboard.

WC 4' 7" x 2' 8" (1.40m x 0.82m)

Low level WC, sink, radiator.

Shower 4' 10" x 2' 7" (1.47m x 0.78m)

Shower tray, electric shower.

First Floor

Loft Storage 11' 7" x 11' 11" (3.54m x 3.62m) reducing head height

Glazed window to the side, radiator, light, Juliet style balcony.

Externally

Lawns to the front, sides and rear, with tarmacadam driveway to the rear.

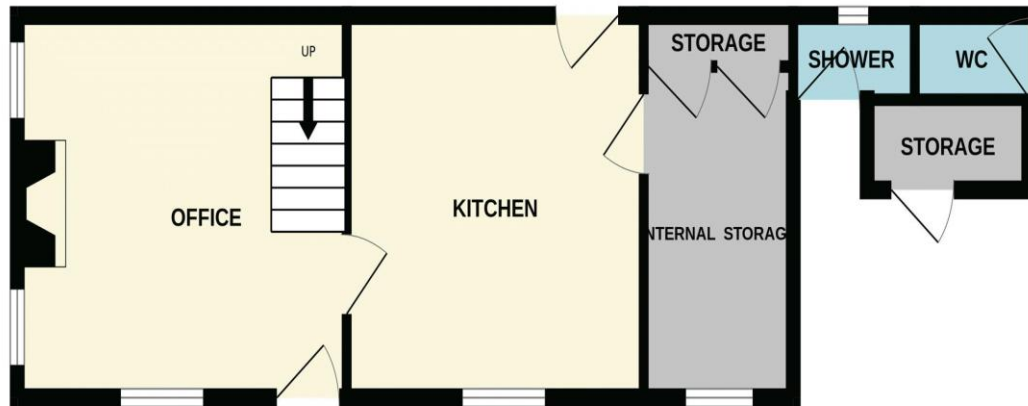
Note:

EPC Rating: TBC

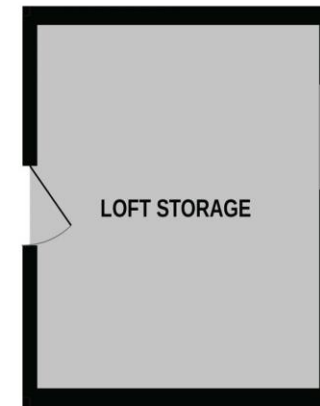
Tenure: believed to be Freehold



GROUND FLOOR



1ST 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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Directions

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left into the A520 Cheddleton Road, continue along the road passing through the villages of Leekbrook and Cheddleton. After passing through the village of Cheddleton upon reaching the mini roundabout at the top of the hill proceed straight ahead which then becomes Cheddle Road, follow this road for a short distance and turn left onto Bones Lane and the property is located immediately on the right hand side.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**