



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Coalpitford Lane

Cheddleton, Leek, ST13 7JZ

**Offers In Excess Of £400,000**



## Coalpitford Lane

Cheddleton, Leek, ST13 7JZ

An excellent opportunity to purchase this delightful three bedroom detached bungalow positioned in an elevated spot providing far reaching views over the rolling countryside. 'Lyndenford' offers spacious accommodation to include lounge with double doors to conservatory, dining room, breakfast kitchen, utility, WC and office room, three good sized family bedrooms, with the master benefitting from ensuite shower facilities, together with bathroom offering white suite. The property is approached over a block driveway providing ample off road parking and leading to an integrated garage, with gardens to all elevations. Access from the the hallway to a sizeable loft space which could provide additional residential accommodation if so desired (subject to obtaining the relevant Planning Permission). The property has an Agricultural Occupancy Clause further details available. An early viewing is essential to appreciate the accommodation and location on offer.

### Situation

'Lyndenford' is situated in an elevated position and provides superb views over the surrounding countryside. Within close proximity to the popular village of Cheddleton but within good commuting areas.

### Directions

From our Derby Street office, take the A520 Cheddleton Road out of the town. Upon reaching Cheddleton proceed up the bank going out of the village and turn right into Ostlers Lane by the lay-by. Continue Straight ahead into Brund Lane, which then becomes Coalpitford Lane where 'Lyndenford' is located on the left hand side identifiable by our For Sale board.

### Entrance Hall

With external door, wooden floor, loft access.

### Office

6'6" x 6'9" (1.99 x 2.08)

With radiator, UPVC double glazed window to front, built in bookcase.

### Kitchen

11'3" x 10'3" (3.45 x 3.13)

With good range of wall and floor kitchen units and tiled floor, built in dishwasher, stainless steel sink unit, UPVC double glazed window to front, radiator.

### Dining Room

15'0" x 10'10" (4.58 x 3.31)

With radiator, patio doors to conservatory, door to lounge.





#### Utility

5'3" x 10'11" (1.61 x 3.33)

With red tiled floor, rear entrance door and radiator, double bowl stainless steel sink unit, door to garage.

#### Lounge

14'9" x 19'4" (4.50 x 5.91)

With UPVC windows to two elevations and patio doors to conservatory, feature corner fireplace.

#### Cloakroom

With tiled floor, low flush WC, shower cubicle, wash hand basin, tiled walls and radiator.

#### Conservatory

11'5" x 13'4" (3.49 x 4.07)

With brick base, UPVC panels, double doors, views over countryside.

#### Bedroom One

13'1" x 11'7" (4.01 x 3.54)

With radiator, UPVC double glazed window to rear.

#### Bedroom Two

10'11" x 10'1" (3.33 x 3.08)

With radiator, UPVC double glazed window to front.

#### En-Suite Shower Room

With shower cubicle, wash hand basin, low flush WC, radiator, UPVC double glazed frosted window to side.

#### Family Bathroom

8'3" x 6'10" (2.53 x 2.09)

With bath, wash hand basin, low flush WC, part tiled walls, airing cupboard, radiator, cushioned flooring.

#### Bedroom Three

11'8" x 9'6" (3.57 x 2.91)

With radiator, UPVC double glazed window to rear.

#### Integral Garage

18'6" x 10'10" (5.64 x 3.32)

With concrete floor, radiator, up and over entrance door and housing the oil central heating boiler.

#### Loft

48'3" x 11'7" (14.71 x 3.54)

Loft ladder, two radiators, majority boarded.

#### Outside

To the front of the property there is a paved patio area with a concrete set short driveway giving access to the property, gardens at the rear laid to lawns.



### Services

We understand that the property is connected to mains electricity and water, with drainage being by private means by way of a septic tank shared with the neighbouring property.

### Agricultural Occupancy Clause

The property is subject to an agricultural occupancy clause which was placed on the property when planning was obtained. This states the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person. Interested parties should seek independent advice as to whether they satisfy this clause and any potential variances.

### Viewings

Strictly by prior arrangement through Graham Watkins & Co.

