



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Moorland View, Broomyslaw, Leek,
ST13 7QZ
O.I.R.O £650,000**

For Sale by Private Treaty





Moorland View, Broomyshaw

- No Upward Chain
- 4/5 Bedroom Detached Family Home
- Far Reaching Views
- 3.5 Acres of Land
- Potential Business Opportunity

Summary

A rare opportunity to purchase this delightful four/five bedroom family home 'Moorland View' offers views as far as the eye can see over the rolling countryside. A unique property providing versatile accommodation briefly comprises modern kitchen diner, lounge and two further reception rooms/office which could be used as the fourth and fifth bedrooms along with family bathroom to the ground floor. First floor offers three double sized bedrooms and shower room. The master bedroom gives access the beautiful sun terrace. 'Moorland View' provides potential for possible Business opportunities (subject to necessary consents) being situated close to Alton Towers and Peak Wildlife Centre on the edge of The Peak District or ideal as a family home offered For Sale with NO UPWARD CHAIN.

There is 3.5 Acres or thereabouts of Land surrounding the property, which will be of interest to those with equestrian or small holder interests.

VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER, THE TREMENDOUS LOCATION & STUNNING VIEWS.



Accommodation Comprises:

Entrance Porch

External door, tiled floor, frosted window to front, loft access with ladder. Built-in cloak cupboard housing boiler and plumbing for washing machine.

Lounge

25'7" x 15'7" (7.82 x 4.75) (max measurement).

Pair of patio doors to rear enjoying far reaching views, double glazed windows to front and rear, oak half staircase, three double radiators, oak floor.

Hallway

Understairs store/pantry, oak floor.

Office/Bedroom 5

10'0" x 8'1" (3.07 x 2.47)

Double glazed window to front, single radiator, oak floor.



Reception/Dining Room/ Bedroom 4

12'0" x 11'11" (3.67 x 3.65)

Feature double glazed bay window to side, double glazed windows to front and side, fireplace incorporating multi fuel stove, two single radiators, oak floor.

Family Bathroom

7'3" x 5'5" (2.23 x 1.66)

White suite comprising panelled bath with mixer shower, pedestal wash hand basin, low level lavatory, double glazed frosted window to rear, single radiator, oak floor.



Dining Kitchen

21'0" x 11'11" (6.41 x 3.65) (Maximum measurement)

Excellent range of modern units providing base and wall cupboards and drawers, built in double oven and dishwasher, work tops with stainless steel sink unit, double radiator, oak floor. Open plan to dining room offering pair of patio doors to rear enjoying far reaching views, two double glazed windows to side, single radiator.





Side Porch

External door to side, double radiator, staircase off.

First Floor

First floor landing with double glazed window to side, single radiator.

Master Bedroom

12'0" x 11'11" (3.66 x 3.65)

Double glazed windows to front and side, pair of patio doors leading out onto the sun terrace. Built in airing cupboard, housing hot water cylinder.

Sun Terrace

Indian stone floor with glazed balustrade. Ideal for appreciating those far reaching views.



Bedroom Two

10'0" x 8'0" (3.05 x 2.45)

Double glazed window to rear, single radiator.

Shower Room

8'9" x 6'10" (2.67 x 2.10) (Max Measurement)

Fully enclosed shower unit and wash hand basin, low level lavatory, wall mounted wash hand basin, tiled floor. Built-in over stairs store, loft access with ladder.

Bedroom Three

12'0" x 8'7" (3.67 x 2.64)

Double glazed windows to front and side, single radiator.



Outside

The property is approached via double gated access leading to feature Roman Granite providing ample off road parking, access to side garden laid to lawns and rear gardens.

With detached garage.

Rear Gardens

Laid to patio with spacious lawns having open aspect overlooking surrounding countryside.



Viewings

By prior arrangement through Graham Watkins & Co.

Council Tax band and Local Authority

We believe the property is in band D and

The local authority is Staffordshire Moorlands District Council.

Services

We believe the property is connected to mains services.

Tenure and Possession

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

Measurements

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

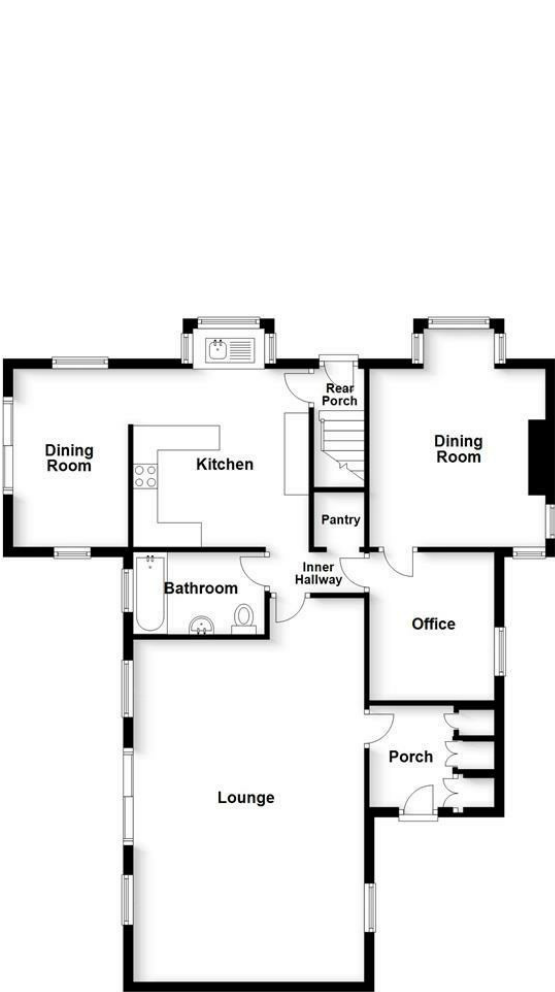
Please Note

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.

