



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY

**Stoneydale Farm
Oakamoor, Stoke-on-Trent, ST10 3AH
Offers Over - £800,000**





FOR SALE BY PRIVATE TREATY

DIRECTIONS

Stoneydale Farm lies on the outskirts of Oakamoor near Stoke-on-Trent, if approaching from 'The Cricketers Arms' in Oakamoor follow the road south west. After crossing the bridge take a left onto Mill Lane, then stick to the right to follow Mill Lane. After a short distance turn right into the courtyard of the property signposted by our 'For Sale' boards that are erected at the property.

SITUATION

The property is located on the outskirts of the popular rural village of Oakamoor being 11 miles from Leek, 11 miles from Ashbourne and 11.5 miles from Uttoxeter. Oakamoor benefits from a number of local amenities including pubs, a school and is a popular walking destination with dimmingsdale and the wider Staffordshire Moorlands countryside on the doorstep.

DESCRIPTION

Stoneydale Farm offers an exceptional opportunity to purchase a substantial residential property together with a large courtyard style stable block and other outbuildings set in an idyllic rural location in the heart of the Staffordshire Moorlands.

The property sits in 7.07 acres of land but has the opportunity to for further land to be acquired, up to a total of 17.5 acres or thereabouts. Early viewing is recommended to appreciate the location and potential on offer.



House

Accommodation at present comprises:

Entrance Hall - 3.76m x 3.27m

With radiator and a UPVC double glazed window to the rear aspect and a cloakroom off

Downstairs WC

With WC and wash hand basin

Utility – 2.47m x 1.94m

With an oil boiler, a UPVC double glazed window to the side aspect and plumbing for a washing machine

Shower room

Fully enclosed with electric mira equipment

Living Room - 4.98m x 7.55m

With inglenook fireplace, herringbone block paved flooring, exposed beams, two radiators, two UPVC double glazed windows to the front and two UPVC double glazed windows to the side aspect

Front Porch

With external front door, tiled floor and two UPVC double glazed windows to side aspects.

Dining Room – 4.65m x 5.17m

With a fireplace, herringbone block paved flooring, two UPVC double glazed windows to the front, a UPVC double glazed window to the side aspect and stairs off with under stair storage

Kitchen Diner - 9.97m x 4.28m

With tiled floor, some exposed stonework, single drainer sink unit, range of kitchen wall and floor units, two radiators, two UPVC double glazed windows to the rear and one UPVC double glazed window to the side aspect and a small pantry off.



Staircase leading to First Floor Landing

Bedroom One - 4.88m x 5.20m

With exposed beams, wooden flooring, two radiators, UPVC double glazed window to the side, UPVC double glazed bay window to the front, as well as fitted wardrobes

En-suite Bathroom for Bedroom One

With two radiators, a roll top slipped bath with claw and ball feet, WC and wash hand basin in a vanity unit with a central mixer tap

Bedroom Two - 3.71m x 5.21m

With two radiators, exposed beams, a wooden floor, two windows to the front aspect and fitted wardrobes

Bedroom Three - 2.70 x 3.71

With a radiator, a window to the rear aspect, fitted wardrobes and a pedestal wash hand basin.

Bedroom Four – 2.35m x 2.11m

With a radiator and a window to the rear aspect

Bathroom - 4.29m x 3.51m

With a corner bath and electric shower over, WC, wash hand basin in a vanity unit, radiator and airing cupboard.



OUTSIDE

Outside the dwelling there is a small garden to the front and a large spacious lawn with floral borders and a wooden summer house to the rear. Directly to the rear of the property is a large yard offering ample parking for multiple vehicles.

Summer house – 3.48m x 4.14m

With small greenhouse attached to rear

Substantial Brick and Tiled Stable Block

Close to the main dwelling is a very substantial and appealing brick and tiled stable block, arranged in a courtyard setting.

They are currently arranged to provide 8 stables, 1 enclosed garage and 3 car garage spaces, but could be reconfigured to suit a proposed purchasers requirements.

Traditional Brick & Tiled Range comprises:-

6 Stables of similar size

Approximately 4.25m x 3.5m

2 Stables of similar size

Approximately 5.4m x 2.5m

Garage - 5.42m x 2.52m

Garage two – 5.27m x 7.80m

Split into 3 bays



Further Outbuildings

2 Stables of similar size

Approximately 4.71m x 2.78m, Timber built

Set of Stables – 3.66m x 18.44m

Half has been split into 2 stables and the other half repurposed to poultry/pigeon housing, Timber built

Log Store

Corrugated sheeted building approximately 12m x 3.75m



LAND

The land and buildings included extend to a total of 7.07 acres or thereabouts, all laid to grass and in good heart, being slightly undulating in nature. The land is capable of mowing or grazing as required by the buyer. The property is set out in the following schedule.

Land included, as shown in red on the map below

OS field number	Description	Area (Ha)
0822	Grassland	2.10
2726	Grassland	0.30
-	Homestead	0.46
		2.86 hectares or
		7.07 acres or thereabouts

ADDITIONAL LAND

For those requiring further land, the following blocks are also available to the buyer of the main property, which are shown in Blue and Green on the plan. These are set out in further detail below.

Land edged blue on the attached plan comprises of approximately 7.94 acres of sloping grassland suitable for grazing, and having the benefit of multiple access points from the road.

OS field number	Description	Area (Ha)
1212	Grassland	3.21
		3.21 hectares or
		7.94 acres or thereabouts

Land edged green on the attached plan comprises of approximately 2.59 acres of mixed woodland and grassland, suitable for grazing or amenity purposes.

OS field number	Description	Area (Ha)
2732	Grassland	0.25
2639	Woodland	0.80
		1.05 hectares or
		2.59 acres or thereabouts



Services

We understand that the property is connected to mains electricity and water with drainage being by private means.

Local Authority

The local authority is Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ – 0345 605 3010, to whom enquiries should be addressed in respect of planning or any other relevant matters.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

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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