



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308  
ENQUIRIES@GRAHAMWATKINS.CO.UK



**Rock House Farm & Others**  
**Foxt, Staffordshire, ST10 2HN**  
**O.I.R.O £1,450,000**

**For Sale by Private Treaty**





**Rock House Farm inc**

- **Badger Cottage**
- **Hedgehog Cottage**
- **Dormouse Cottage**
- **Stunning Views**
- **Beautifully Landscaped Gardens**

## Summary

An excellent opportunity to purchase this unique home offering a sizeable plot extending in all to approximately 1.35 acres or thereabouts, comprising three cottages, farmhouse, detached stone office, detached stone outbuilding including Hot Tub room with storage shed at the rear, block of three stables utilised as a workshop, and sizeable garden land extending to approximately 0.90 of an acre or thereabouts offering far reaching views over the surrounding countryside.

Rock House Farm has previously been run as a farmhouse with successful holiday cottages having the opportunity to utilise the on site facilities. The site could also prove suitable for multi generational living or be run as a rental business.

## Situation

Rock House Farm is situated in the sought after village of Foxt within a Conservation Area and within easy commuting distance to the Staffordshire, Derbyshire and Cheshire borders. The property is situated in a peaceful and elevated setting commanding stunning far reaching views over the surrounding countryside.



## Rock House Farm – Main Farmhouse

### **Utility – 3.80m x 2.92m**

Stable door, base cupboards with work surfaces over, plumbing for washing machine, space for tumble dryer, radiator, double glazed windows, tiled floor, built-in storage with shelving.

WC off housing low level WC, wash hand basin, tiled floor.

### **Hallway**

External door, staircase off, radiator, tiled floor.

### **Lounge – 5.94m 4.06m**

Multi fuel stove, two double glazed windows, radiator, oak floor, original beams, double doors to hallway.

Open plan to:

### **Sun Room – 3.91m x 3.63**

Pair of patio doors, double glazed windows, radiator, oak floor.



### **Kitchen – 4.40m x 4.30m**

Range of base cupboards and drawers with work surfaces over, inset Belfast sink unit, tiled splashbacks, plumbing for dishwasher, tiled Alcove for Range cooker, double glazed window, central island incorporating base cupboards with tiled work surfaces.

### **Dining Room – 4.26m x 4.14m**

Fireplace incorporating multi fuel stove, double glazed window, oak floor.

### **First Floor Landing**

Double glazed window, radiator.

### **Bedroom One – 5.93m x 4.04m**

Two double glazed windows, radiator, built in wardrobes.

### **Wet Room – 2.81m x 2.33m**

Shower area with Triton shower fitment, low level WC, wash hand basin in vanity unit, radiator, tiled floor with underfloor heating, part tiled walls, double glazed window, built in storage with fixed shelving and radiator.



## Family Bathroom

Wet room area with Mira shower fitment, panelled bath, low level WC, pedestal wash hand basin, heated towel rail, double glazed window, feature round window, tiled floor with underfloor heating, part tiled walls.

## Bedroom Two – 4.34m x 4.28m

Double glazed window, radiator and decorative cast iron fireplace.

## Bedroom Three – 4.26m x 3.40m

Double glazed window and radiator.



## **Detached Stone Outbuilding – 7.57m x 2.42m**

Maximum Measurement.

Currently utilised as an Office.

Double glazed window, radiator, base and wall cupboards, work surfaces with inset sink unit.

Wet Room

Having mixer shower fitment, wash hand basin, low level WC, radiator, double glazed window, and loft storage over.

## **Detached Stone Outbuilding known as CEDAR RETREAT**

Cedar Retreat.

Having stable door, tiled floor, Cedar panelled walls, hot tub, separate shower, double glazed windows.

WC - with low level WC, wash hand basin in vanity unit, tiled floor, loft storage over.

## **Adjoining Outbuilding**

To the rear of this building is an adjoining storage shed 5.10m x 2.55m

Having lighting, power and double glazed window.



# Rock House Farm EPC and Floorplan

Score	Energy rating	Current	Poter
92+	A		
81-91	B		82
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 1878.6 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## Badger Cottage

### Hallway

External door.

### Utility Area

Having plumbing for washing machine, space for tumble dryer, radiator, tiled floor, double glazed window.

### Bathroom – 1.87m x 1.73m

Panelled bath with mixer shower fitment, low level WC, pedestal wash hand basin, part tiled walls, radiator, tiled floor.

### Bedroom One – 4.50m x 3.41m

Measurement includes Ensuite. Double glazed window and radiator.

