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Oak Moor Farm, Grindon, Leek, Staffordshire. PEAK DISTRICT  
£1,435,000



Parsons Lane, Grindon, Leek, ST13 7RH





Oak Moor Farm is situated in the spectacular Peak District National Park and commands enviable 360 panoramic views over the surrounding countryside. The fabulous location of the property offers the perfect lifestyle business opportunity. It also offers the option of a large family home, multi generational living or split into two houses (subject to the necessary planning permission), whether you are looking for a large family home or multi business opportunities, then this is worth a look.

The stone built farm house dating back to the 1800's, is approached via a long impressively lit private tarmaced drive leading to a turn around at the front of the building. Number of outbuildings, including container, Steel frame construction barn having electric light, power and water, WC and storage. Wooden outbuilding. Two brick stores. Seating areas. Multiple fenced paddocks which would suit a variety of animals. Menage. Wooden animal shelter. The farm house has planning permission to extend the accommodation to the rear elevation - plans available

The current accommodation comprises of entrance porch, entrance lobby having cloaks off, hallway having utility and coats cupboards off, dining kitchen, family lounge, sitting room, conservatory, breakfast kitchen, four bedrooms, two en suites and family bathroom. Formal garden area including seating area, lawn and extensive views.

#### \* FOUR BEDROOM FARM HOUSE

with planning permission to extend to the rear

\* SITTING IN APPROXIMATELY 10 ACRES

\* ENVIABLE 360 PANORAMIC VIEWS OVER THE SURROUNDING COUNTRYSIDE

\* OUTBUILDINGS & SEATING AREAS

\* MULTIPLE FENCED PADDOCKS WHICH WOULD SUIT A VARIETY OF ANIMALS

\* MENAGE

\* ALPACA WALKING TREK

\* OUTBUILDINGS,

\* ALPACA EXPERIENCE (terms & conditions applied)

\* MOTORHOME HIRE (by separate negotiation)

\* <https://www.oakmoorfarm.com/>

### ACCOMMODATION

#### Entrance Porch

With single glazed windows and door. Tiled floor. Access to the lobby.

#### Lobby

With cloaks cupboard.

#### Separate WC

Double glazed window. Wash hand basin and low level WC. Radiator.

#### Inner Hallway

Two useful storage cupboards.

#### Utility Room

Double glazed window. Wall mounted boiler. Plumbing for automatic washing machine. Space for tumble dryer.

#### Kitchen/Diner

21'11" x 12'6" narrowing to 10'4" (6.70 x 3.82 narrowing to 3.16)  
Farmhouse style kitchen with a range of units. Space for range style cooker. Extractor hood. One and a half bowl sink with single drainer. Two radiators. Space for dining table. Three double glazed windows each having stunning views. Double glazed patio door with access to the garden.

#### Lounge

16'4" x 14'6" (4.98 x 4.42)

Exposed feature stonework/ fireplace housing log burner. Two double glazed windows. Radiator Stairs off to the first floor. Door access into the conservatory.

#### Sitting Room

15'8" x 11'2" (4.78 x 3.42)

Two double glazed windows. Exposed beam ceiling. Radiator. Inset housing log burner. Access to the conservatory.

#### Conservatory

32'6" x 9'3" (9.91 x 2.84)

Spacious conservatory with stunning views. Double glazed windows and double glazed doors which open to the garden.

#### Breakfast Kitchen

15'2" x 11'2" (4.63 x 3.41)

Fitted kitchen with worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer. Space for breakfast table. Three double glazed windows. Radiator. Tiled floor. Stairs off to the Guest bedroom and en-suite.

#### Guest Bedroom

15'3" x 11'4" max narrowing to 7'6" (4.65 x 3.46 max narrowing to 2.31)  
Double glazed window. Radiator. Built-in wardrobe. Access to the en-suite.,

#### En-Suite Bathroom

9'0" x 8'4" (2.75 x 2.55)

Suite comprises, panelled bath, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Radiator. Panelled ceiling.

#### First Floor

#### Landing

Two useful storage cupboards. Sky light.

