



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

01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK



New House Farm
Bottomhouse, Leek, Staffordshire, ST13 7PA
Offers Over £950,000



FOR SALE BY PRIVATE TREATY

New House Farm boasts a 5-bedroom stone and tile farmhouse, adjoining holiday let and an excellent range of modern buildings, some being agricultural and some being used for a thriving poultry and smallholders' business which is run by the vendors.

New House Farm offers an exceptional opportunity to purchase a small farm with a host of diversification opportunities for those looking to have an income from the property.

Early viewing is highly recommended to appreciate the opportunities on offer.

**New House Farm, Holiday Let & Buildings set in 11.47 acres of grassland
(Further Land Available by Separate Negotiation)**

SITUATION

New House Farm sits in the Beautiful Staffordshire Moorlands countryside, just on the edge of the Peak District and only a short drive from the market towns of Leek, Ashbourne and Buxton. With good transport links located just off the main A523 Leek to Ashbourne Road.

The property benefits from stunning views across the surrounding countryside.

DIRECTIONS

What 3 Words:

[///keyboards.upper.bins](http://keyboards.upper.bins)

Follow the A523 out of Leek towards Ashbourne for about 5 miles, then turn left onto B5053 and New House Farm is on your right.



NEW HOUSE FARM, HOLIDAY LET, MODERN BUILDINGS SET IN 11.47 ACRES OF GRASSLAND

The property comprises a traditional 5-bedroom stone and tile farmhouse with an adjoining Holiday Cottage and a range of portal frame outbuildings, together with a traditional stone and tile shippoon set 11.47 acres or thereabouts of sound grassland.

The property benefits from 15x 260 Watt Caymax Pv solar collection units.

The property briefly comprises the following accommodation: -

Entrance Hall – 2.64m x 3.78m

With tiled floor, UPVC double glazed windows.

Dining Room – 4.80m x 3.32m

With tiled floor.

Kitchen – 2.27m x 3.88m

With tiled floor, high & low wooden units, stainless steel sink, electric hob & cooker with tiled back board.

Hallway – Leading to Stairs and Sitting Room

Living Room – 4.11m x 4.13m

Carpet floor, UPVC double glazed window, oil radiator, log burner.

Office – 4.09m x 3.57m

Carpet floor, UPVC double glazed windows, fireplace and log burner



Porch— 1.36m x 1.12m

Stone & tile with stone floor.

Boiler Room – 2.25m x 1.48m

Store Cupboard

Bathroom/Shower Room – 2.55m x 2.57m

With tiled floor, towel rail, bath, shower and wash hand basin.

Utility/Store Room – 3.57m x 4.28m

Concrete floor, radiator, access door to outside.



FIRST FLOOR

Landing Space

With airing cupboard off.

Bedroom One – 4.12m x 4.10m

With carpet floor, UPVC window, radiator, wash hand basin.

Bedroom Two – 3.23m x 3.63m plus en-suite

With wooden floor, UPVC window.

En-Suite, with W/C, wash hand basin, electric shower.

Bedroom Three – 2.63m x 3.59m

With carpet floor. UPVC window, radiator, wash hand basin.

Bedroom Four – 3.53m x 3.38m plus en-suite

With carpet floor, 2 x UPVC double glazed windows.

En-Suite (1.10m x 2.97m) with shower, W/C, wash hand basin, tiled floor.

Bedroom Five – 3.01m x 3.34m plus en-suite

With carpet floor, UPVC double glazed window.

En-Suite (2.34m x 1.85m) with shower, wash hand basin.



HOLIDAY LET

Two-bedroom Holiday let, with storage heaters

Kitchen/Diner – 4.08m x 6.24m

With wooden floor, electric cooker, stainless steel sink, wooden high & low units.

Bedroom One – 3.04m x 4.06m

With carpet floor, UPVC double glazed window.

Bedroom Two – 3.06m x 4.09m

With carpet floor, UPVC double glazed window.

Wet Room – 1.77m x 1.95m

With tiled walls and floor, W/C, wash hand basin, electric shower.



RETAIL UNIT

Portal frame construction with electric storage heating and insulated floor.

Ground Floor

- Retail Area - 8.86m x 12.20m with concrete floor.
- Shop Area – 5.28m x 5.56m with concrete floor.
- Store Room – 2.61m x 3.86m with concrete floor & wash hand basin.
- Office Counter – 3.42m x 3.019m with concrete floor.

First Floor

- Store Room – 6.42m x 8.80m with wooden floor.



Outside

There are several portal frame buildings and a traditional stone and tile shippon.

