



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



166 Basford Bridge Lane  
Cheddleton, Leek, ST13 7EQ

**Offers Over £750,000**



## 166 Basford Bridge Lane

Cheddleton, Leek, ST13 7EQ

A rare opportunity to purchase this unique 4/5 bedroom family home, having the added advantage of an adjoining self contained one bedroom Annexe, set in formal gardens including ornamental ponds, vegetable plots, greenhouse, pergola, land extending to approximately 3.82 acres or thereabouts which also incorporates five moorings along the Caldron Canal. This spacious family home provides ample living and bedroom accommodation, proving suitable for a growing family, business opportunities or two families combining living together. Internal viewing of this home comes HIGHLY recommended to fully appreciate the scope, plot and accommodation on offer.

### Situation

This home is situated in the sought after village of Cheddleton, close to the Churnet Valley Railway and Cheddleton Canal, which provides a variety of countryside walks and local amenities. Being close to neighbouring towns for good commuting.

### Directions

From our Derby Street office proceed along Haywood Street and at the traffic lights turn left into Cheddleton Road. Continue along into the village of Cheddleton and at the mini roundabout turn left into Basford Bridge Lane. Follow this road down the hill where number 166 can be found on the right hand side identifiable by our For Sale board.

### Entrance Porch

External door, tiled floor, door to dining room.

### Dining Room

12'2" x 10'7" (3.71 x 3.24)

Staircase off, double glazed window to rear, radiator, double doors to Sitting Room.





### Sitting Room

18'11" x 11'11" (5.79 x 3.64)

Feature bay window to front, radiators, fireplace incorporating electric fire, stone walls to part, wooden flooring.

### Dining Kitchen

19'7" x 11'10" (5.99 x 3.62)

(Max Measurements).

### Dining Area

Two double glazed windows to rear, radiator, wall mounted gas heater, built in cupboards, dresser unit comprising base and wall cupboards and drawers, tiled floor.

### Kitchen Area

Matching wall and base units with drawers, work surfaces having under stainless steel sink and five Neff hob with extractor over, integrated appliances. Built in Miele oven and combination oven and microwave, tiled walls and floor, double glazed window to rear and side.



### Conservatory/Utility

12'11" x 9'2" (3.94 x 2.81)

Being of Mahogany wood construction with double glazed windows set on work surfaces with inset stainless steel sink unit, plumbing for washing machine, space for tumble dryer. Tiled floor, stable door to rear, radiator.

### First Floor Landing

Three double glazed windows to front, radiators, wall mounted display unit, built in Airing Cupboard. Giving access to:

### Bedroom One

13'8" x 12'0" (4.19 x 3.67)

Double glazed windows to both side elevations, radiator, built in bedroom furniture.

Door to Annex.



### Bathroom

7'7" x 7'5" (2.33 x 2.28)

White suite comprising panelled bath with mixer taps and shower attachment, fully enclosed shower cubicle incorporating mixer shower fitment, pedestal wash hand basin, low level arc, heated towel rail, fully boarded walls, laminate floor.

### Bedroom Two

11'11" x 8'8" (3.65 x 2.65)

Two double glazed windows to rear, radiator, built in storage.



### Bedroom Three

11'5" x 8'7" (3.49 x 2.64)

(Max Measurements). Two double glazed windows to rear, radiator.

### Bedroom/Hobby Room

16'11" x 11'5" (5.18 x 3.48)

Two velux windows to front, double glazed windows to to side and rear with external door having external steps down to the garden, radiators, base open cupboards.

(Potential to create a Master Bedroom with En suite facilities.



### Annexe

### Kitchen

6'3" x 5'11" (1.92 x 1.82)

Range of matching wall and base units with work surfaces and inset double drainer sink unit, part tiled and boarded walls, double glazed window to side overlooking garden.



### Hall

External door to side, double glazed window to side, radiator. Built in storage.



### Bathroom

9'10" x 5'5" (3.02 x 1.66)

Suite comprising panelled bath, pedestal wash hand basin, low level we, fully tiled walls, double glazed window to side, radiator, built in Airing Cupboard.