#### Master Bedroom

17'5" to robe x 9'5" (5.31 to robe x 2.88)

Two double glazed windows. Built-in wardrobes, dressing table and drawer set. Radiator. Access to the en-suite shower room.

#### En-Suite Shower Room

7'11" x 7'5" (2.42 x 2.27)

Modern suite comprises, shower cubicle with shower and body jets, vanity wash hand basin, bidet and low level WC. Tiled walls. Inset ceiling spot lights. Two heated towel rails. Double glazed window.

#### Bedroom Two

15'6" x 11'4" (4.74 x 3.47)

Sky light and single glazed window. Radiator.

#### Bedroom Three

12'6" x 10'2" (3.82 x 3.11)

Double glazed window. Radiator. Built-in recess with hanging rail.

#### Family Bathroom

14'1" x 5'7" (4.30 x 1.71)

Suite comprises, spa style bath with jets, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Part tiled walls. Tiled floor. Radiator. Sky light.

#### Externally

#### Office

10'7" x 9'1" (3.25 x 2.77)

Power and light. Space for office desk and furniture. Inset sink with mixer tap. Access to all dog bedrooms

#### Dog Bedroom One

8'5" x 6'1" (2.58 x 1.87)

Double glazed window. Radiator. Space for bed. Cupboard housing Glow worm boiler.

#### Dog Bedroom Two

8'5" x 5'9" (2.57 x 1.77)

Double glazed window. Radiator. Space for bed.

#### Dog Bedroom Three

11'7" x 5'10" (3.55 x 1.79)

Double glazed window. Radiator. Space for bed.

#### Dog Bedroom Four

9'4" x 5'9" (2.85 x 1.76)

Single glazed window. Radiator. Space for bed.

### EXTERNALLY

Set in approximately 10 acres incorporating long private driveway leading to a turn around, Multiple fenced paddocks which would suit a variety of animals, outbuildings and seating areas. Private garden to the rear, laid to lawn and patio area.

### Local Area & Historical Fact

#### Local Area and Historical Facts

On the doorstep of Oak Moor Farm are the local villages of Grindon and Butterton, within easy access to Thors Cave, Manifold Valley and Alton Towers whilst also on the edge of the Derbyshire Dales.

Built in 1782, The Black Lion is at the heart of Butterton and boasts real olde world charm. On glorious sunny days, bikes are set to one side while cyclists sit in the large beer garden to enjoy refreshments; come the winter months, customers are more likely to crowd around the warmth of the pub's old range.

St Bartholomew's Church is a Grade II-listed building built in 1871. The Church has an imposing spire that dominates the local landscape.

Another little-known fact is that Butterton is Staffordshire's only 'Doubly Thankful Village', so-called because all the men from the parish returned safely from both the First and Second World Wars.

Situated north of Grindon Village, there is a memorial for a Halifax aircraft that crashed on Grindon Moor on 13 February 1947. Six RAF men died in the crash; the Halifax bomber was bringing relief to the stricken and remote village during the great blizzard of 1947.

