



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Carr Wood Farm
Carr Bank, Oakamoor, ST10 3DG

O.I.R.O £750,000

For Sale by Private Treaty



CARR WOOD FARM

- 5 Bedroom Farmhouse
- 9.70 Acres of Grassland
- Range of Buildings
- Stunning Views
- Just out of Oakamoor Village

Situation

Carr Wood Farm presents a unique opportunity to acquire a 5-bedroom farmhouse, sitting in the middle of 9.70 acres of grassland in the heart of the picturesque Staffordshire Moorlands. Carr Wood Farm is just out of the centre of Oakamoor village approximately 4 miles from Cheadle town Centre, 10 Miles from Leek and 12 Miles from Ashbourne.

Directions

From Leek head south from the A523 towards Ashbourne for 10 miles. After the Country Cottage Kitchen take the right hand turn onto Ellastone Road and continue to the Cross Roads and continue on Ellastone Road at the second set of cross roads turn right onto star Bank and follow for 5 miles into Oakamoor village. Turn Right at the Cricketers Arms Pub and follow Carr Bank for 1 mile, Carr Wood Farm is located on your left as indicated by our 'For Sale Boards'.

What 3 Words: ///grunt.included.outfit



FARMHOUSE

Carr Wood Farmhouse is of stone and tile construction with UPVC double glazed windows throughout. The property benefits from five spacious bedrooms, two bathrooms, a sizeable kitchen and a smaller kitchen to the rear with comfortable living space. The property has benefit of mains water, gas and electric and drainage is by private means.

Ground Floor

Hallway 3.75m x 4.59m

Carpet floor, radiator, stairs off to first floor.

Living Room 3.75m x 4.57m

Carpet floor, radiator, electric fire and stone surround.

Kitchen 2.58m x 7.40m

Tile floor, plastic sink, wooden work tops, wooden high and low units, gas cooker, radiators.

Living Room (2) 7.27m x 3.67m

Tile /Carpet, gas fire, log burner, radiators.

Storeroom 3.23m x 1.88m

Carpet floor, Glow Worm boiler.

Kitchen (2) 2.28m x 5.52m

Tiled floor, Stainless sink, wooden high + low units, wooden worktops.

Downstairs W/C

Wash hand basin, low level Flush w/c



First Floor

Bedroom (1) 4.67m x 2.56m

Carpet floor, radiator.

Bedroom (2) 4.66m x 3.75m

Carpet floor, radiator.

Bedroom (3) 3.68m x 2.76m

Carpet Floor, radiator.

Bathroom (1) 3.76m 2.73m

Carpet floor, tiled walls, two showers, hand wash basin, low level w/c, radiator.

Landing 1.95m x 4.22m

Wooden floor.

Bedroom (4) 3.15m x 3.68m

Wooden floor, radiator.

Bedroom (5) 3.93m x 3.67m

Wooden floor, radiator.

