



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Stonesteads Leek Road

Waterhouses, Stoke-On-Trent, ST10 3HN

**Price £499,950**



# Stonesteads

## Leek Road

Waterhouses, Stoke-On-Trent,  
ST10 3HN

Stonesteads is a fantastic opportunity to purchase a detached bungalow located on the edge of the Peak District National Park with countryside views and sitting in 2 acres or thereabouts which includes the bungalow, a small parcel of woodland, double garage and outbuilding which has previously been used as storage and stables.

The property offers a convenient location with amenities close by, and a private rural lifestyle.

Of interest to those with equestrian or small holder pursuits having the outbuilding and land but also of interest to those wanting a family home with potential to extend (subject to necessary consents), therefore offering many options for potential buyers.

An additional 3.6 acres of grassland is available by separate negotiation.

Viewing is Highly Recommended to appreciate the scope and location on offer.



### Situation

Located in the busy rural village of Waterhouses situated between the market towns of Leek and Ashbourne with easy commuter links to Buxton, Stoke on Trent Derby and straightforward access to the M1. The property is close to many local amenities which are offered in the village including chip shop, public house and local shop along with a primary school incorporating swimming baths, which serves many local villages.



### Directions

Travelling from our Leek Office take the A523 road from Leek to Ashbourne towards the village of Waterhouses. In approx 7.8 miles the lane to the property will be found on the left hand side indicated by the Agents "For Sale" board.

### Accommodation Comprises:





**Entrance Hall**  
16'9" x 15'2" (5.13 x 4.64)  
With fitted carpet, loft access, window to the rear aspect and storage cupboard.

**Living Room**  
23'6" x 12'5" (7.17 x 3.81)  
The living room offers a fitted carpet, fireplace, radiator, window to the side aspect and patio doors into the conservatory.



**Conservatory**  
11'9" x 7'9" (3.60 x 2.38)  
With uPVC double glazing, fitted carpet and heater.

**Dining Kitchen**  
10'8" x 14'6" (3.27 x 4.42)  
The dining kitchen provides a range of wall and base units with work tops, stainless steel sink with drainer unit, integrated oven with hob above, extractor fan, plumbing for a washing machine and dishwasher, windows to the front and rear aspects and part tiled walls.



**Utility**  
7'8" x 5'3" (2.34 x 1.62)  
With wall units.

**Bedroom One**  
13'9" x 10'2" (4.21 x 3.12)  
Bedroom One provides a fitted carpet, window to the front aspect, radiator and a range of bedroom furniture including wardrobes, drawers and cupboards.

**Bedroom Two**  
10'5" x 10'5" (3.2 x 3.20)  
Bedroom Two offers a fitted carpet and radiator.



**Shower Room**  
10'5" x 5'9" (3.18 x 1.77)

The shower room has a low level lavatory, pedestal wash hand basin, shower cubicle, window to the rear aspect and radiator.

**Outside**

Externally, Stonesteads benefits from gated access to a driveway and double garage. There are gardens to the front, side and rear aspects.

**Outbuilding**  
35'8" x 19'10" (10.89 x 6.06)

Divided into three sections with lighting and power connected.

**Land**

The property sits in 2 acres of land or thereabouts which is suitable for a variety of uses and is accessed from the driveway. An additional 3.6 acres is available by separate negotiation.

**Council Tax Band**

We believe the property is in band C

**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

We believe the property is connected to mains services.

