



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Woodhouse Farm Marshes Hill

Brown Edge, Stoke-On-Trent, ST6 8TJ

Offers Over £650,000



Woodhouse Farm Marshes

Brown Edge, Stoke-On-Trent, ST6
RT 1

Woodhouse Farm offers an opportunity to purchase a traditional smallholding extending to almost 10 acres or thereabouts with a farmhouse, sizeable adjoining outbuilding and other ancillary buildings. With exceptional views and private situation whilst still conveniently located for local amenities.

The property presents an opportunity to create an idyllic rural property in the Staffordshire Moorlands.

Viewing is highly recommended.

Situation

A fantastically situated property on the edge of a small village in the heart of Staffordshire and a stone's throw from popular walking spots such as Knypersley reservoir and Marshes Hill. The property is close to all amenities, with Brown Edge having a host of facilities and being approximately 4.5 miles from Biddulph, 6 miles from Hanley, and 7.5 miles from Leek.

What 3 Words

Rear Entrance Door

Leading into

Kitchen

17'8" x 7'8" (5.402m x 2.357m)

Good range of wall and base units, stainless steel sink and drainer, electric fuse box and plumbing for washing machine

Pantry

14'5" x 5'6" (4.404m x 1.678m)

With worksurfaces, wall cupboards and lino floor covering.

Living Room

12'11" x 12'11" (3.951m x 3.685m)

With open fire incorporating recently renewed grate and back boiler and exposed ceiling beams.

Dining Room

11'6" x 12'11" (3.518m x 3.942m)

With open fire place

First Floor Landing

With airing cupboard, radiator.





Front Bedroom 1
12'9" x 11'7" (3.891m x 3.555m)

Front Bedroom 2
13'1" x 11'8" (3.989m x 3.578m)
With radiator

Bedroom 3
7'8" x 11'6" (2.338m x 3.519m)
With radiator

Bathroom
6'4" x 8'3" (1.935 x 2.535)
With radiator, low flush WC and wash hand basin and pannelled bath

RANGE OF OUTBUILDINGS

Adjoining Shippon
36'9" x 18'5" (11.219m x 5.629m)
A stone and tiled building with planning consent with concrete floor, window and door opening to front and rear, open to beams and roof.

NOTE - This building has had planning permission approved a number of years ago for conversion to a residential property, and we understand from the vendors that a material start was made and therefore the planning consent is still valid.

Stable & Loose Box
12'11" x 9'3" (3.957m x 2.834m)
Stone and tiled single storey.

Detached Cart Shed
13'3" x 13'4" (4.041m x 4.079m)
Stone & Tiled Building,

Adjoining Dwelling
12'2" x 13'3" (3.711m x 4.063m)
Stable/loose box now used for coal store with loft over

Stone Steps to Corn Loft
with traditional Pig Stys below

Former Long Barn
12'8" x 22'4" (3.88m x 6.820m)
Dilapidated Timber & Sheeted building



OUTSIDE

The property benefits from a good sized yard area giving access to the various buildings.

To the front is a lawned garden.

To the rear there are steps up to an orchard offering privacy from Sands Lane.

Land

The land surrounds the property and would be suitable for part mowing part grazing and extends to 9.8 acres or thereabouts.