SHIPPON – 5.55m x 4.58m over two floors

Stone and tile Shippon with concrete floor.

We understand there is a historic planning consent to convert the shippon into a one-bedroom cottage, interested parties should make their own enquiries.

Lean to – 5.75m x 3.21m

Block and tin roof sheet with concrete floor.

WORKSHOP – 12.60m x 9.01m

Portal frame, mains electric, concrete floor, steel access door.

PORTAL FRAME STORE SHED – 13.74m x 13.46m

Stone floor, open fronted.

PORTAL FRAME LIVESTOCK BUILDING – 14.62m x 17.06m

Concrete floor, livestock fencing, two sheeted access doors. Electric and water.

PORTAL FRAME STORE – 4.47m x 13.78m

Concrete floor.



SCHEDULE

New House Farm, Holiday Let, Modern Buildings and Land

OS Number	Description	Area (Ha)
4722	Grassland	0.89
5622	Grassland	0.62
1517	Grassland	0.24
5616	Grassland	0.58
5406	Grassland	1.20
4706	Grassland	0.31
4206	Grassland	0.35
-	Farmyard/Homestead	0.45
		4.64 hectares or
		11.47 acres or thereabouts

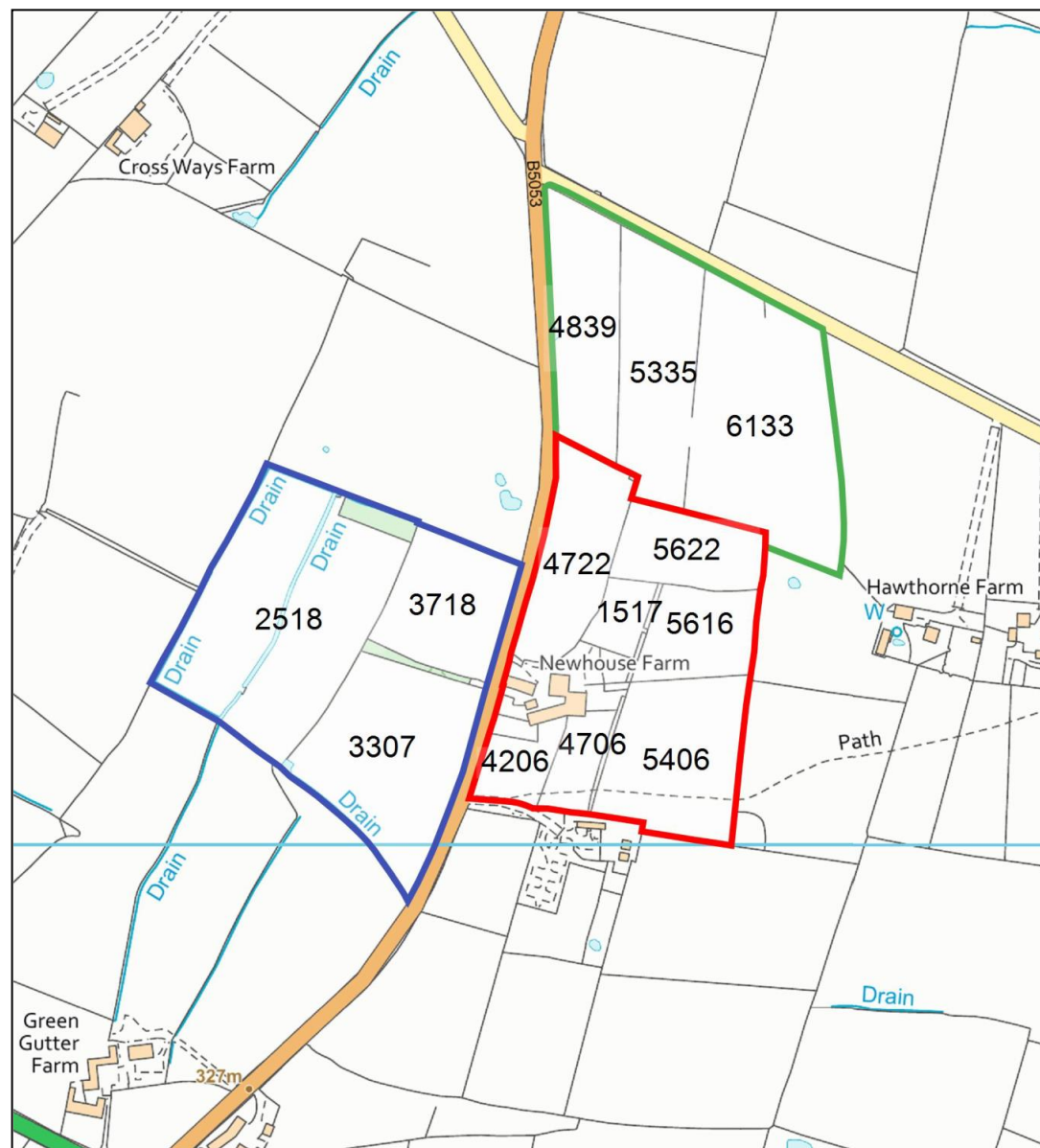
Land Available by Separate Negotiation

Land in Blue

OS Number	Description	Area (Ha)
2518	Grassland	2.57
3718	Grassland	0.95
3307	Grassland	1.58
		5.10 hectares or
		12.60 acres or thereabouts

Land in Green

OS Number	Description	Area (Ha)
4839	Grassland	1.00
5335	Grassland	1.15
6133	Grassland	2.04
		4.19 hectares or
		10.35 acres



Not to Scale for Identification Purposes Only





SERVICES

We understand that both the Farmhouse and the Holiday Cottage have mains water and electricity, with drainage being by private means.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308.

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.

LOCAL AUTHORITY

The local authority is Staffordshire Moorlands District Council and the council Tax Band is E.

LAND REGISTRY

The property is held under Land Registry title SF310525

WAYLEAVES AND 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, quasi easements 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.