**Tenure and Possession**

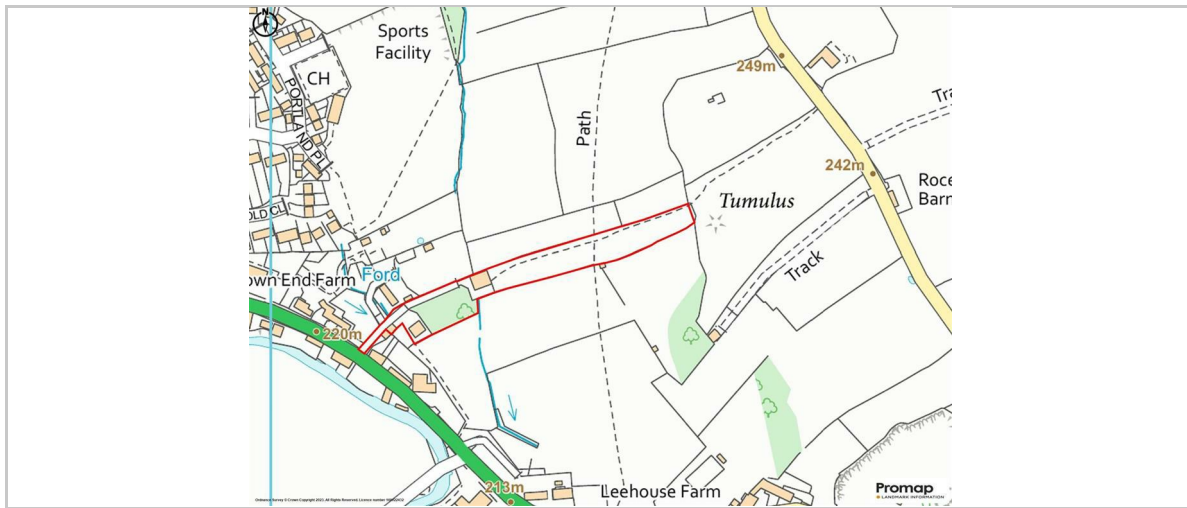
The property is held freehold and vacant possession will be given upon completion.

**Please Note**

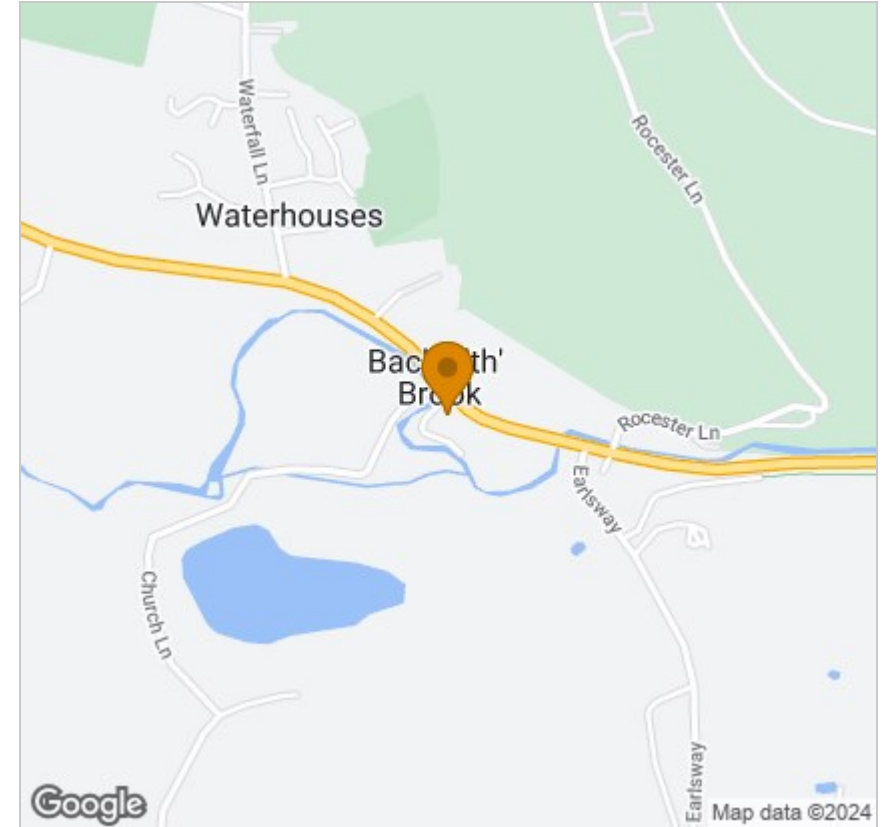
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



## Floor Plan



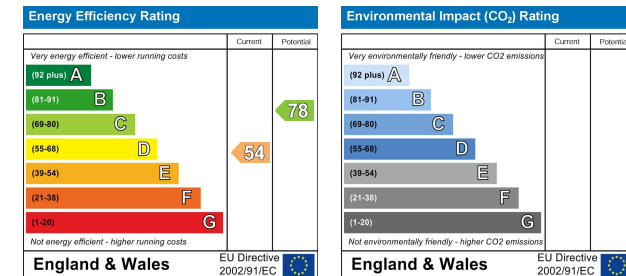
## Area Map



## 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.

## 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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