



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Keepers Cottage

Farley Road

Oakamoor, ST10 3BD

**Offers In The Region Of £550,000**



# Keepers Cottage Farley Road

Oakamoor, ST10 3BD

Keepers Cottage offers a quaint Grade II Listed, three bedroom stone and tiled cottage in a fantastic setting. This quaint cottage is situated in a rural location and is surrounded by its own 5 acres of land or thereabouts. The property is in need of a scheme of modernisation and improvement, but would make an idyllic family home. Internally there is an entrance hall, spacious living room, kitchen and bathroom to the ground floor and three bedrooms to the first floor. Externally, Keepers Cottage has the added benefit of an adjoining two storey outbuilding, along with a former tennis court and open fronted storage barn.

Viewing is highly recommended to appreciate the potential and peaceful lifestyle that Keepers Cottage offers.

## Directions

From Leek, take the A523 Ashbourne Road and turn right on to Ellastone Road, signposted for Peak Wildlife Park and Alton Towers. Follow this road to the junction and go straight on (immediate left then right) and continue on Ellastone Road. AT the junction, turn right onto Star Bank and go past The Star At Cotton. After approximately 1.5 miles, just after The Laurels B&B, turn left on to Farley Road. Follow this road and the property will be found on the left hand side, indicated by our 'For Sale' board. What3Words Location Code: [///vowel.duplicate.intensely](#)

## Accommodation Comprises:

Entrance Hall with hexagon tiled floor, exposed ceiling beams, window to the front aspect, under stairs storage and stairs off.

## Living Room

15'1" x 14'9" (4.62 x 4.50)

A good sized room with hexagon tiled floor, exposed beams, radiator, windows to the front and rear aspects and solid fuel log burner.

## Kitchen

13'2" x 8'7" (4.02 x 2.62)

With wall and base units, tiled floor, window to the rear aspect, radiator and part tiled walls.





#### Bathroom

8'1" x 6'2" (2.48 x 1.90)  
With bath with shower over, lavatory and wash hand basin, two windows to the rear and side aspects and extractor fan.

#### Rear Hall

With hexagon tiled floor, door to outside and loft access

#### Stairs to First Floor Landing

With window to the rear aspect, radiator and loft access.



#### Bedroom One

11'11" x 11'8" (3.65 x 3.57)  
Double sized with over stairs storage, radiator and window to the front aspect.

#### Bedroom Two

15'4" x 9'1" (4.69 x 2.77)  
Double sized with radiator and two windows to the front aspect.

#### Bedroom Three

12'2" x 6'1" (3.72 x 1.86)  
Single sized with radiator and window to the rear aspect.



#### Adjoining Outbuilding

22'1" x 15'5" (6.74 x 4.72)  
Adjoining the property there is a two storey stone and tiled building, housing the oil boiler and used mainly for storage and small workshop purposes. To the side aspect are double doors to outside and a window on the first floor to the rear aspect. It is considered that this building would lend itself to incorporation into the dwelling, subject to necessary consents.

#### Outside

Keepers Cottage is immediately surrounded by gardens, with lawns and boarders and driveway. A short distance away is a former tennis court, together with an open fronted storage building, which has the potential to be adapted for other purposes, including stabling as electricity and water connections are available.



### Land

The property extends to 5.27 acres or thereabouts as a whole. The grassland extends to 4.75 acres and is arranged in two fields which are used for livestock grazing. The land is shown on the attached plan.

### Services

We understand that the property is connected to mains electricity and water, with oil fired central heating and drainage being by private means. We understand that the property does also have a right to a private water supply, but this is no longer utilised. In conjunction with this right, we understand there may be an obligation to provide water to East Lodge, although the legal position is currently unknown.

### Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

### Land Registry

The property is held on two title numbers with the house and gardens being SF433230, and the agricultural land being SF433608.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Tenure and Possession