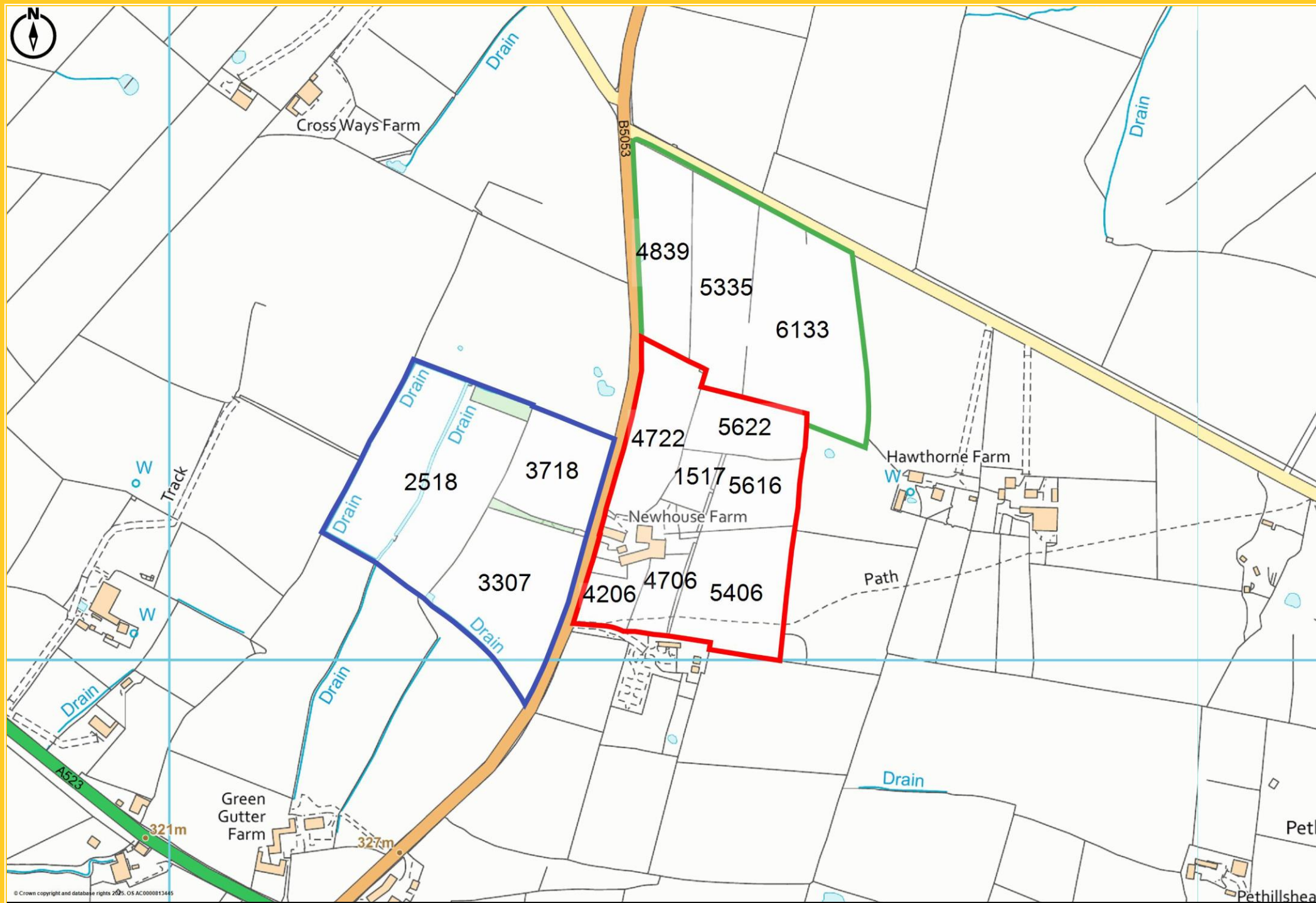
MAPPING

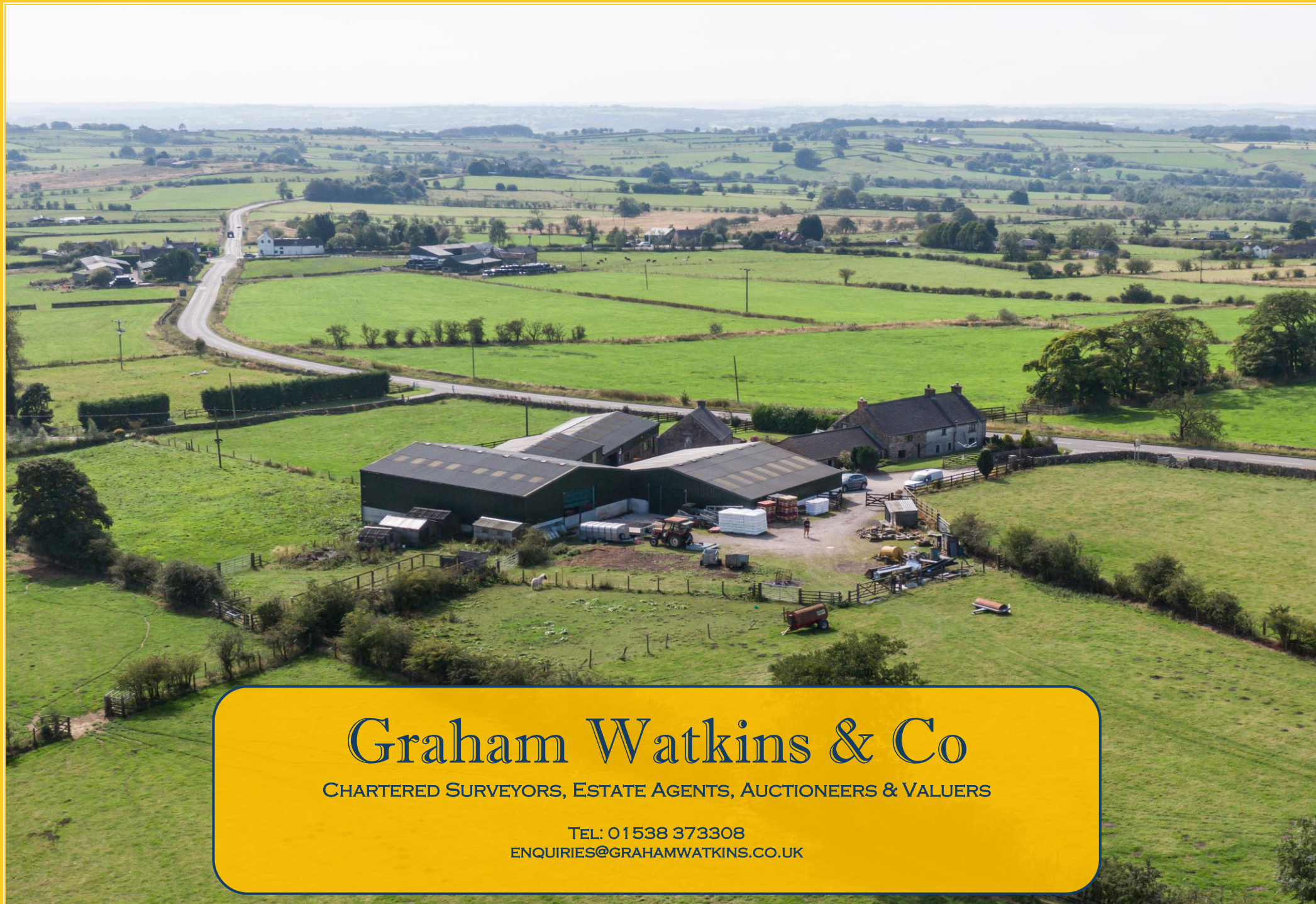
The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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.







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