



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



Gate Farm,

Foxt, Stoke on Trent, Staffordshire, ST10 2HN

OFFERS IN THE REGION OF £450,000



The property enjoys a pleasant countryside location and is situated within the popular residential village of Foxt, the location of which is shown on the attached plan.

The village of Foxt lies 8.6 miles from Leek and 4.5 miles from Cheadle.



DESCRIPTION

Gate Farm comprises a traditional stone and tiled dwelling house which we believe dates back to 1624 and is Grade II listed under list entry number 1374660. The property benefits from numerous original features which add to the character of the dwelling. The dwelling has a spacious garden, garage and a grass paddock the whole extending to 2.35 acres or thereabouts.

The property would benefit from modernisation and improvement and has considerable potential to create a pleasant family home, subject to any necessary consents and interested parties should make their own enquiries of the local authority with regards to planning or other relevant matters. The property is approached by means of a right of way over a part tarmac and hardcore lane, which we believe is outside the ownership of the property.

Farmhouse standing in 2.35 Acres of Land.

Accommodation at present comprises:

Entrance Door

Kitchen – 2.57m x 4.47m maximum

With red tiled floor, small range of kitchen units and sink unit.

Cloakroom

With low flush WC and red tile floor

Small Storage Room – 1.80m x 1.08m

With red tile floor and coat hooks

Larder – 1.80m x 1.33m

With red tile floor and shelves



Living Room – 3.97m x 4.75m max plus Alcove Fireplace

With traditional fire range, built in cupboards either side, exposed beams to the ceiling, oak panel walls and red tile floor

Staircase off the Kitchen giving access to:-

Bedroom Number 1 – 5.03m max x 4.63m max

Including a **Bathroom** with bath and wash hand basin

Walk through to Bedroom Number 2 – 4.28m x 5.0m

With built in small airing cupboard and storage cupboard

Please Note

Subject to any necessary consents there is further potential to extend the accommodation over two floors with an access door off the living room into a small lobby leading to a downstairs **Room – 4.70m x 3.85m**

With red tiled floor, fireplace and storage cupboard

Second Staircase off the lobby leading to First Floor and giving access to

Further Room – 4.68m x 4.97m with fireplace



Outside

There is a spacious garden plot to the front of the property with lawn and some floral borders. A short distance from the dwelling there is a stone, brick and tiled *Garage – 7.12m x 3.18m* with an up and over entrance door and concrete floor. Adjoining this building there is a small stone and profile roof *Lean To* currently used for storage purposes.

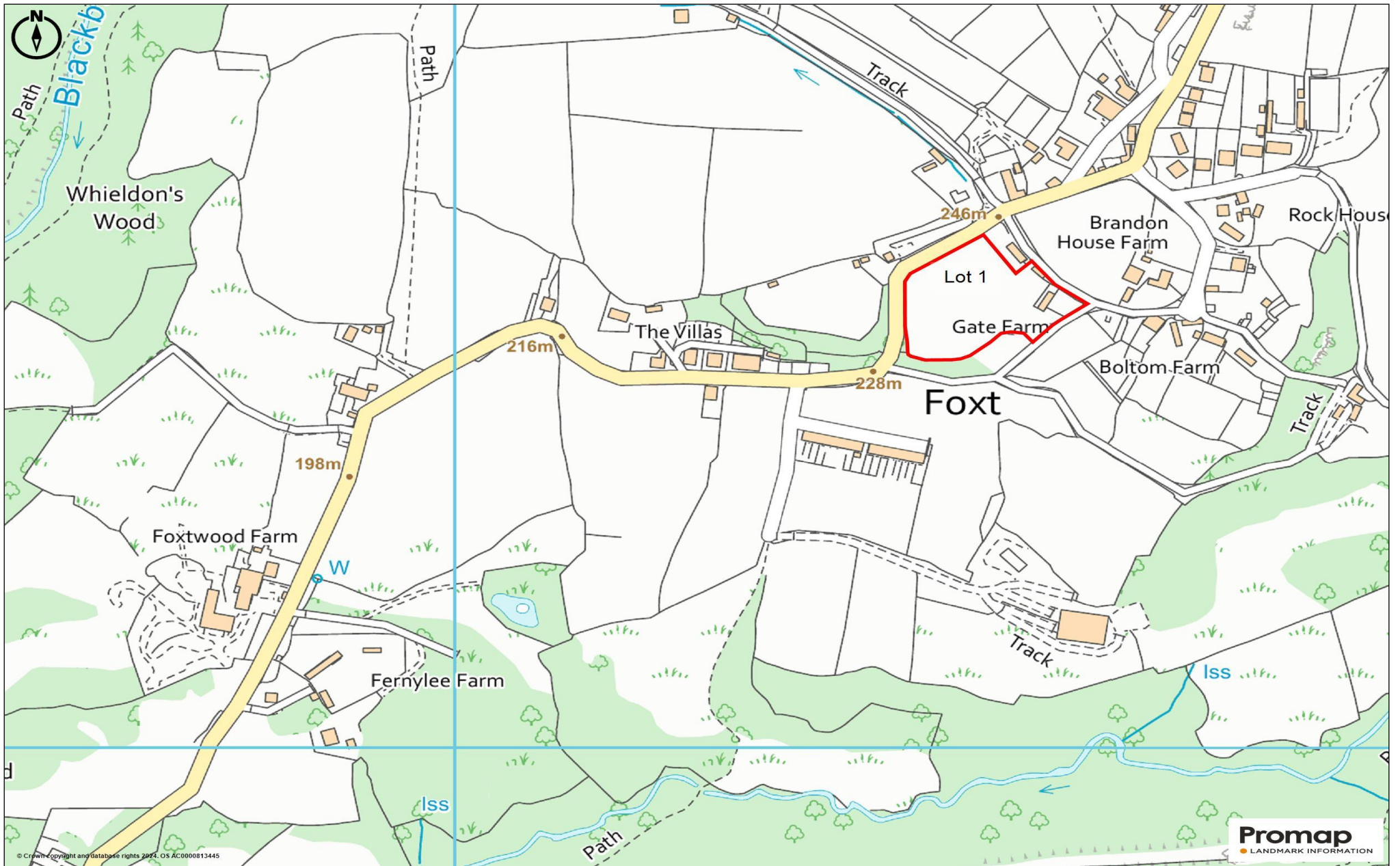
To the front of the property adjacent to the council road that runs through the village of Foxt, there is a small paddock which is laid to grass and has gated access.

The property stands in a total of 2.35 acres including the dwelling house, garage, garden area and paddock.



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.



Services

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

Viewings

By prior arrangement through Graham Watkins & Co.

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.

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.

Local Authority

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

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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