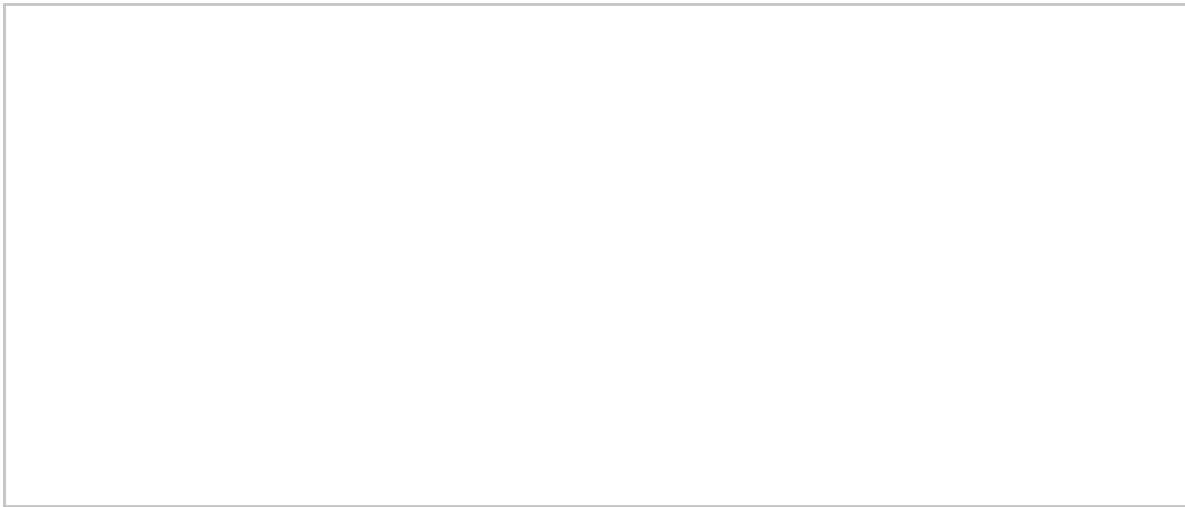
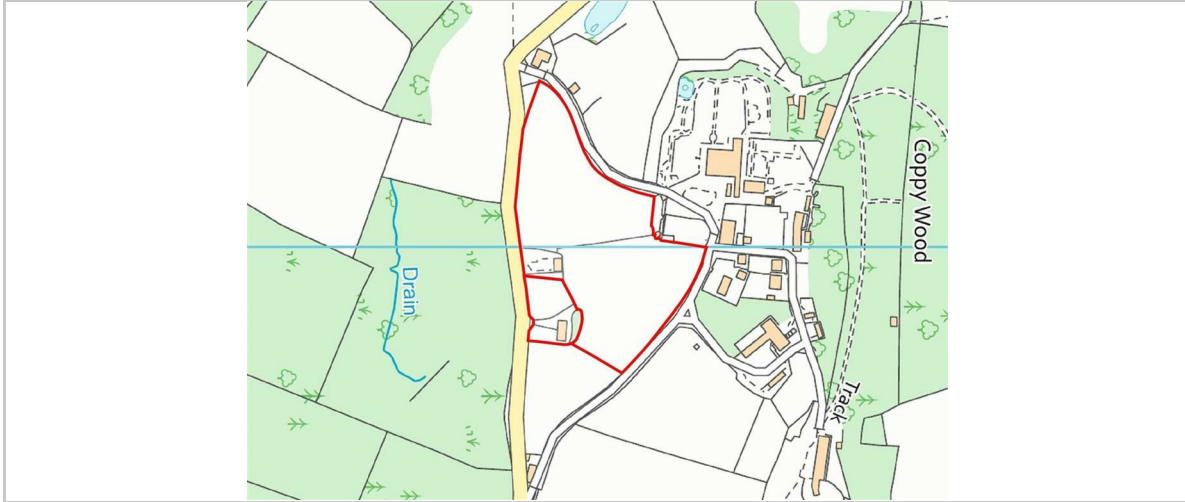
The property is held freehold and vacant possession will be given upon completion.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



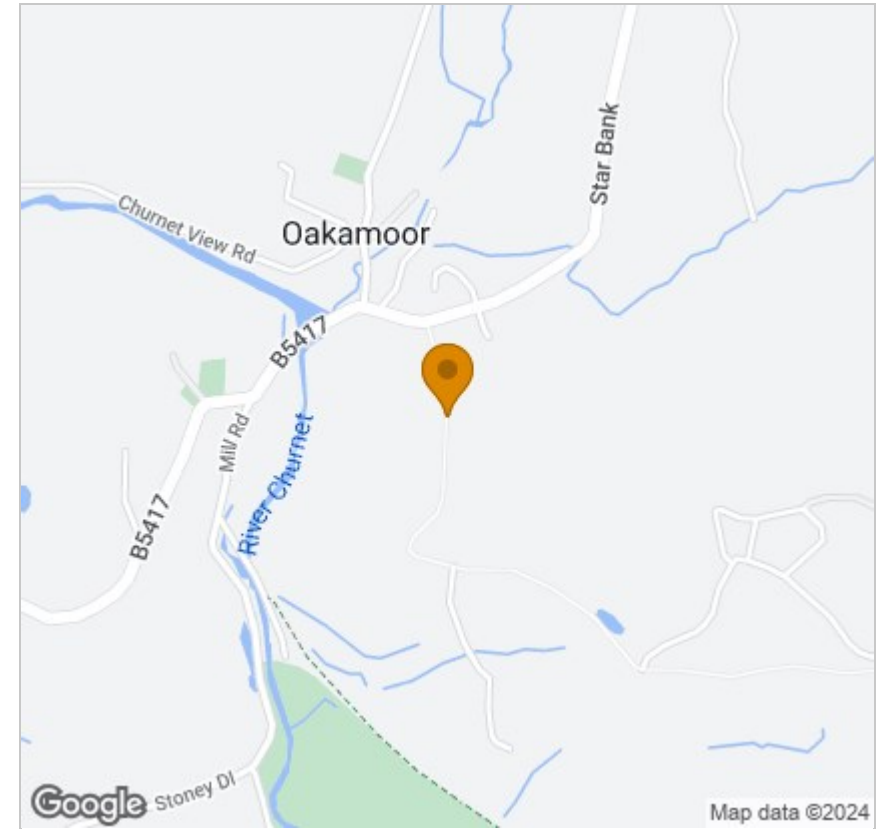
## Floor Plan



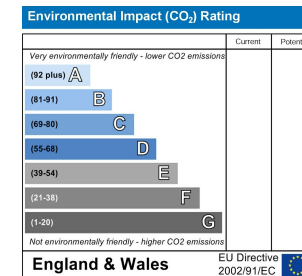
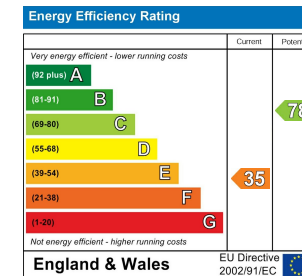
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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