



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY

**BANK TOP FARM, CHURNET VALLEY ROAD,
KINGSLEY HOLT, STOKE-ON-TRENT, ST10 2BQ**

GUIDE PRICE £1,100,000

DESCRIPTION

An exciting opportunity to purchase two properties comprising The Long Barn & The Granary together along with 28 acres or thereabouts of surrounding land and useful double fronted outbuilding.

The Long Barn offers four bedrooms all with en-suites, open plan kitchen and dining space along with a lounge, a games room and hot tub facilities.

The Granary provides two bedrooms and bathroom, along with an open plan kitchen diner and lawn area to the rear.

Ideal for those wanting multigenerational accommodation or those with smallholding or equestrian interests.

DIRECTIONS

From our Derby Street Offices take the A523 towards Ashbourne to Bottomhouse. At Bottomhouse crossroads turn right towards Ipstones village travelling straight down the High Street following the road through Ipstones village. Continue on this road known as the B5033 until you get to a T junction at the bottom of Froghall Bank. Take a right turn at the T junction onto the A52. Just after the Churnet Valley Railway take the left hand fork to Churnet Valley Road A521 and follow this along to Sidney Drive. The end of the lane leading to the Holiday lets will be found just after Sidney drive on the left indicated by our Agents "For Sale " board.

What3words: /// ///dripped.recoup.redeemed

- **Two Detached Properties**
- **With 28 Acres or Thereabouts**
- **Double Fronted Outbuilding**
- **Ideal Multigenerational Opportunity**
- **Of Interest to Those with Smallholder or Equestrian Interests**

THE LONG BARN

Benefitting from an underfloor Heat Pump providing underfloor heating throughout the ground and first floor.

Entrance Hallway

With external door, tiled floor, exposed beams and stairs off

Utility Room off

Housing plumbing for a washing machine, space for a tumble dryer, tiled floor, work top and cupboards.

Bedroom One – 4.72m x 3.39m

With double glazed window, laminated floor and exposed beam.

En Suite

With a corner shower cubicle, pedestal wash hand basin, low level lavatory, tiled walls and floor.



Inner Hallway

Bedroom Three – 3.56m x 3.53m

With double glazed window and laminate floor.

En Suite

With a fully tiled shower cubicle, low level lavatory, pedestal wash hand basin, tiled floor, double glazed obscured window and heated towel rail.

Bedroom Two – 4.89m x 2.97m

With picture window and door, laminate floor.

En Suite – 4.89m x 2.97m

Having bath with mixer taps and shower attachment, pedestal wash hand basin, low level lavatory, tiled floor, double glazed obscured window and heated towel rail.



First Floor Landing

Lounge – 8.02m x 4.78m

Having two double glazed windows, external door to outside steps, original feature windows and laminate floor.

Dining Kitchen – 4.89m x 4.82m

Offering an excellent range of units with integrated BOSH appliances, stainless steel sink, exposed beam, double glazed window, exposed beams and brick wall and laminate floor.

Bedroom Four – 3.89m x 3.55m

With double glazed window, laminate floor and built in wardrobe.

En Suite – 2.73m x 1.26m

With an enclosed shower cubicle, pedestal wash hand basin, low level lavatory and laminate floor.

Games Room – 5.0m x 4.72m

Having a pair of sliding patio doors to the patio area, glazed door and window, lighting and power connected.



Outside

Block paving providing off road parking, courtesy lighting. Side patio with lawns to side and rear.

Summerhouse – 3.63m x 3.35m

Incorporating Hot Tub



THE GRANARY

Benefitting from underfloor heating throughout the ground floor.

Entrance Hallway

With tiled floor, double glazed window, staircase off, built in cupboard housing the boiler.

Lounge

Having a pair of patio doors with side panels, laminate floor and exposed stone work.

Open Dining Kitchen - 6.26m x 4.16m

An excellent range of units with base and wall cupboards, work tops over, inset stainless steel sink unit, built in cooker, tiled floor, a pair of feature patio doors, exposed beams and mezzanine bedroom above.



Bedroom One – 4.19m x 2.31m

With two double glazed windows overlooking fields, double glazed Velux window, tiled floor and built in wardrobes.

W.C off - housing a low level wc, wash hand basin, tiled floor and double glazed frosted window.

First Floor Landing

With double glazed skylight window, loft access and built in storage.

Mezzanine Bedroom – 4.32m x 3.20m

With exposed 'A' frame, double glazed Velux window, radiator and glazed panels overlooking the dining area.

Bathroom Two

With bath, corner shower cubicle, low level wc, wash hand basin, tiled floor, double glazed Velux window and exposed beams.



OUTSIDE

Gravelled parking area with lawn gardens having views over the fields.
Patio areas to side the and rear elevations.

