



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Sunnyside Farm

Blakeley Lane

Dilhome, ST10 2PS

**Offers In The Region Of £675,000**



3



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# Sunnyside Farm Blakeley Lane

Dilhorne

A good sized three bedroom farmhouse with an excellent range of outbuildings (suitable for alternative uses subject to necessary consents), standing in 16 acres or thereabouts.

Ideal for those with equestrian or smallholder interests sitting in an elevated position with views of surrounding countryside.

Sitting on a large plot with potential for many different uses the property offers a fantastic opportunity to create a substantial family home and offer an outdoor lifestyle with excellent commuter links with easy access from the A52.

An opportunity not to be missed.

## Situation

The property enjoys an elevated rural location, with good views over the surrounding countryside, being set just back from the main Cheadle to Cellarhead Road.

The property lies 7.2 miles from Leek and 3.7 miles from Cheadle.

## Description

The dwelling house which is built of rendered stone under a tiled roof with two small additions being brick and tiled single storey comprises the following accommodation:

### Porch

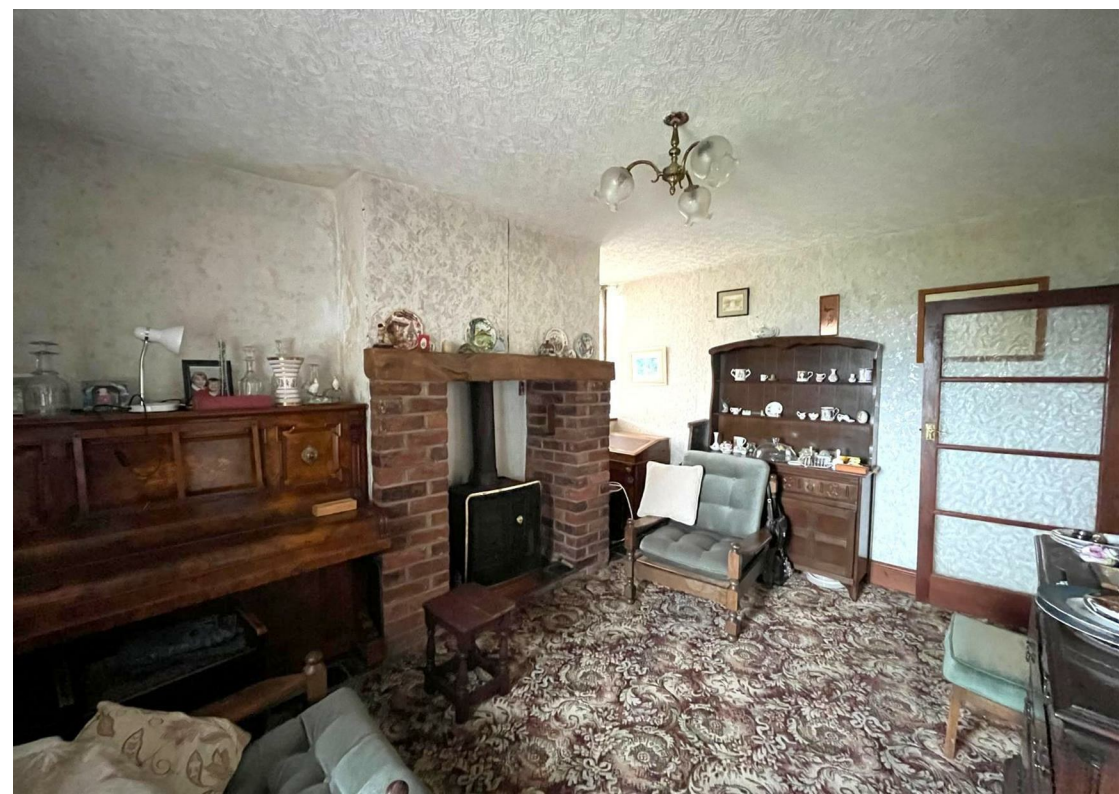
19'8" x 5'10" (6.0m x 1.79m )

'L' shaped Porch 6.0m x 1.79m and 3.79m x 1.82m, with tiled floor with rear door and plumbing for washing machine.