### Living Room

15'10" x 12'8" (4.83 x 3.87)

Double glazed picture windows to both side elevations overlooking gardens, radiators, wooden flooring, gas fire.



### Bedroom

12'9" x 11'11" (3.90 x 3.64)

Double glazed windows to both side elevations, radiators.





### Outside

The property is approached over a private driveway leading to ample off road parking and integrated car port. Double gated access to mature formal gardens laid to lawns established trees and shrubs, ornamental pond, offering patio areas, vegetable plot, greenhouse, feature pergola and garden shed.

### Gardens

Mature formal gardens to the side elevation incorporating trees, shrubs and ornamental pond with waterfall.

### Garage

15'1" x 11'10" (4.60m x 3.63m)

Up and over roller shutter door, concrete floor, light and power.

### Car Port

Having light connected. Built in storage.

### Land

The land extends to approximately 3.82 acres or thereabouts.

Garden preparation area consists of two poly tunnels.

All laid down to grass with woodland area.

Agricultural vehicle access through The Boat public house land.



### Moorings

Five moorings are situated on the side of the Caldon canal, currently bringing in an income of £100 per mooring per month.

### Viewings

Strictly by prior arrangement through Graham Watkins & Co.

### Measurements

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

### Tenure and Possession

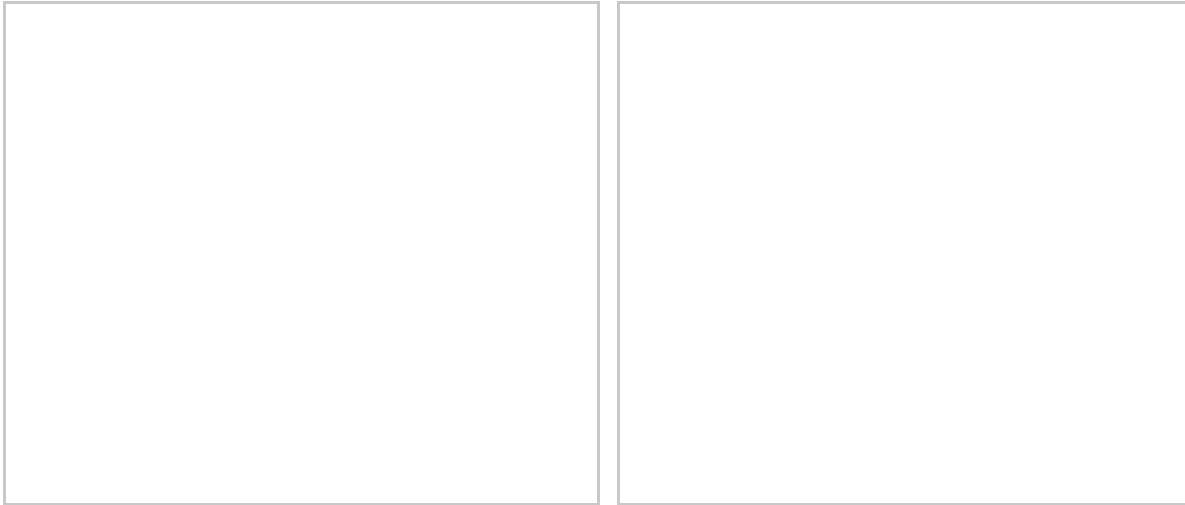
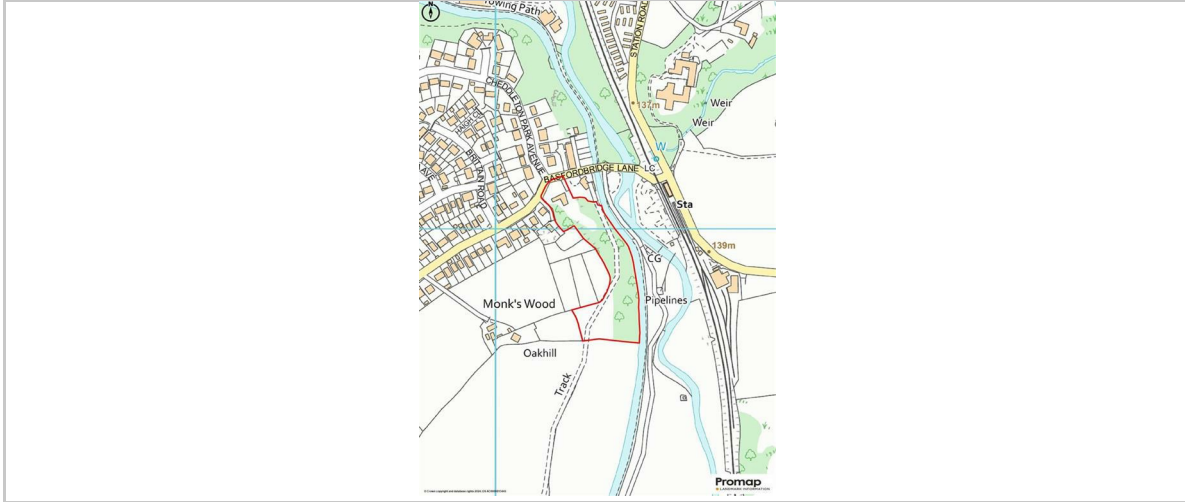
The property is held freehold and vacant possession will be given upon completion.