### En Suite

Fully enclosed shower cubicle incorporating mixer shower fitment, low level WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor.



### **Bedroom Two – 3.98m x 3.57m**

Feature double glazed window and radiator.

### **Bedroom Three – 3.71m x 2.72m**

Max Measurement. Double glazed window and radiator.

### **Inner Hall**

Staircase off leading to first floor, radiator.

### **First Floor**

### **Living Room – 4.49m x 3.63m**

Double glazed window, double glazed Velux window, fireplace with gas fire, radiator, wooden floor.

### **Dining Kitchen**

Kitchen area comprises base cupboards with work surfaces over, built in electric oven, four ring gas hob with extractor over, plumbing for dishwasher, double glazed Velux, wooden floor.

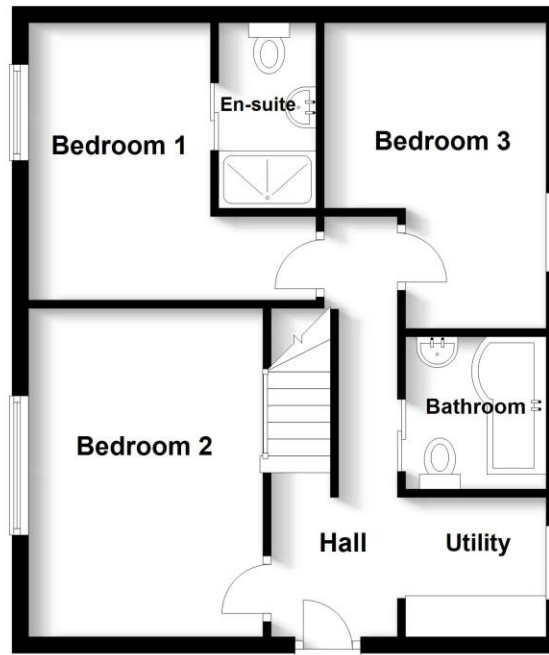
Dining Area comprises double glazed window, radiator and wooden floor.



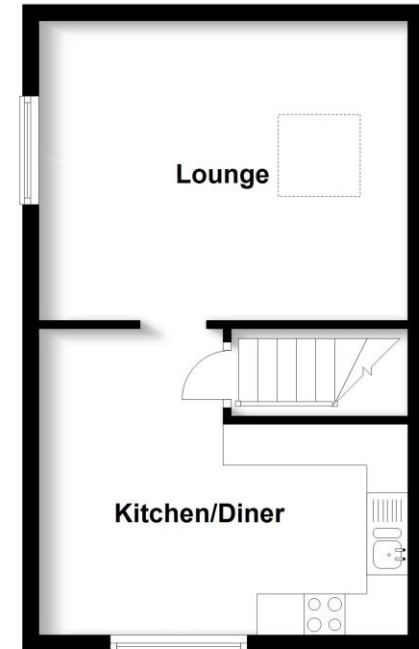
# Badger Cottage EPC and Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 47.4 sq. metres (510.4 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 sq. feet)

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## Hedgehog Cottage

### **Entrance Hall**

External door, radiator and tiled floor.

### **Kitchen – 3.68m x 3.40m**

Matching base and wall units, built in electric oven, plumbing for washing machine, plumbing for dishwasher, work surfaces, four ring gas hob with extractor over, sink unit, breakfast bar, radiator, double glazed window, tiled floor.

### **Living Room – 4.43m x 3.68m**

Double glazed window, multi fuel stove on stone hearth, radiator.

### **Inner Hall**

Built in full height storage cupboards, radiator and fixed shelving.

### **Bathroom**

Panelled bath with mixer shower fitment, pedestal wash hand basin, low level WC, part tiled walls, double glazed window, radiator, tiled floor.



## **Bedroom Two – 3.65m x 2.88m**

Double glazed window and radiator.

## **Further Inner Hall**

Double glazed window, staircase off with storage under, radiator, door leading to Bedroom One.

## **Bedroom One – 4.23m x 3.86m**

Double glazed window, radiator, oak floor, original beams, built in wardrobes.

