



Graham Watkins & Co
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CRESSFORD FARM
Dilhorne Road, Stoke on Trent, ST10 2PH

O.I.RO £525,000

For Sale by Private Treaty



Cressford Farm

- Located on the edge of Dilhorne
- Sizeable Four Bedroom Farmhouse
- Extensive Range of Outbuildings
- Extra Land by Separate Negotiation



Summary

Cressford Farm presents an exciting opportunity to acquire a spacious farmhouse sitting in 1.80 acres or thereabouts with a good number of outbuildings and a sizeable four bedroom farmhouse with additional land available by separate negotiation amounting to 3.67 acres of thereabouts. Cressford Farm is located on the edge of the small village of Dilhorne in the Staffordshire Moorlands, with excellent commuter routes into Stoke-on-Trent and the surrounding major road networks. Cressford Farm has a variety of uses subject to necessary planning consents, and will be of interest to those with family, business or commercial operations having additional land available.

Situation and Directions

The property is located in a semi rural area a short distance from the centre of Dilhorne. The property lies 3.1 miles from Cheadle, 10.3 miles from Leek and 12.5 miles from Uttoxeter.

From Leek, take the A520 south from Leek towards Cheadle for 5 miles. When entering Wetley Rocks take the left hand turning just after the fuel station onto the A522. After 2 miles at the end of the road turn right onto the A52, after ¼ miles turn Left onto Bank Top Road and continue into Dilhorne. Turn right onto Caverswall Road after the Charlie Bassets Pub and the property is on your right after 1.5 Miles as indicated by the 'For Sale' board.

What 3 Words: ///fatter.assembles.apples



Cressford Farmhouse

Cressford Farmhouse is a painted brick and tile farmhouse style three bedroom property

Front Entrance

Leading to: -

Porch -15'0" x 5'8" (4.59m x 1.75m)

With tiled floor, wooden double glazed windows.

Kitchen Diner - 20'1" x 12'0" (6.14m x 3.66m)

With range of wall and base units, electric hob and electric cooker, porcelain sink and stainless steel sink, breakfast island, brick archway, full glass single glazed windows, radiator and tiled floor.

Living Room - 13'7" x 13'6" (4.16m x 4.14m)

Vinyl floor, built in wooden shelving and drawers, open Victorian fireplace.



Sitting Room - 13'1" x 13'11" (3.99m x 4.26m)

Carpet floor, two UPVC double glazed windows, radiator, fireplace.

Hallway - 13'10" x 4'2" (4.24m x 1.29m)

Carpet floor, staircase off.

Utility Room - 5'8" x 17'11" (4.80m x 5.47m)

Tiled floor, UPVC double glazed windows, Belfast sink, wooden worktops.

Storeroom - 12'1" x 9'11" (3.70m x 3.03m)

Tiled floor, wooden single glazed windows.

Storeroom - 5'9" x 7'4" (1.77m x 2.24m)

WC off.

WC

Tiled floor, basin and shower.



Store - 16'11" x 12'11" (5.16m x 3.94m)

Bedroom Four - 12'0" x 13'11" (3.68m x 4.25m)

Carpet floor, wooden double glazed patio doors to outside, radiator.

En-Suite - 4'3" x 8'2" (1.32m x 2.49m)

Wash hand basin, toilet, bidet, disabled shower, towel radiator.

First Floor Landing - 7'3" x 13'9" (2.21m x 4.2m)

Wooden floor, UPVC double glazed window.

Bedroom One - 13'11" x 12'11" (4.25m x 3.96m)

Wooden floor, two UPVC double glazed windows, radiator.

Bedroom Two - 12'9" x 12'3" (3.90m x 3.74m)

Wooden floor, two UPVC double glazed windows, radiator, wooden wardrobe.



Bedroom Three - 12'11" x 8'7" (3.94m x 2.64m)

Wooden floor, UPVC double glazed window, radiator.

Bathroom - 6'0" x 12'9" (1.84m x 3.90m)

Panel bath and shower over, low level WC and wash hand basin, wooden floor, UPVC double glazed window, towel radiator.

Outside

To the front and side of the dwelling house is a garden area which is all laid to grass. Patio area.



OUTBUILDINGS

Wooden Pole and Tin Sheeted Barn - 34'9" x 67'1" (10.60m x 20.45m)

Wooden and Corrugated Tin Sheet Barn - 28'4" x 15'8" (8.64m x 4.78m)

Pole and Tin Sheet Barn - 20'8" x 12'11" (6.31m x 3.95m)

Wooden and Sheeted Barn - 23'0" x 13'11" (7.02m x 4.26m)

Wooden Pole Barn - 18'5" x 31'9" (5.62m x 9.69m)

Wooden Lean To - 6'9" x 26'10" (2.07m x 8.18m)

Wooden Pole and Sheeted Coal Shed - 26'10" x 24'1" (8.19m x 7.35m)

Brick and Tile Coal Shed - 11'8" x 9'2" (3.56m x 2.81m)

Wooden Cabin

Located to the north of the main dwelling. We understand this does not have the benefit of planning consent but has been in situ for in excess of 20 years. It is very basic and provides the following areas: -

- Kitchen/Living Room
- Bedroom
- Shower Room



ADDITIONAL LAND

Additional land (edged in blue on the attached plan) is available by separate negotiation. Comprising of 3.67 acres and a 11.84m x 17.46m Wooden pole barn, the additional land benefits from access from the highway and provides an additional yard area.

Services

We understand that the property is connected to mains electricity, and water with drainage being by private means. Heating is via a Biomass boiler.

Land Registry

The property is held as part under SF478743.

Tenure and Possession

We believe the property is freehold and vacant possession will be given upon completion.

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.

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.



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.

VIEWINGS

By prior arrangement through Graham Watkins & Co.

MEASUREMENT

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.

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