



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Holiday Cottages and Outbuildings at Paddock Farm

Upper Hulme, Leek, ST13 8TY

Offers In The Region Of £500,000



6



3



2



5

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TWO HOLIDAY LETS AND OUTBUILDINGS WITH UNPRECEDENTED VIEWS IN THE PEAK DISTRICT. Two Holiday Cottages, Outbuildings including car port, double garage/workshop, separate toilet block, AN IDEAL BUSINESS OPPORTUNITY OR POTENTIAL FOR MULTI GENERATIONAL PURPOSES OR LARGE FAMILIES.

Situation

Paddock Farm is situated in the spectacular Peak District National Park and commands far reaching views over Tittesworth Reservoir, The Roaches and surrounding countryside. The property lies between the popular market towns of Leek and Buxton and has good road network links for ease.

Directions

From Leek, proceed along the Buxton Road through Blackshaw Moor and continue up the hill taking the first turning left signposted Upper Hulme. Follow this road bearing left into Roach Road and continue for approximately half a mile, where Paddock Farm and The Tea Rooms are situated on the left hand side identifiable by our For Sale board.

HOLIDAY COTTAGES

COACH HOUSE

Accommodation sufficient for 6 guests:

Open Plan Living/Dining Kitchen - The Coach House

19'0" x 18'3" (5.80 x 5.57)

With external door and staircase leading to first floor living and dining area. A lovely picture window to front aspect, tiled floor, two double radiators and exposed beams, along with a quirky mezzanine bedroom.

The kitchen area has base cupboards and drawers, built in electric oven with electric hob over and stainless steel sink unit. With partly exposed stone wall and window to side aspect and tiled floor.

Bedroom Two - The Coach House

10'6" x 9'1" (3.22 x 2.78)

Window to side aspect, single radiator, built in storage.

En-suite

5'6" x 4'7" (1.69 x 1.40)

Enclosed shower cubicle, low flush W.C, wash hand basin and fully tiled walls.

First Floor Landing

Bedroom One - The Coach House

10'4" x 9'5" (3.16 x 2.88)

Featuring exposed A frame, low level fitted wardrobes, balustrade over long living area, double radiator, pedestal wash hand basin and built in airing cupboard.

Bathroom - The Coach House

8'9" x 4'7" (2.68 x 1.41)

Bath with shower over, pedestal wash hand basin, low flush W.C , part stone wall, single radiator and windows to rear aspect.





Bedroom Three - The Coach House
10'5" x 10'1" (3.18 x 3.09)

Good sized double bedroom with window to front and side aspects, stone walls to part, wash hand basin, single radiator and built in wardrobe.

THE SMITHY

Accommodation sufficient for 6 guests:

Open Plan Living/Dining Kitchen - The Smithy
18'0" x 10'9" (5.49 x 3.28)

Partly exposed stone walls, stable door to front aspect, window to side aspect, double radiators, exposed beams and a range of base cupboards and drawers, built in electric oven with hob above, sink unit and part tiled floor.



Snug Area - The Smithy

Staircase to the first floor, single radiator, and two radiators.

Bedroom Three - The Smithy
6'6" x 10'7" (1.99m x 3.23m)

Having a skylight window and radiator.

First Floor Landing

Single radiator, built in airing cupboard, exposed beams and loft access.



Bedroom One - The Smithy
11'4" x 11'3" (3.47 x 3.45)

Good sized double with part stone walls, windows to rear and side aspects and single radiator.

Bedroom Two - The Smithy
11'9" x 7'0" (3.59 x 2.15)

Featuring stone walls to part, windows to the front aspect and single radiator.

Bathroom - The Smithy
6'2" x 5'5" (1.89 x 1.66)

Bath with shower fitment, low level W.C, pedestal wash hand basin and single radiator.

Boiler Room

Accessed via under cover car port.

STONE OUTBUILDINGS

Consisting of an under cover car port 4.15 x 3.63

Store Room. 3.61 x 2.63



Staff lavatory and utility room - with low level W.C, pedestal wash hand basin, plumbing for a washing machine and tumble dryer extractor.



Garage/Workshop

31'1" x 19'2" (9.49 x 5.86)

Concrete floor, lighting and power connected, loft storage and steps to loft room.