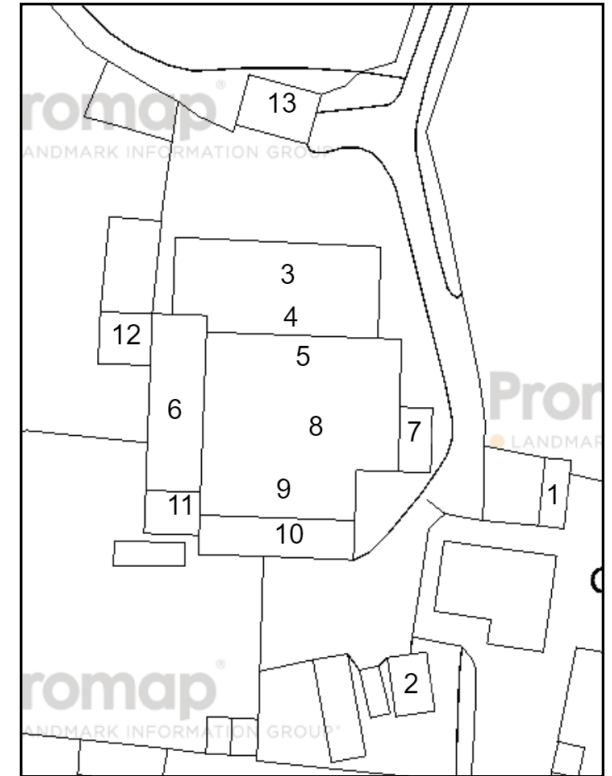
Bathroom (2) 2.76m x 1.96m

Vinyl floor, wash handbasin, low level w/c, bath with overhead shower, store cupboard with hot water tank.



BUILDINGS

- 1. Former Coal Shed 3.85m x 2.46m**
Stone and tile construction.
- 2. Garage (1) 3.97m x 6.52m**
Steel and tin sheeted construction.
- 3. Workshop 7.54m x 20.97m**
Concrete floor, inspection pit, mains electric, 12ft access door, wooden frame
- 4. Covered Store Alley 18.23m x 2.50m**
Concrete floor.
- 5. Former Pig Shed 3.37m x 19.56m**
Concrete floor, five concrete block farrowing pens, mains electric, wooden construction, tin walls + roof.
- 6. Implement Shed 14.74m x 5.99m**
Concrete floor, wooden structure with tin roof.
Mezzanine floor 5.9m x 4.62m
- 7. Garage (2) 6.72m x 3.46m**
Concrete floor, tin walls & roof.
- 8. Former Calf Building 10.68m x 21.67m**
Concrete floor, part block walls, tin roof.
- 9. Former Cubicle shed 7.41m x 16.1m**
Concrete floor, tin sheeted roof.



10. Car Port 16.16m x 4.68m

Portal frame construction, five bays, cement fibre roof

11. Implement Store 8.12m x 6.05m

12. Tractor Store 5.63m x 3.35m

Stone floor, wooden structure, tin roof + walls

13. Store Shed 8.14m x 5.66m

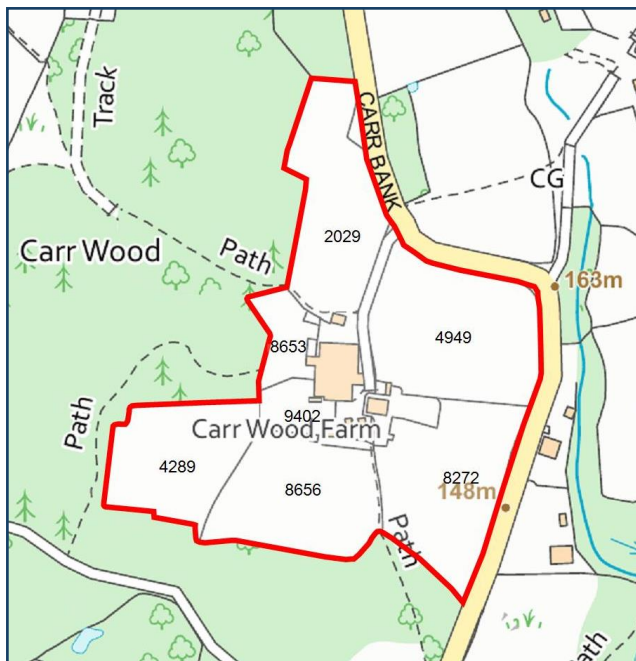
Concrete floor, concrete pebble dashed walls.