### Kitchen

16'0" x 10'9" (4.90m x 3.29m )

With solid fuel Rayburn which serves the domestic hot water, range of kitchen wall and floor units and tiled floor





**Pantry**  
With fitted shelves and tiled floor and under stairs cupboard

**Sitting Room**  
16'2" x 8'6" (4.95m x 2.61m )  
With open fireplace and radiator

**Front Room**  
14'8" x 14'7" (4.48m x 4.46)  
With wood burning stove and brick fireplace, front entrance door.

**Porch**  
3'10" x 6'3" (1.19 x 1.93 )  
With entrance door and Mistral oil fired central heating boiler

**First Floor Landing**  
Staircase leading to First Floor Landing giving access to:

**Bedroom One**  
15'1" x 14'11" (4.60m x 4.56)  
With radiator

**Storage Cupboard Off**

**Bedroom Two**  
15'1" x 9'2" (4.60 x 2.81)  
With radiator

**Bedroom Three**  
10'6" x 12'1" (3.22m x 3.70)  
With radiator

**Bathroom**  
With airing cupboard, low level lavatory, wash hand basin, bath with shower over and part tiled walls.



### Externally

Adjacent to the house there is a brick and tiled Outhouse comprises the following

Room Number 1 – 4.96m x 3.61m  
With concrete floor

Room Number 2 – 4.96m x 2.90m  
With Belfast sink

### FARM BUILDINGS

Spacious yard area gives access to the following buildings:

#### Range of Buildings

Brick and tiled and part rendered and tiled Range which may have potential for alternative uses subject to necessary consents and provides the following:

Feed Store – 4.69m x 1.83m

Shippon – 4.48m x 8.11m

Corn Shed – 4.44m x 2.70m

Loose Box – 4.28m x 6.75m

#### Poultry House

14'9" x 16'6" (4.50m x 5.04)

Block, timber and profile sheeted roofed Poultry House. In two sections measuring 4.50m x 5.04 and 4.50m x 6.11m.

#### Storage Building

14'9" x 20'0" (4.50m x 6.11m )

Timber and profile sheeted Storage Building

#### Workshop

25'5" x 17'6" (7.77m x 5.35m )

Block and asbestos Workshop with concrete floor



### Brick and tiled outside WC

### Range of Buildings

Brick, block and asbestos Range with part of the walls being corrugated sheeting comprising:

Sheep Shed – 10.8m x 4.38m

Tractor Shed – 7.44m x 3.56m  
With up and over door

Timber and corrugated Hay Barn – 10.9m x 7.48m maximum

### Hay Barn

35'9" x 24'6" (10.9m x 7.48m)

Timber and corrugated Hay Barn

### Lean To Store

Concrete and asbestos with Lean to Store comprising:

Garage – 4.62m x 5.15m

Concrete block and timber Nissan Building – 7.20m x 3.86m

Block and profile sheeted Livestock Building – 7.17m x 7.09m plus Small Addition  
With loft over

Concrete block and asbestos roof Implement Store – 6.95m x 5.32m

Small stone and tiled Storage Building

### LAND

The land is all laid to permanent grass having good frontage to the main road along the northern boundary and also frontage to the council road along the western boundary. The land extends to 16.04 acres or thereabouts and is shown on the attached plan edged in red.

### Services

We understand that the property is connected to mains electricity and water, with drainage being by private means

### Tenure

We understand the property is held freehold.