Outbuilding – 9.24m x 7.50m

Double doors and pedestrian door to front, concrete floor.



LAND

There is 28 acres or thereabouts of grassland available with the property.







SERVICES

We believe the properties are connected to mains services.

LAND REGISTRY

The property is held under title number:

LOCAL AUTHORITY

The local authority is Staffordshire Moorlands District Council and SMDC are to whom all enquiries of a planning or other relevant matters should be addressed.

Both properties have planning permission granted for open market housing under planning application ref no. SMD/2024/0462.

VIEWINGS

By prior arrangement through Graham Watkins & Co.

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

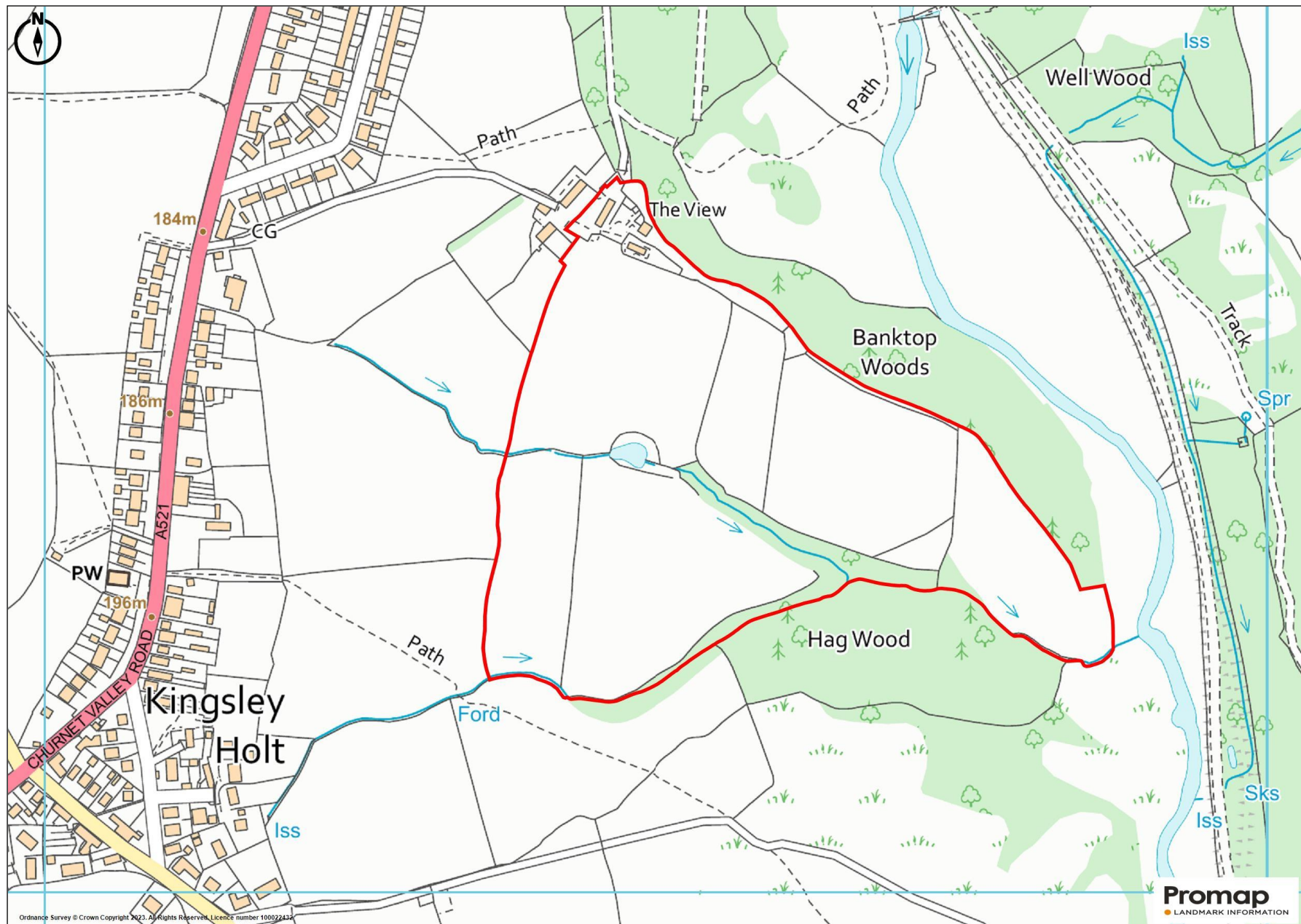
The property is held freehold and vacant possession will be given upon completion.

VIEWINGS

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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.



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.

MEASUREMENTS

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

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.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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