### Tenure and Possession

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

### Measurements

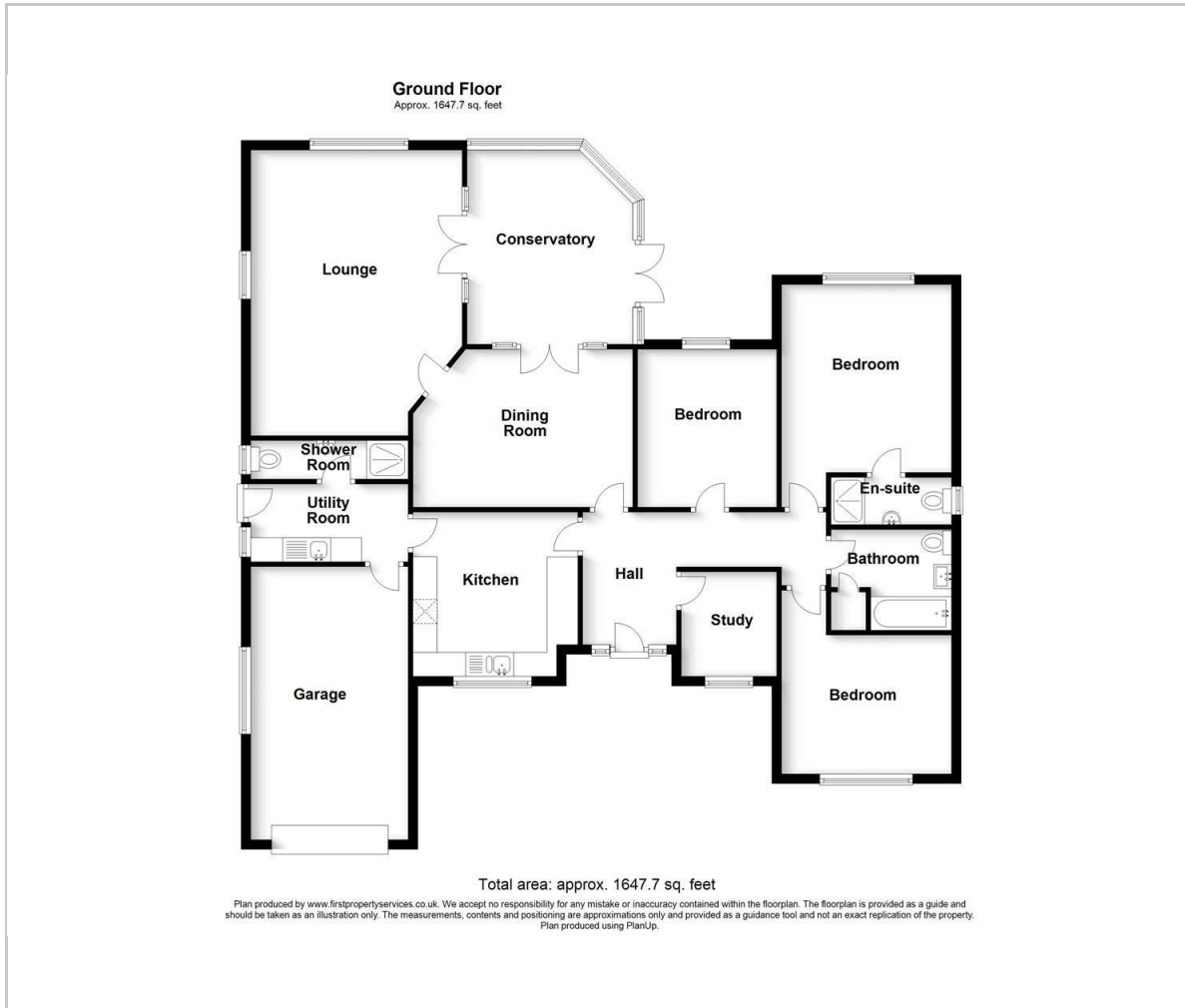
All measurements given are approximate and are 'maximum' measurements.

### Please Note

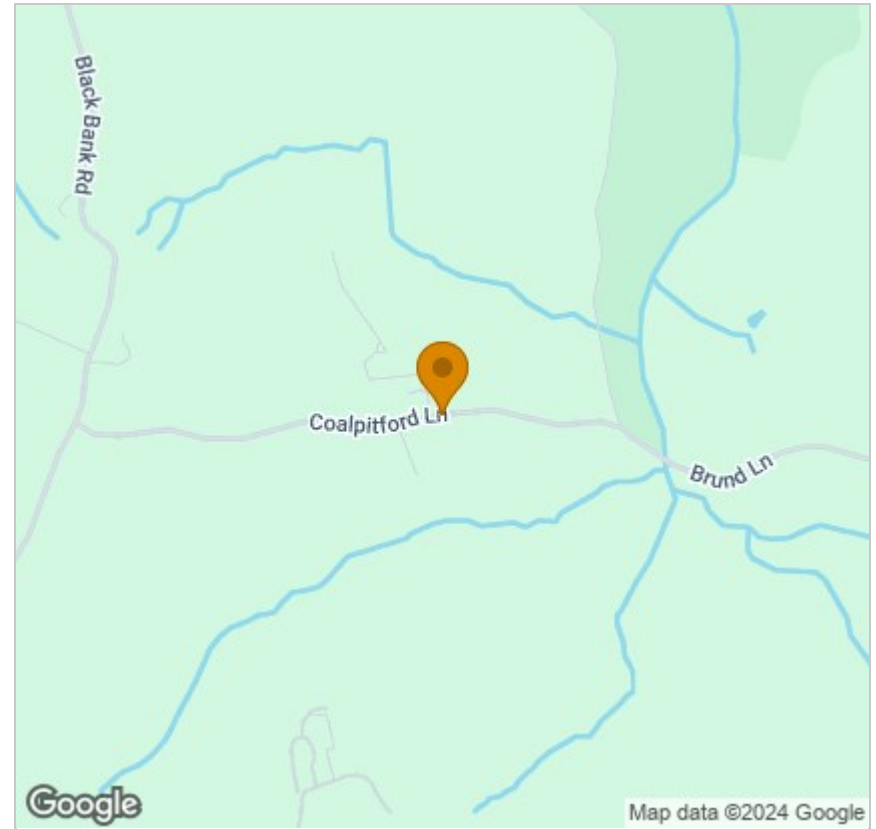
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



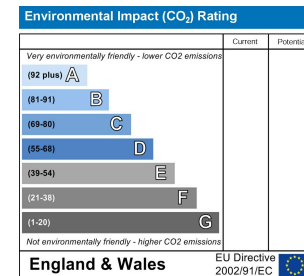
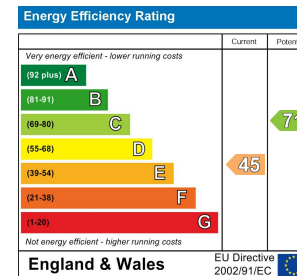
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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