



- An Exciting Opportunity to Acquire a Fantastic Equestrian Centre
- New Build 3/4 Bedroom Detached Farmhouse (With Occupancy Condition)
- Impressive American Style Stable Barn with 13 Internal Stables, Tack Room, Feed Room and Rug Room
  - Indoor and Outdoor Manège both with FEI Approved Surfaces
  - Grazing Paddock Land
- Two Bedroom Log Cabin • Central Location with Good Accessibility for Shows and Commuting
  - Set In Approx. 9 Acres • No Upward Chain

REF AR8126

## GENERAL AND SITUATION

Approximate Distances:

Cheadle 1 mile • Uttoxeter 9 miles • Stoke-on-Trent 11 miles • Leek 12 miles  
Stafford & Ashbourne 15 miles

A rare opportunity to purchase an outstanding equestrian centre with extensive facilities and a new build three/four bedroom house, all set in approx. 9 acres, in a very accessible location and offered for sale with no upward chain.

This fantastic equestrian centre sits in a private, elevated position with far reaching views. It offers a full range of fabulous facilities, suitable for the professional rider, which include an American style barn with 13 internal stables, as well as hay room, wash bays, solarium and vibration plate, office, tack room and rug room. An indoor manège measuring c.45m x 23m has a recently installed FEI approved sand and fibre surface by Equestrian Surfaces Ltd. There is a viewing gallery, judges' box and café. Additionally, there is an outdoor manège c.60 x 25m, again with the FEI approved sand and fibre surface.

Also included in the sale is a high-specification, newly built three/four bedroom detached house (with occupancy condition) and a two bedroom log cabin.

The property boasts an accessible location, not far from the centre of the historic market town of Cheadle. Cheadle offers a wide range of services and amenities which include doctors, pubs, schools, shops and supermarket, and is in easy reach of nearby towns and cities. Transport links are excellent with easy access to the A50 which links to the M1 and M6. There are airports and rail services within easy reach.

The property is close to local bridlepaths with good out-riding and is within hacking distance of Dimmingsdale.

## THE RESIDENCE – PADDOCK HOUSE

A unique, new build family home built to a high specification with three/four bedrooms, in private position, with oil-fired central heating and uPVC double-glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

A welcoming and bright **Entrance Hall** with Amani marble tiled flooring has a useful understairs storage cupboard. A stainless-steel balustrade with hand crafted glass and stairs with oak treads, lead off to the first floor.

Doors lead off to a **Utility Room**, and a fantastic open-plan **Lounge / Kitchen / Dining Area**. The **Kitchen Area** hosts a range of bespoke, handmade, wall and base mounted units with quartz work surfaces over, a butler sink with mixer tap, integrated dishwasher, space and plumbing for an American fridge freezer, Stoves electric range style cooker with extractor over. The beautiful Amani flooring continues throughout the ground floor and the first floor. There are windows to two aspects which provide a lot of natural light to this area, as well as three sets of external bi-fold doors allowing views over and access to the garden and paddock land beyond.





Left from the **Entrance Hallway** is the **Snug/ Downstairs Bedroom**, a versatile space with a walk in **Wardrobe/Dressing Room** and a door to the **Ensuite Bathroom** which has a high quality, silver finish four-piece suite.



To the **First Floor** there are **Three Further Bedrooms** and another unique **Bathroom Suite**, this time in a gold finish, comprising double shower cubicle, free standing, rolled edge copper bath, hand wash basin on marble top with cupboard beneath and WC.

The **Galleried Style Landing** continues the glass panels from the stairwell and has skylights to the ceiling. All three bedrooms have a continuation of the tiled flooring and skylights. The **Master Bedroom** overlooking the rear elevation, has double doors to a **Juliet Balcony**.



**Paddock House** has its own entrance from the main access track, separate to the equestrian facilities access, and is set in a quiet and peaceful location with no near neighbours and no road noise.

Outside the house has gardens to the side and rear elevations, with artificial turf and a low maintenance gravelled patio area. There are views over the adjacent paddock land.

A very large driveway provides multiple vehicle parking for a variety of vehicles. Additionally, there is a **Detached Double Garage**.



**Paddock House Occupancy Condition:** *The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry as defined in Section 336 of the Town and Country Planning Act 1990; or in the keeping, trading or breeding of horses on the site, or a dependent of such a person residing with him or her, or a widow or widower of such a person.*



**AGENT'S NOTE:** For anyone that may be seeking additional residential accommodation, there is also a further three bedroom detached house, **Stable Cottage** which is available with approx. 3 acres of grazing land to the rear. This is available under a separate listing, further details are available from the agents.



**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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## THE EQUESTRIAN FACILITIES

The equestrian centre, although currently functioning as a private competition yard, has previously been utilised as a riding school, livery yard, training and competition centre. The property is currently hired out to the local dog agility and training group in the evenings, which is something that could be continued. It is a popular venue for hire by local riding clubs, as well as for clinics and general private hire. It has its own gated access off the main driveway. There is ample space for customer parking including space for large HGV horseboxes/ trailers.

The **Equestrian Facilities** comprise as follows:

**American Style Barn** with the benefit of CCTV - a bright and airy space with skylights, it has Thirteen integral stables, the majority of which have rubber matting. Within the stable barn there are also tack, feed and rug rooms and a hay store, as well as wash bays, solarium and vibration plate (available by separate negotiation). There is direct access from the stabling into the indoor manège.

**Indoor Manège** c.45m x 23m with recently installed FEI approved sand and wax fibre surface, lights and mirrors. There is a viewing gallery with fitted seating area, café area and raised judges' box.

**Adjoining Barn** ideal for mares and foals (loose housing)

**Outdoor Manège** c.25m x 60m with post and rail surround, higher than usual to allow loose jumping and with a recently installed FEI approved sand and wax fibre surface (as the indoor)

**Container** with power for further storage.

**The Land** that forms part of the farmstead is laid to permanent pasture and is used as grazing land for the horses. It is divided into smaller, more manageable paddocks with majority post and rail fencing and is flat/gently sloping. There is a water supply to the fields.

**IN ALL APPROX. 9 ACRES  
(About 3.6 Hectares)**

Nb. A **Public Footpath** runs through the property.

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## THE LOG CABIN

The traditional Log Cabin has accommodation comprising an **Open Plan Kitchen/Diner**, **Two Double Bedrooms** and a **Bathroom** with shower over bath, wash hand basin and WC.

## POTENTIAL GROOMS ACCOMMODATION

There is a **Detached Brick-Built Building** which is ideal for grooms' accommodation (subject to gaining the necessary planning permissions and consents), currently offering kitchenette, hobby/reception rooms, bathroom and extra storage.



Log Cabin



Log Cabin

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

## TENURE Freehold

## SERVICES

**PADDOCK HOUSE** - MAINS ELECTRICITY, MAINS WATER, OIL-FIRED CENTRAL HEATING, PRIVATE DRAINAGE (septic tank) TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations) - **ENERGY RATING C - COUNCIL TAX BAND C**

**LOG CABIN** - MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank), LPG GAS CENTRAL HEATING - **COUNCIL TAX BAND C**

**EQUESTRIAN CENTRE** - MAINS ELECTRICITY, MAINS WATER



Log Cabin



Groom's

## DIRECTIONS

From Cheadle take the A522 south towards Tean and having passed the Master Potter pub on the right, take the next left-hand turning into Eaves Lane. Follow the lane for about half a mile and the driveway to the property is clearly signed on the right-hand side.

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Groom's

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