Loft Room

17'8" x 13'5" (5.41 x 4.10)

Lighting and power connected. Hot water boiler for the Tea Rooms toilets.

Loft Room and Mezzanine over Garage

Measuring 2.33 x 3.67 and 3.77 x 5.64 - including lighting.

Outside Store Room

10'0" x 8'5" (3.05 x 2.59)

Concrete floor, lighting and power connected.

Accessible Toilets

6'6" x 5'11" (1.99 x 1.82)

WC, wash hand basin and tiled floor.

Tea Room Toilets

With entrance hall

Gents

3.0 x 3.00 - pedestal wash hand basin, separate WC, urinal, tiled floor.

Ladies

4.10 x 1.50 - pedestal wash hand basin, separate WC, baby changing area and tiled floor.

OUTSIDE

Parking for numerous vehicles with gated access to a private field. Large patio area for Tea Rooms. Double gated access with pedestrian gate leading to Paddock Farm and Tea Rooms Gardens to the rear laid to lawns. The site is enclosed by dry stone walling.

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.

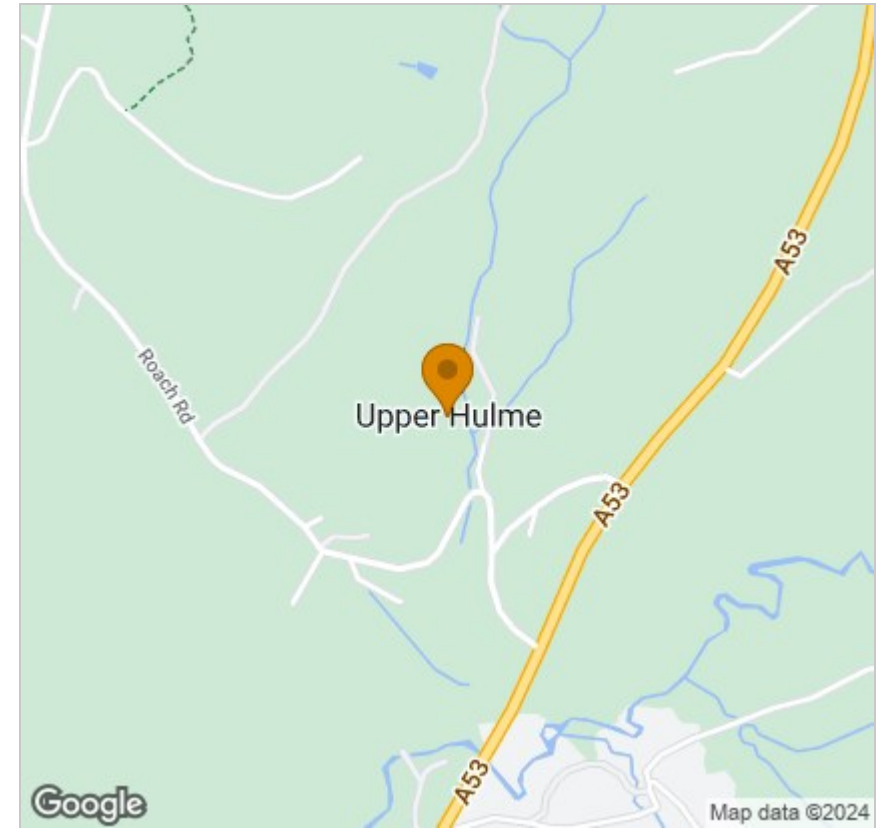
Measurements

All measurements given are approximate and are 'maximum' measurements.

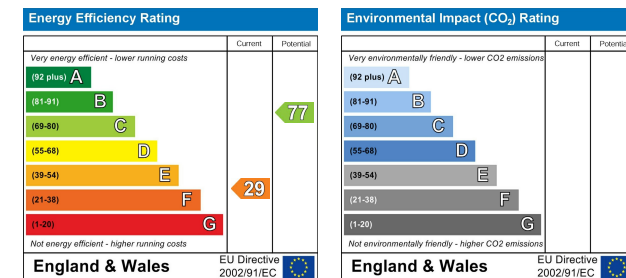




Area Map



Energy Efficiency Graph



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.

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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