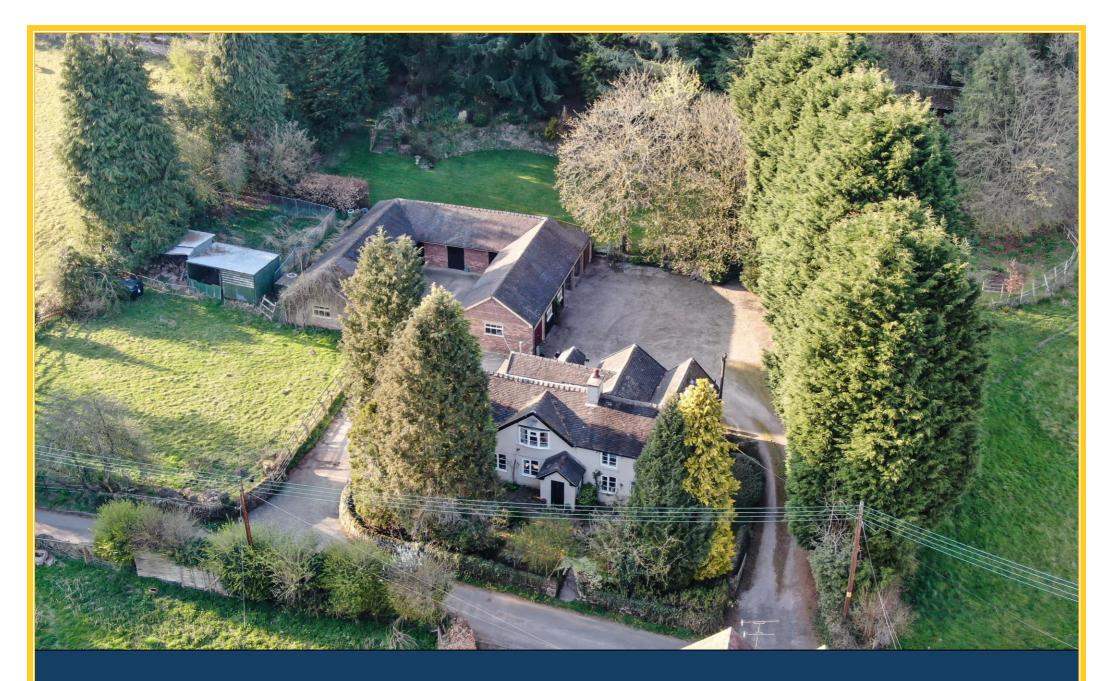


Stoneydale Farm Oakamoor, Stoke-on-Trent, ST10 3AH Offers Over - £800,000





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.



<u>House</u> 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 raditators, 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 pedastal 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



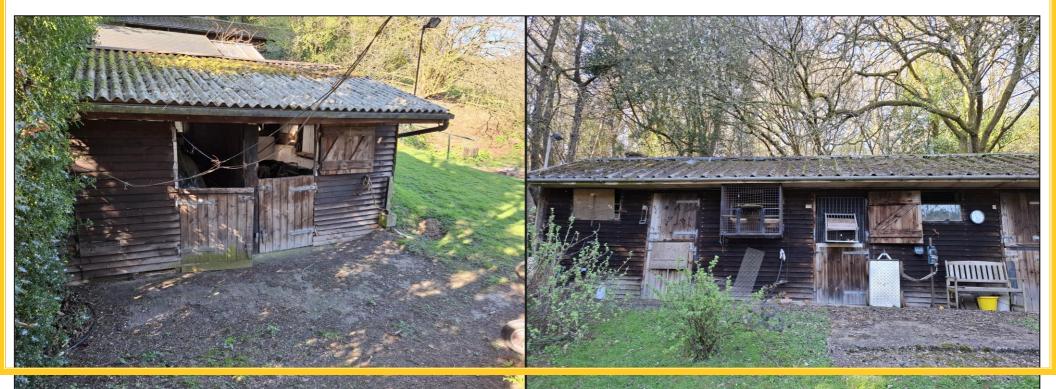


**Further Outbuildings 2 Stables of similar size** Approximately 4.71m x 2.78m, Timber built

**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 approimately 12m x 3.75m





# <u>LAND</u>

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

-	nomestead	<b>2.86 hectares or</b>
	Homestead	0.46
2726	Grassland	0.30
0822	Grassland	2.10
OS field number	Description	Area (Ha)

# 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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