

MEADOW COTTAGE The Village, Endon, Stoke on Trent, Staffordshire ST9 9EX

Price Guide £795,000



- An Attractive Detached Three Bedroom Property
 - Stables, Barn, Manège & Paddock Grazing
- Workshop ● Ample Parking with Space for Horsebox etc.
 - Ideal for Equestrian or Smallholding Use
 - Set in Approx. 7 Acres

REF AR7447

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Leek 4.5 miles • Stoke on Trent 7 miles • Uttoxeter 20 miles • Stafford 25 miles

A spacious, detached equestrian home set in approx. seven acres with stables, barn, manège and paddock grazing in an accessible village/rural location.

The village of Endon is located within the Staffordshire Moorlands district and has a good range of local amenities, shops and public houses. Local schooling includes St Luke's Primary, Endon Hall Primary and Endon High School. The market town of Leek is close by and has a full range of shops and facilities associated with a town.

The property is currently utilised as private equestrian home for the vendors, their show horses and brood mares. The property is close to Beaver Hall Equestrian Centre which runs a range of shows and can also be privately hired.

THE RESIDENCE

A detached brick built, three bedroom property benefitting from double-glazing and gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front entrance leads into an **Entrance Hall** with stairs rising to the **First Floor**, a useful understairs cupboard and a **Cloakroom** with WC and wash hand basin.

To the left is a **Reception/Dining Room** with archway division. To the **Reception Area** there is a logburner, set into a chimney breast on a granite hearth. A door leads through to the **Kitchen / Diner** which has tiled flooring and is fitted with a range of country style built-in units with rolled edge worksurfaces. There is a single drainer sink with mixer tap, integrated fridge freezer and dishwasher, and a Stoves Range Cooker with seven ring hob.

A door from the **Kitchen** leads into a **Side Entrance Porch / Utility** which has double doors to outside, plumbing for a washing machine, space for a tumble dryer and a further door leading back into the **Entrance Hallway**.

To the right of the **Entrance Hallway** is a **Family Room** with an open fireplace set in a wooden fire surround.

To the **First Floor** the **Landing** leads on to **Three Double Bedrooms** plus a **Box Room** (c. 2.29m x 1.67m) with a built-in bed, and a **Family Bathroom** with a free-standing roll-top bath, double shower cubicle, wash hand basin in vanity unit, heated towel rail and WC.





OUTSIDE, OUTBUILDINGS & LAND

A pedestrian gate from the road leads up to the front door and the front garden is mainly laid to lawn. Further lawns sweep around both sides of the house to the rear. To the rear of the house there is a **Patio Entertaining Area**, perfect for al fresco dining and a **Summerhouse**.

A five-bar gate from the road leads into a generous **Parking Area** and on to the **Equestrian Facilities**.

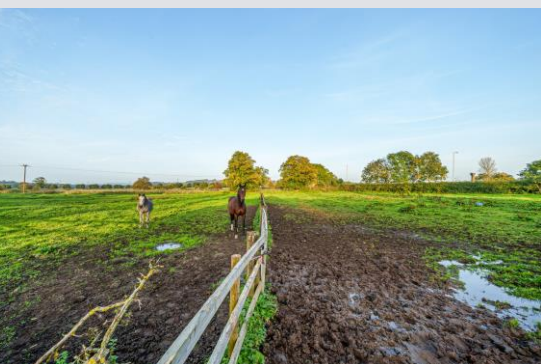
The **Open-sided Stable Yard** has power, light and water supplies. There are **Seven Stables** in total set back to back with four to the front and three to the rear. Adjoining to one end is an **L-Shaped Barn / Store**, and to the other end a large **Workshop** with uPVC double doors to the rear.

There is a separate **Isolation/Foaling Stable** (not shown on floorplan)

To the rear of the **Stable Yard** there is a **Pond** and a further **Yard** with **Additional Parking**.

The **Manège** 40m x 20m approx. has a post and rail surround and a sand and rubber surface.

The **Land** is divided into **Four Paddocks** and is level to gently sloping pasture.



IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)

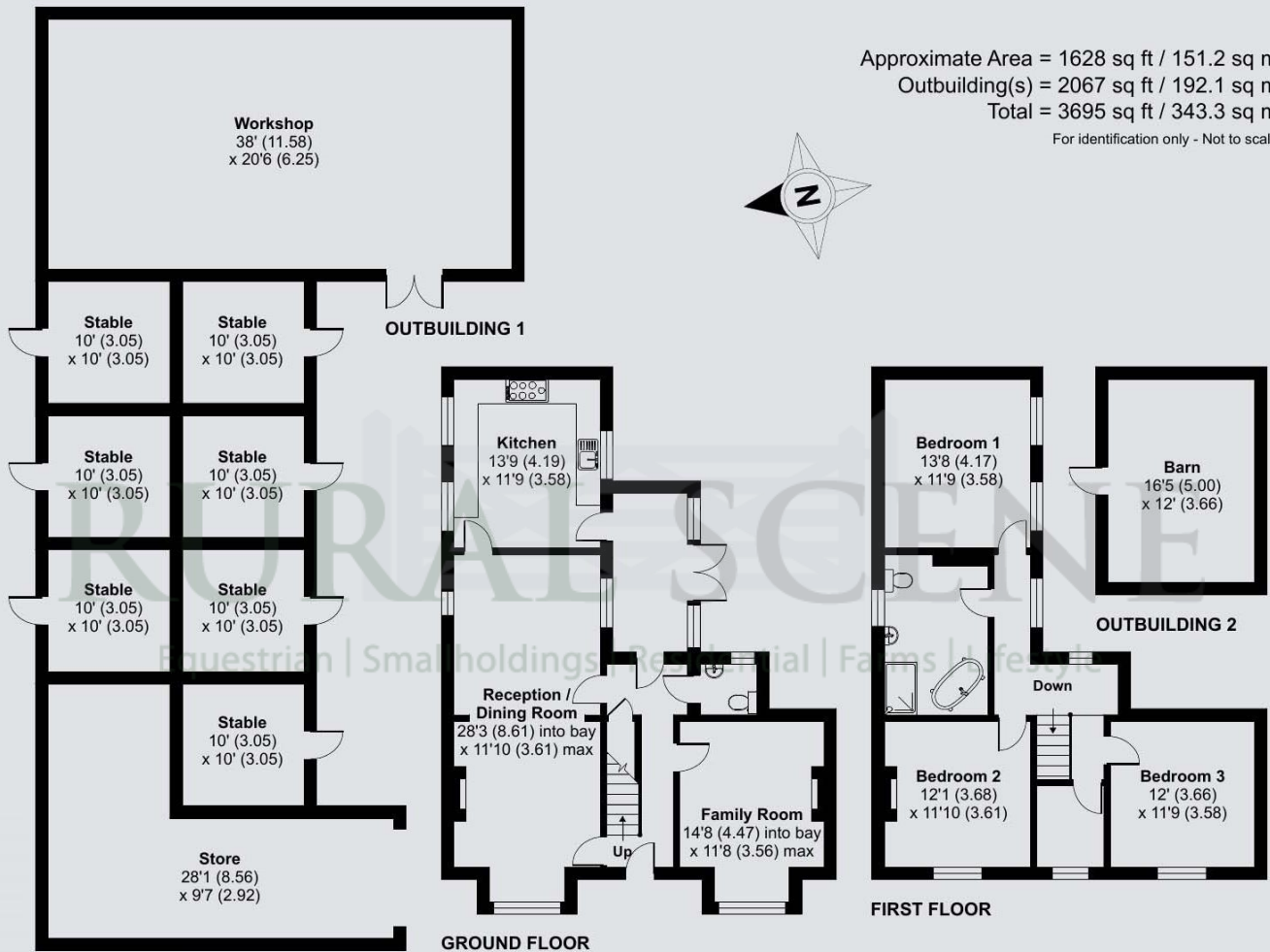


RURAL SCENE

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Approximate Area = 1628 sq ft / 151.2 sq m
 Outbuilding(s) = 2067 sq ft / 192.1 sq m
 Total = 3695 sq ft / 343.3 sq m
 For identification only - Not to scale



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

STAFFORDSHIRE COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

From the A50 heading towards Stoke on Trent take the A52 exit sign-posted for Leek/A5009. After just under a mile, at Joiners Square take the third exit onto Leek Road / A52. Stay on this road and after approx. 2.5 miles turn right onto Leek New Road / A53. After approx. 2 miles turn left onto The Village and the property will be found on the right-hand side.
 There is no For Sale board.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Rural Scene. REF: 1040655



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