### Local Authority

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

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

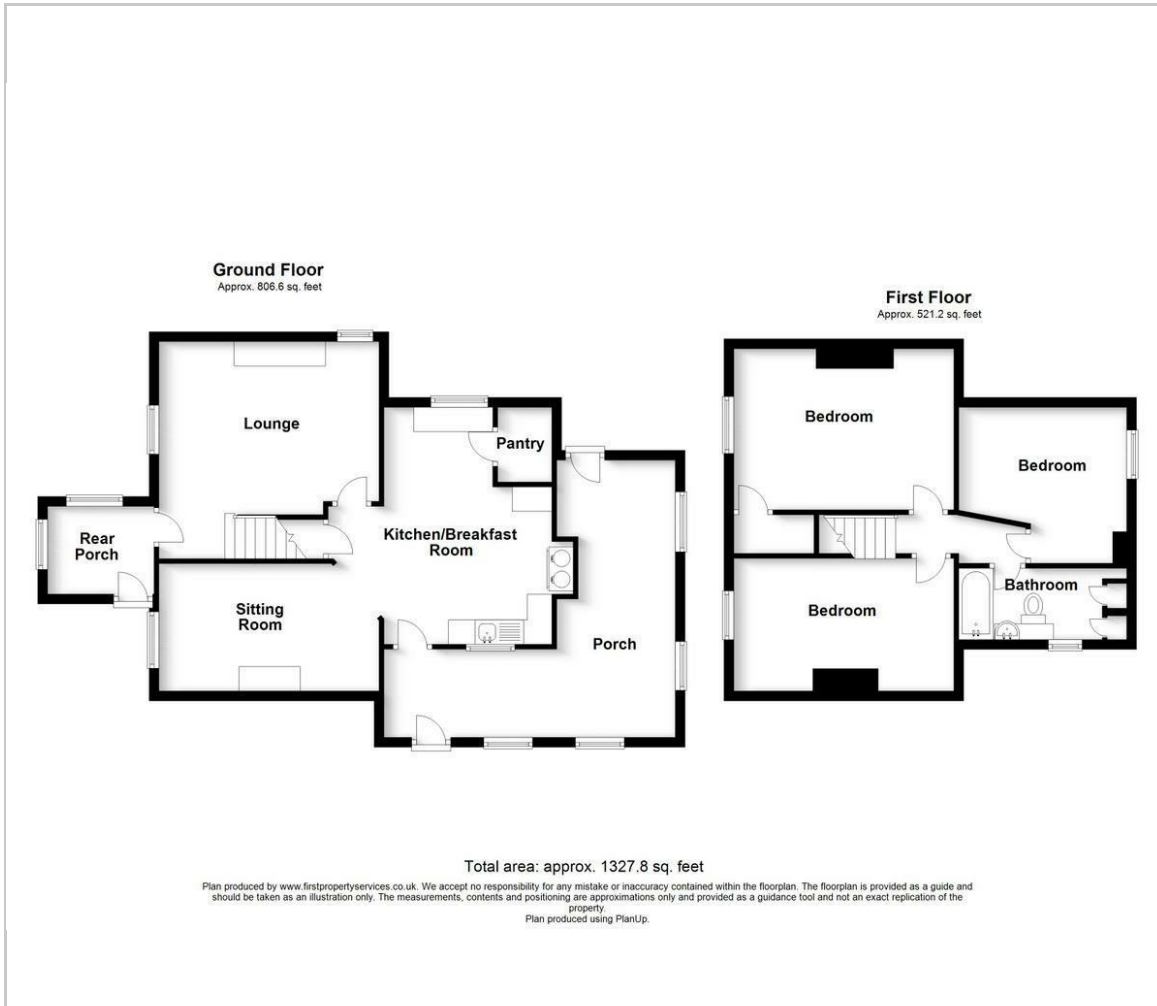
All measurements given are approximate and are 'maximum' measurements.

### 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.



## Plan



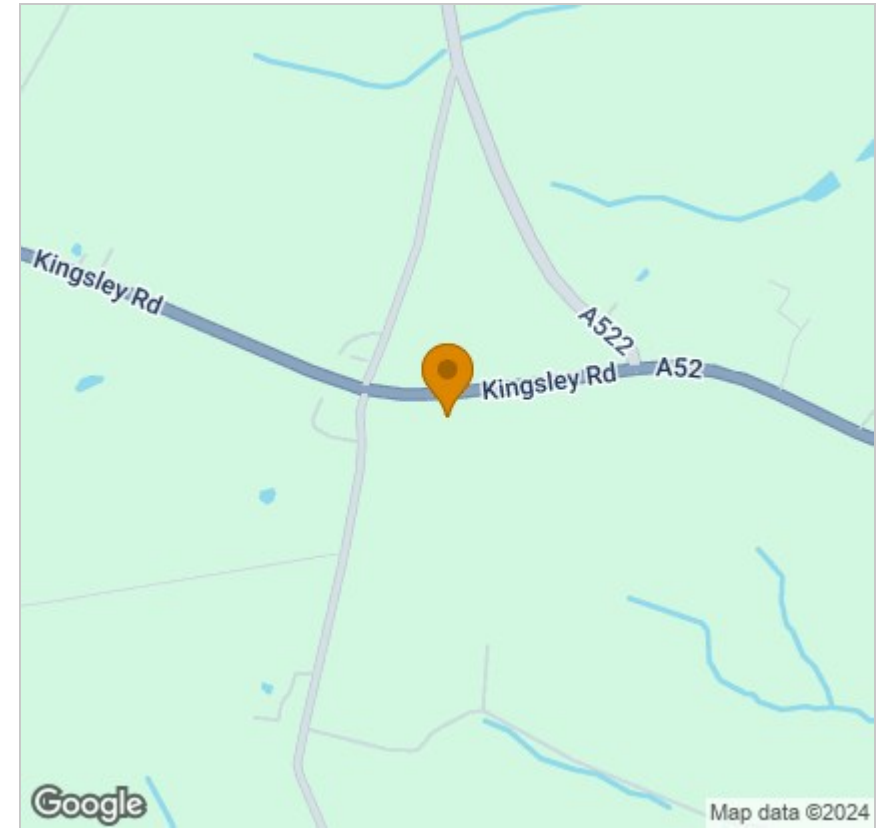
## Viewing

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.

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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## Area Map



## Energy Efficiency Graph