### 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.



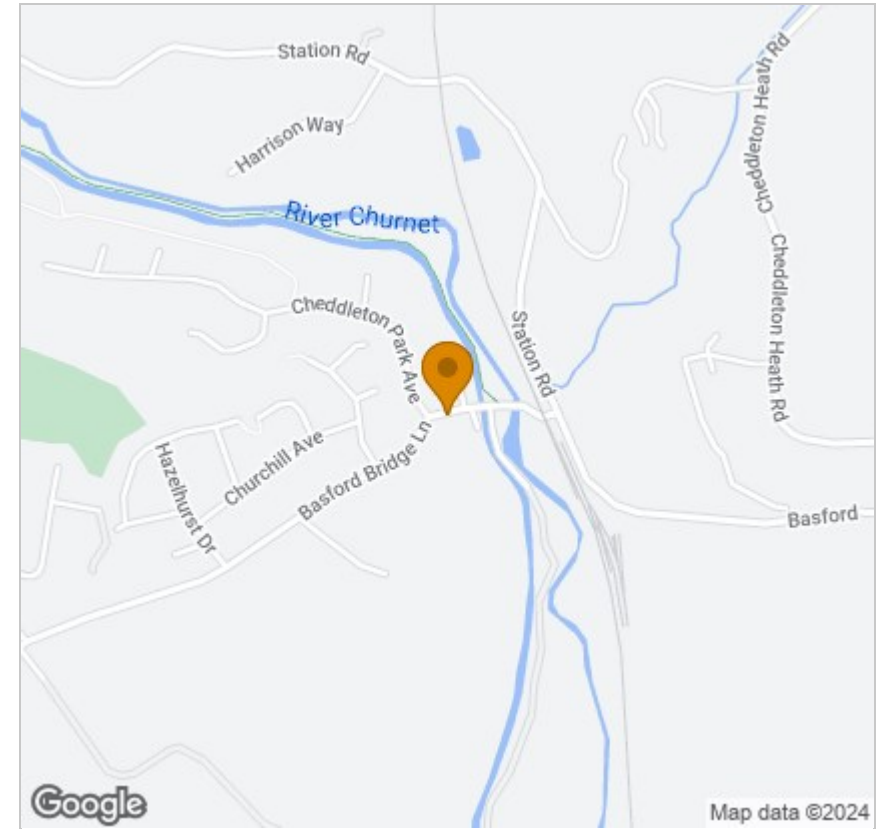
## Floor Plan



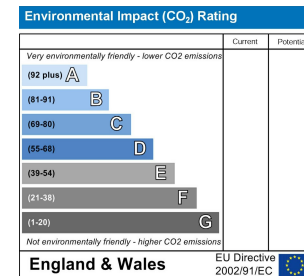
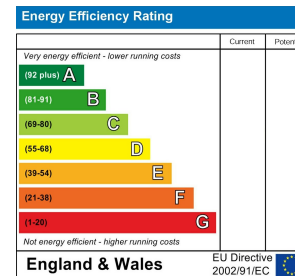
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
 Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>