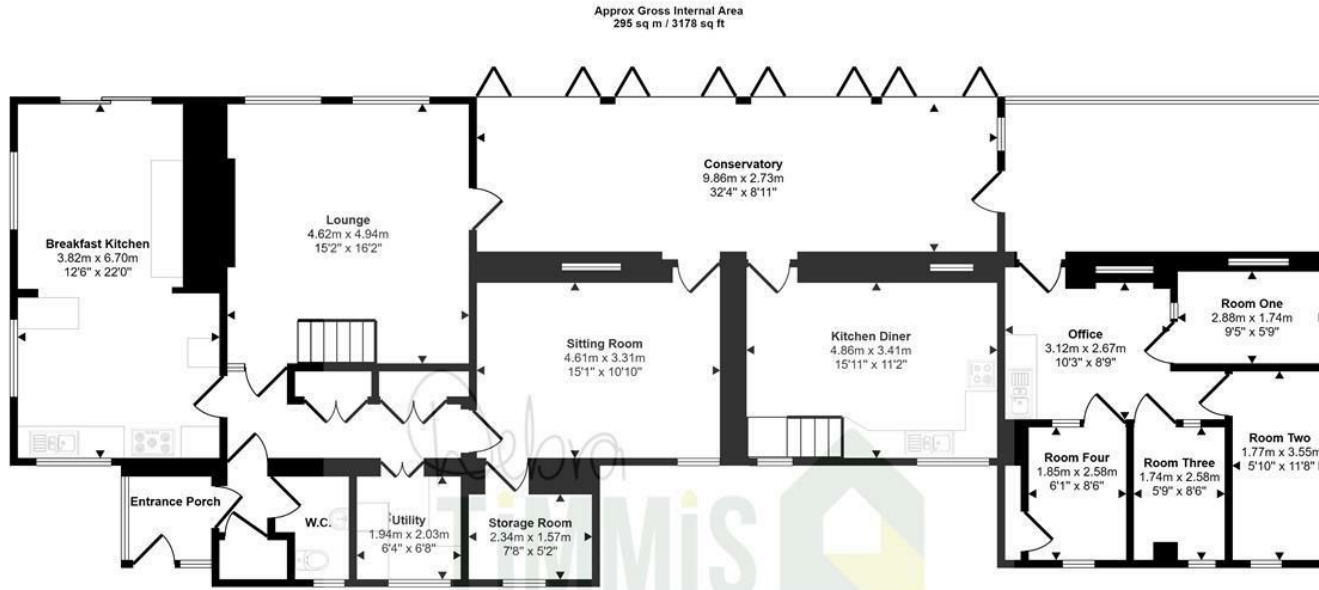












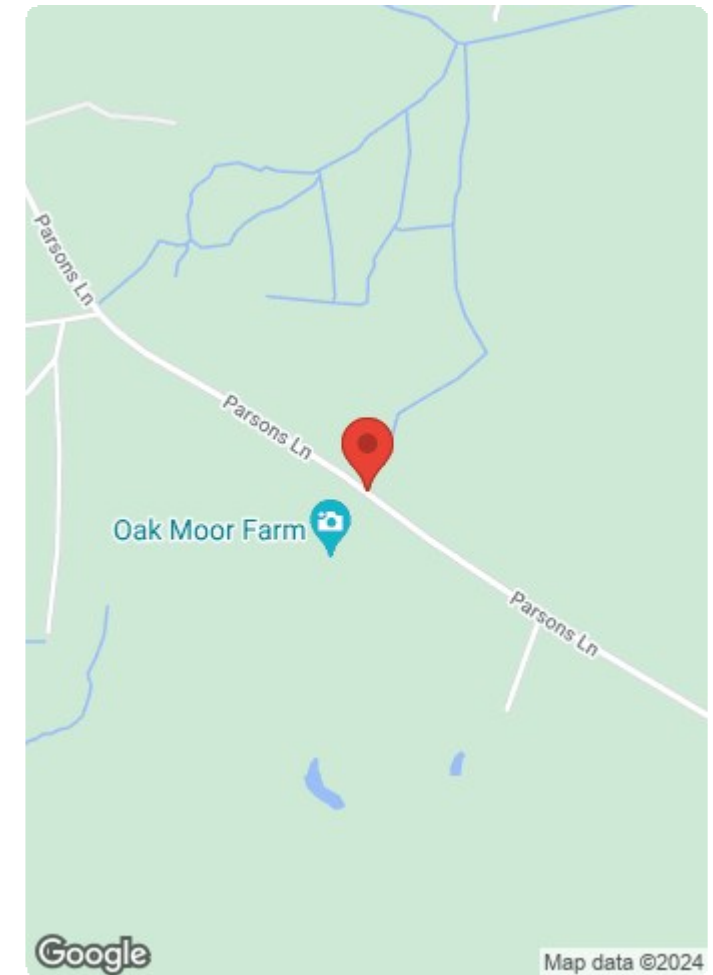
Ground Floor  
Approx 200 sq m / 2149 sq ft



First Floor  
Approx 96 sq m / 1029 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Tenure: Freehold  
Council Tax Band: F

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