LAND

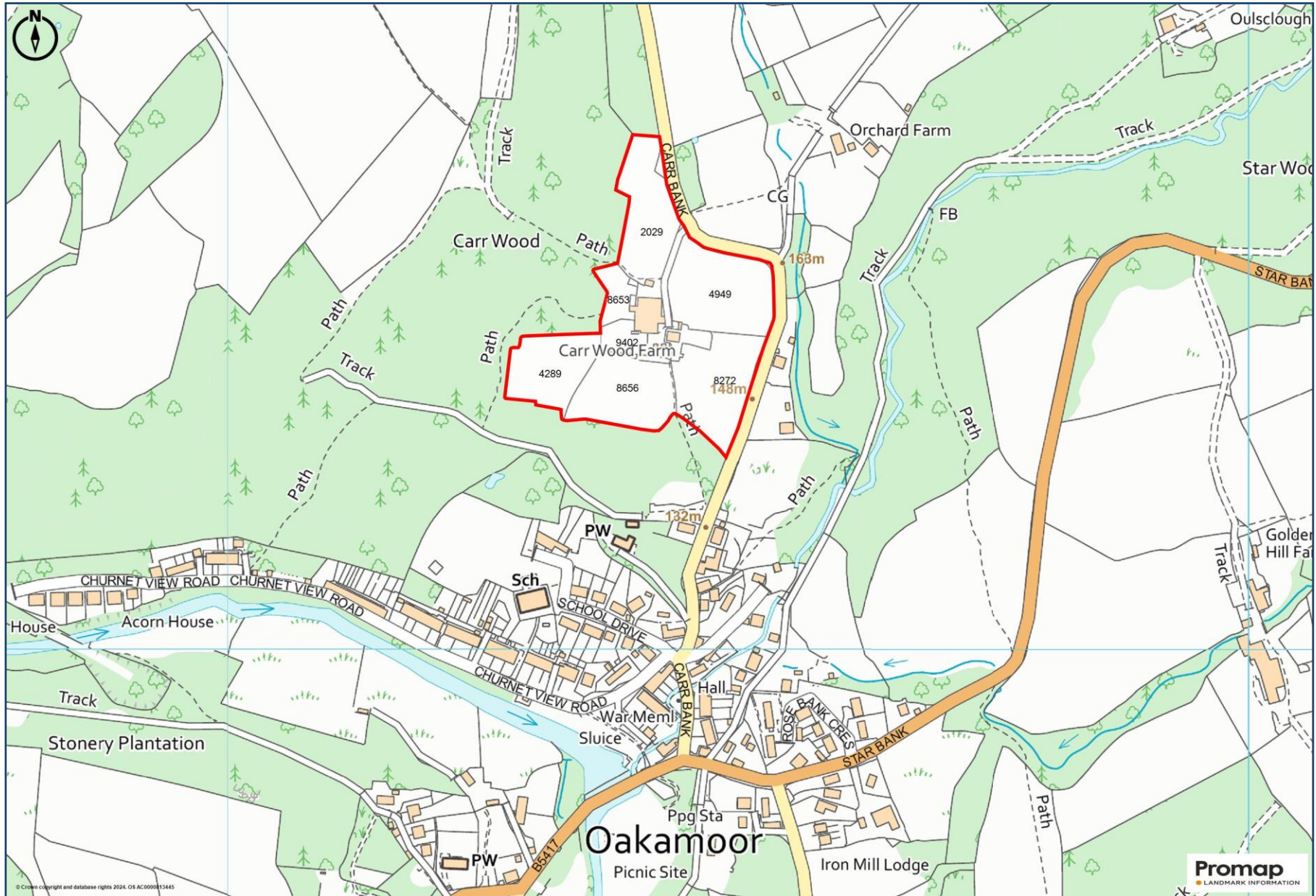
The lands is down to permanent grassland and is suitable for grazing purposes and in part mowing purposes. The land is contained in the below schedule:

OS Number	Description	Area (Ha)
2029	Grassland	0.61
8653	Grassland	0.16
4289	Grassland	0.53
9402	Grassland	0.12
8656	Grassland	0.62
8272	Grassland	0.63
4949	Grassland	0.79
Yard		0.46
Total		3.92 Hectares Or 9.70 Acres



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



EPC Rating ??

SERVICES

We understand that the dwelling house is connected to mains electricity, water, gas and drainage by private means.

VIEWINGS

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

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.

LOCAL AUTHORITY

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council to whom all enquiries of a planning or other relevant matters should be addressed.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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