Services

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

Local Authority

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

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure & Possession

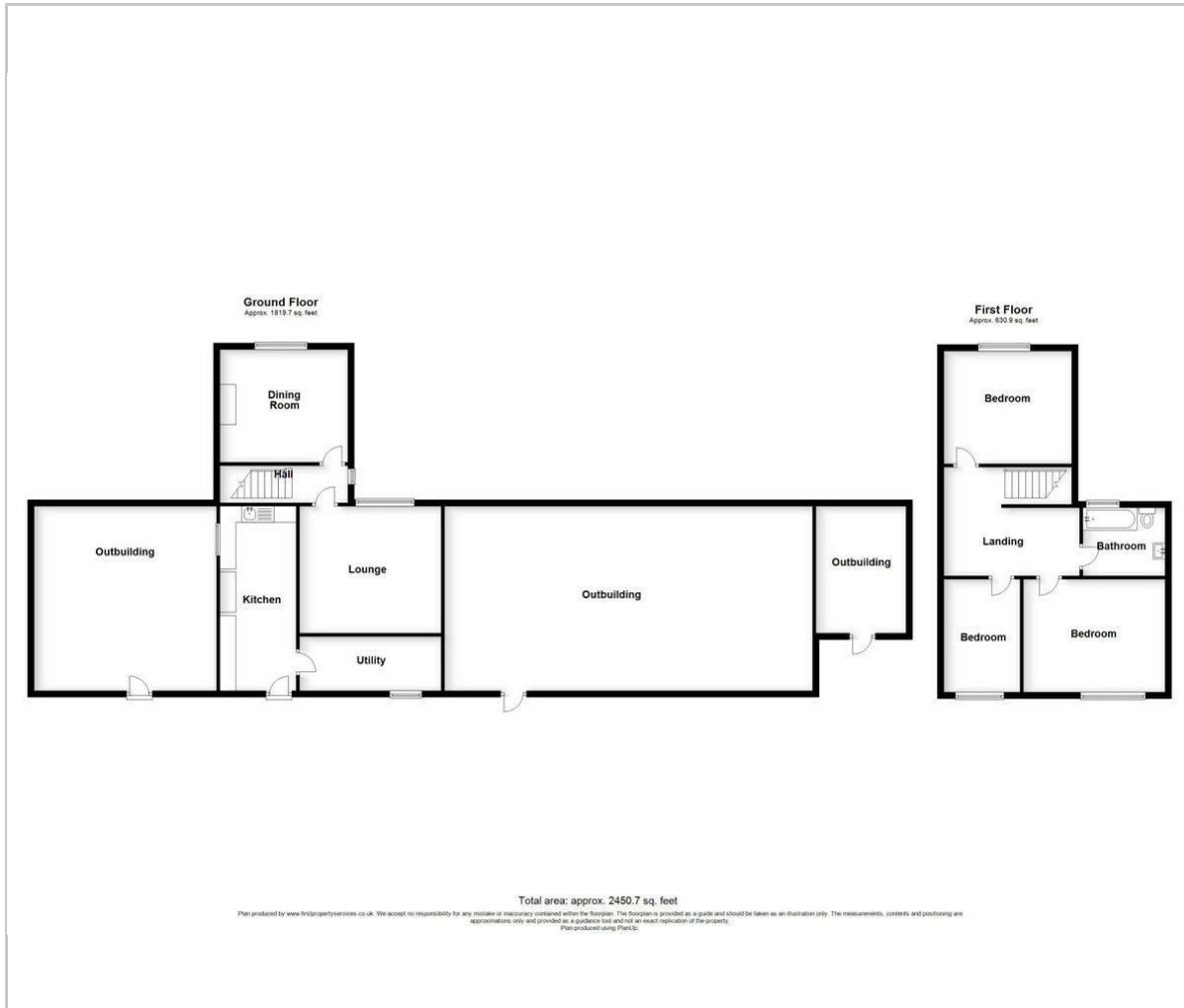
The property is held freehold and vacant possession will be given upon completion.

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.



Plan

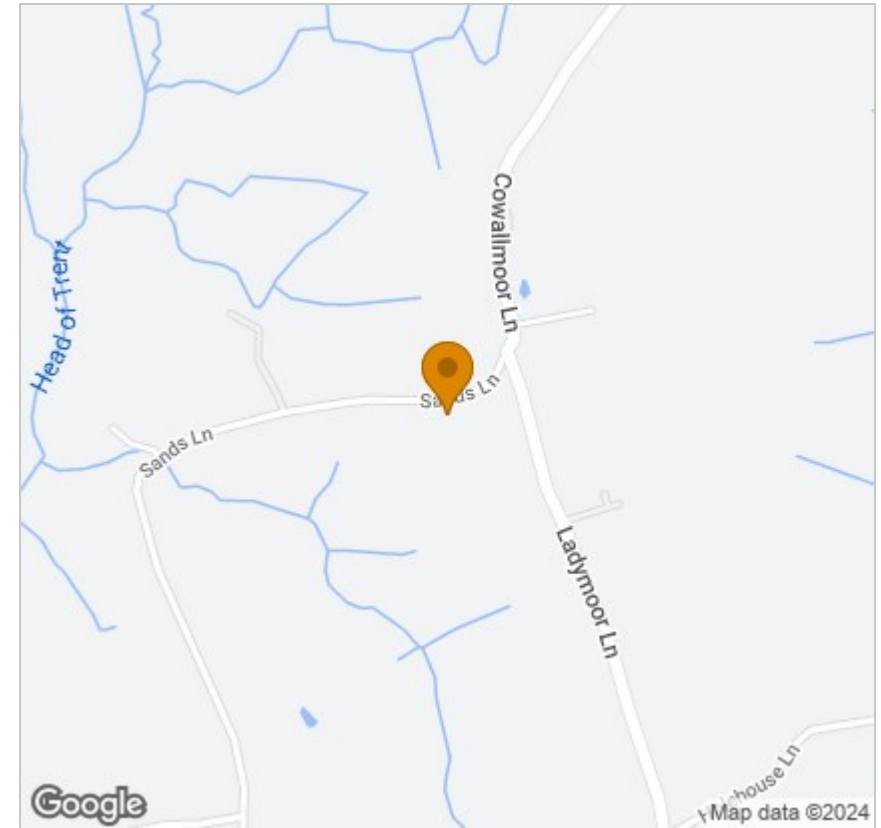


Viewing

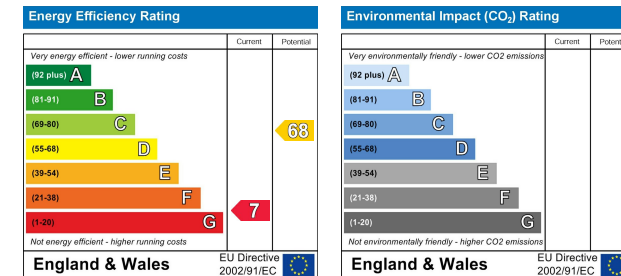
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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