## **En Suite**

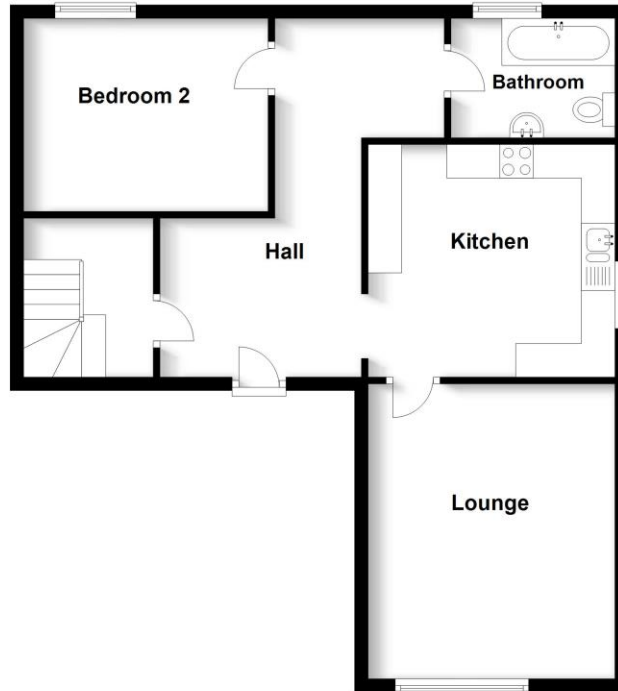
Fully enclosed shower cubicle incorporating mixer shower fitment, wash hand basin, low level WC, heated towel rail, part tiled walls, tiled floor.



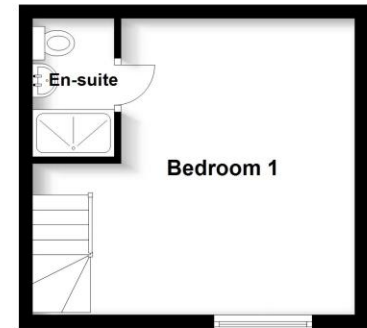
# Hedgehog Cottage EPC and Floorplan

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>74 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Ground Floor**  
Approx. 63.3 sq. metres (681.7 sq. feet)



**First Floor**  
Approx. 21.1 sq. metres (227.4 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 sq. feet)

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## Dormouse Cottage

### **Entrance Hall**

External door, tiled floor, radiator, built in full height storage cupboards.

### **Open Plan Living Room/Kitchen – 8.67m x 3.51m (Max Measurement)**

Living area comprises double glazed window, radiator and multi fuel stove.

Kitchen area comprises base cupboards and drawers with matching wall cupboards, plumbing for washing machine, dishwasher, breakfast bar, built in electric oven, four ring gas hob with extractor over, Belfast style sink unit, tiled floor, double glazed window.

### **Family Bathroom**

White suite comprising panelled bath with shower fitment over, pedestal wash, hand basin, low level WC, part tiled walls, heated towel rail.

### **Bedroom Two – 4.08m x 3.28m**

Double glazed window and radiator.

**First Floor** - Staircase to Bedroom One.



## **Bedroom One – 4.37m x 4.06m (Measurement includes Ensuite)**

Double glazed window, radiator, oak floor and original beams.

### **En Suite**

Corner shower area incorporates mixer shower fitment, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, tiled floor.

### **Gardens**

To the rear of Hedgehog and Dormouse Cottage is a patio garden with delightful views over the further garden land having established borders and gravelled path.

## **Adjoining Open Fronted Garage – 4.83m x 4.49m**

Concrete floor, light and power connected, loft storage over.

## **Built In Storeroom Off – 2.15m x 1.20m**

Light and tiled floor.

## **Built In Storeroom/Utility – 1.98m x 1.18m**

Part tiled walls, tiled floor, plumbing for washing machine, light and power connected.



# Dormouse Cottage EPC and Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

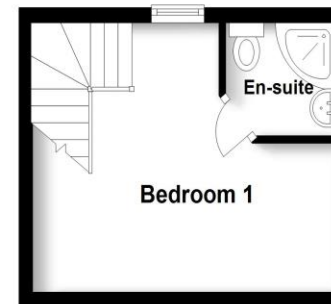
## Ground Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



## First Floor

Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.1 sq. feet)

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## **Detached Stables/Workshop – 17.07m x 3.68m**

Three stables being open plan with light and power connected. Three stable doors and window to the front.

### **Outside**

Double gated access to the tarmacadam driveway which leads through the cottages to the farmhouse. To the right is further gravelled parking for numerous vehicles.

### **Gardens**

Lawned gardens surround the main farmhouse with patio area, gravelled access with stepping stones.

Further sizeable garden land laid to lawns with established trees and shrubs with individual wildlife and woodland areas, rockery, log store and greenhouse. Plus, the benefit of a play area laid to lawns with bark inset and picnic bench. Various peaceful seating areas throughout the grounds taking in far reaching views of the countryside.