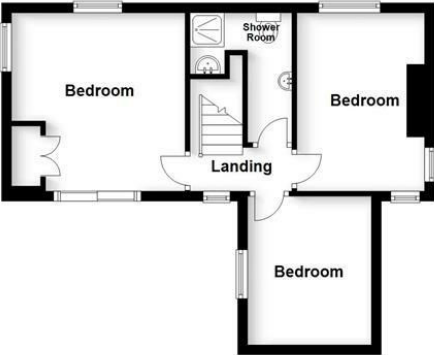


Floorplan

Ground Floor
Approx. 1215.9 sq. feet



First Floor
Approx. 419.8 sq. feet



Total area: approx. 1635.7 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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

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Viewings

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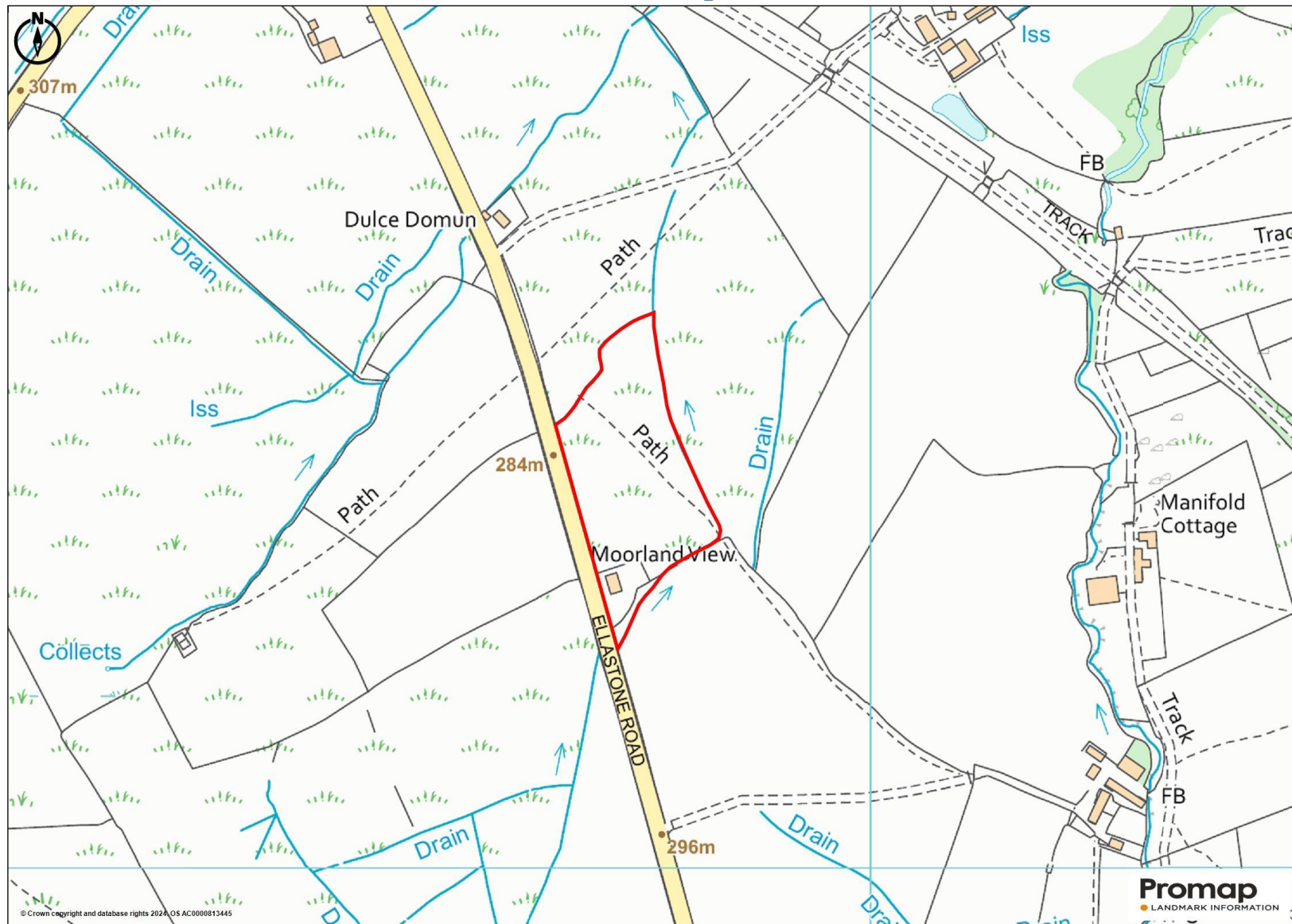
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FOR IDENTIFICATION ONLY – NOT TO SCALE

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.

Area Map



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.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

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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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