## **Directions**

From our Leek office on Derby Street, take the A523 Ashbourne Road and proceed out of the town for approximately 4.5 miles. Turn right at Ellastone Road and follow the road for approximately 1 mile and take the right hand turning onto The Casey. Follow this road into Foxt village. Continue along bearing left at the fork in the road where the property is situated on the left hand side.

What 3 Words: ///safety.buckets.slugs

## **Services**

Mains water, gas and electricity.

## **Wayleaves & 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, quasieasements 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.

## **Tenure & Possession**

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

## **Viewings**

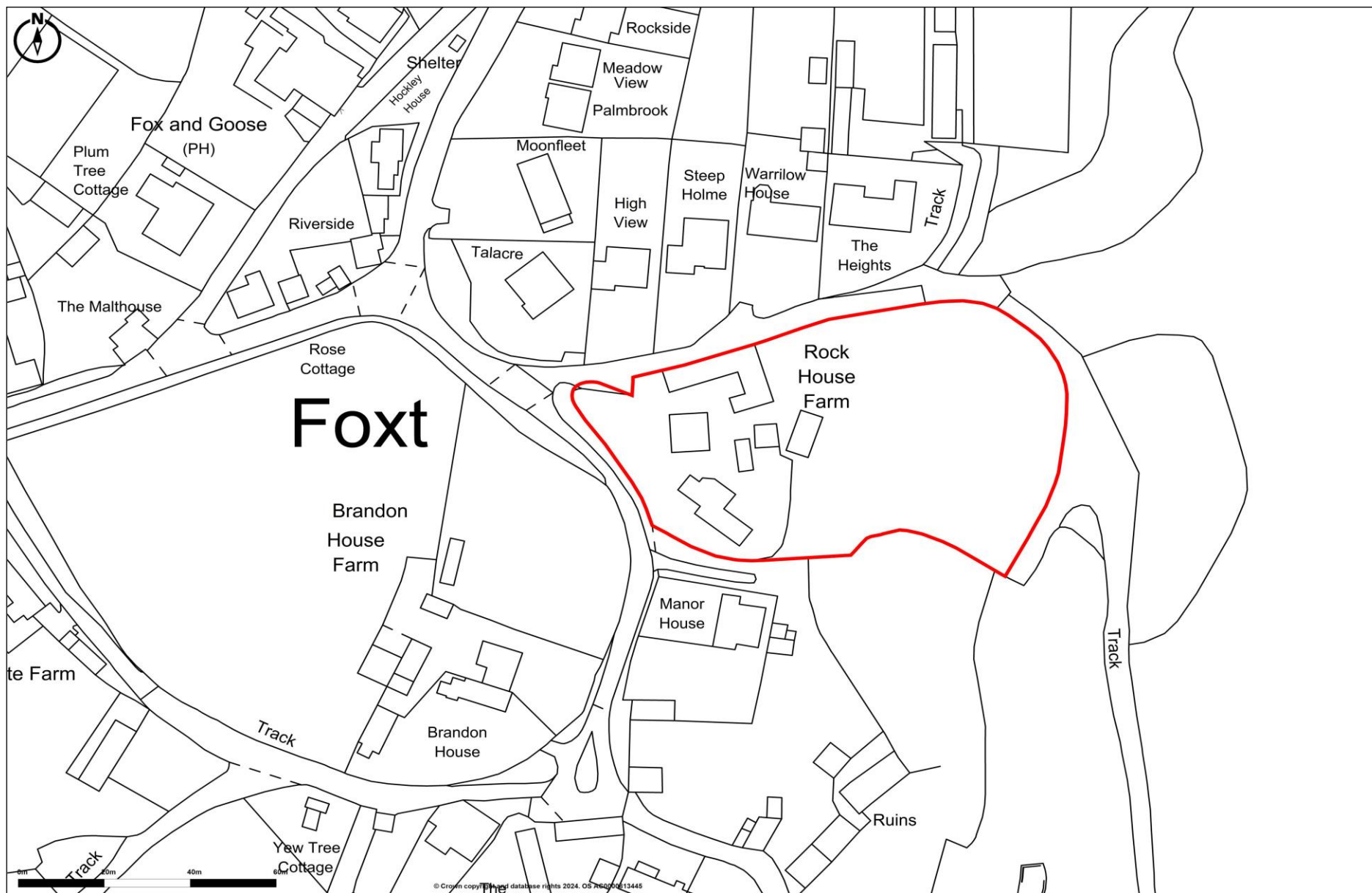
By prior arrangement through Graham Watkins & Co.

## **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.

**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.





## **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.

## **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.

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## **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](mailto:enquiries@grahamwatkins.co.uk).

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