



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



South Hillswood Farm

Meerbrook, Leek, ST13 8SH

**Offers Over £900,000**





## South Hillswood Farm

Meerbrook, Leek, ST13 8SH

An Immaculately presented four bedroom property with spacious family living accommodation with up to 10 acres or thereabouts and benefitting from its own luxury indoor swimming pool and changing area along with solar panels, beautiful landscaped gardens, patio and parking area including workshops, outbuilding and land.

The property is situated along a long private drive between Leekfrith and Meerbrook and is a stones throw from the Tittesworth Reservoir trail and Hillswood Wood. With fantastic views and tranquil location this will make an ideal retreat or family home.

**VIEWING IS ESSENTIAL**

### Situation

The property is situated in a very rural location between Leek Frith and Meerbrook and close to Tittesworth Reservoir Trail and Hillswood Wood. The property sits at the end of a private farm track with views and surrounded by countryside in its own landscaped gardens with outbuildings. Within easy commuting distance to Leek and Macclesfield and accessible to Buxton and the Potteries.







### [Directions](#)

From our Derby Street Office take the A53 Buxton Road until the Three Horseshoes Inn at which you need to turn left down Blackshaw Lane. Follow the road into Meerbrook turning left again at St Matthews Church. Continue along this road passing the gates to Peak Pursuits and the property will be found along this road by turning next left over the cattle grid. The private farm drive will take you past a detached property and past Hillswood Farm and if you carry on a little further you will reach South Hillswood Farm at the end of the track.

### [Entrance Hall](#)

13'5" x 7'8" (4.10 x 2.36)

Staircase off with store under, radiator, wooden parquet flooring.

### [Laundry Room](#)

4'9" x 13'10" (1.47m x 4.23m)

Wall and base cupboards with work surfaces over, inset sink unit, plumbing for washing machine, UPVC double glazed double to front, radiator, tiled floor.

### [Downstairs Wet Room](#)

3'7" x 7'3" (1.11m x 2.22m)

Mixer shower, low level wc, wash basin, heated towel rail, tiled floor and walls.

### [Sitting Room](#)

14'8" x 13'10" (4.49m x 4.22m)

'The Old Kitchen'

UPVC double glazed windows to front and side.

Underfloor heating



### Living Room

14'11" x 15'0" (4.55m x 4.59m)

Feature fireplace incorporating log burner, UPVC double glazed windows to side and rear, radiators, exposed beams.

### Open Plan Dining Kitchen

29'3" x 17'11" max (8.93 x 5.48 max)

#### Dining Area

Fireplace incorporating log burner, exposed beams, wooden parquet flooring.

#### Kitchen

Excellent range of built units comprising cupboards and drawers with integrated dishwasher, fridge and freezer, high level double oven, granite work tops with inset Belfast sink unit and Quooker mixer tap, central island with granite work tops, induction hob with extractor, and base cupboards cupboards and drawers, wine cooler, Karndean flooring, underfloor heating, bi fold doors to the side and glazed door to the rear gardens,

### Reception Room One

16'0" x 11'5" (4.90 x 3.48)

UPVC double glazed window to rear, built in full height wardrobes, wall mounted meter cupboard, desk, Karndean Flooring.

Underfloor heating







#### Swimming Pool Room

44'11" x 16'8" (13.71m x 5.09m)

Swimming pool with cover, vaulted ceilings with exposed A frame, wall lights, fully tiled floor and walls, patio doors to rear.

#### Wet Room Off Pool Room

8'0" x 4'10" (2.46 x 1.49)

Mixer shower, low level wc, pedestal wash basin, fully tiled walls and floor.

#### Boiler Room One

8'5" x 6'6" (2.58m x 1.99m)

External door to front, Velux window, floor mounted NIBE ground source heating system.

#### Boiler Room Two

8'5" x 7'0" (2.58m x 2.14m)

Pump and pipe work to swimming pool, pressurised hot water tank, fixed shelving.

#### First Floor Landing Area

Radiator.

#### Master Bedroom

15'10" x 11'5" (4.83 x 3.49)

UPVC double glazed window to rear, radiator, built in bedroom furniture, loft access.

#### Master Bedroom En-Suite

8'9" x 8'9" (2.69 x 2.68)

Suite comprising double shower cubicle incorporating mixer shower, low level wc, wash hand basin in vanity unit, heated towel rail, tiled floor, underfloor heating, built in cupboards, loft access.







**Master Bedroom Dressing Room**  
8'4" x 6'8" (2.55 x 2.04)  
Fitted units with hanging rails,  
shelving and base cupboards.

**Bedroom Four**  
13'2" x 11'10" (4.03 x 3.62)  
UPVC double glazed window to  
rear, wall mounted panel radiators,  
built in wardrobes, loft access.

**Bedroom Two**  
13'5" x 13'10" (4.10m x 4.23m)  
UPVC double glazed window to  
front, Velux window, radiator, under  
eaves storage.

**Bedroom Two Ensuite**  
8'3" x 7'4" (2.54 x 2.26)  
Suite comprising corner shower  
cubicle incorporating Triton shower,  
low level wc, wash hand basin in  
vanity, heated towel rail, tiled floor.

**Landing Area**  
Open plan landing area with Velux  
window.

**Family Bathroom**  
10'1" x 5'5" (3.08 x 1.66)  
Suite comprising panelled bath with  
mixer shower over, low level wc,  
wash hand basin in vanity, heated  
towel rail, uPVC double glazed  
frosted window to side and a tiled  
floor with underfloor heating.

**Bedroom Three**  
14'6" x 12'1" (4.43 x 3.70)  
uPVC double glazed windows to  
side and rear, wall mounted panel  
radiators.







#### Outside

Parking area with courtesy lighting. Double gated access to the courtyard with landscaped gardens and path leading to the rear aspect.

Rear gardens laid to patio with steps down to spacious lawns, feature Pergola incorporating BBQ area and seating. Garden shed and sunken trampoline.

#### Adjoining Workshop

15'7" x 6'6" (4.76 x 1.99)

Door to Boiler Room and lighting.

#### Adjoining Open Fronted Store

Useful storage area with lighting.

#### Outbuilding

29'3" x 13'4" max (8.94 x 4.08 max)

Double access to further parking area leading to a Detached Corrugated outbuilding with adjoining log store.

#### Land

The property benefits from land extending to 10 acres or thereabouts, which a mix of grassland and woodland offering potential for livestock or horses, or offers excellent amenity value to the property.

#### Services

The property is connected to mains electricity, water with drainage by private means.

#### Tenure & Possession

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





### Local Authorities

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

### Viewings

By prior arrangement through Graham Watkins & Co. Please note the drive is private and any interested parties must have an appointment to view.

### Measurements

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

### 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.

### 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.









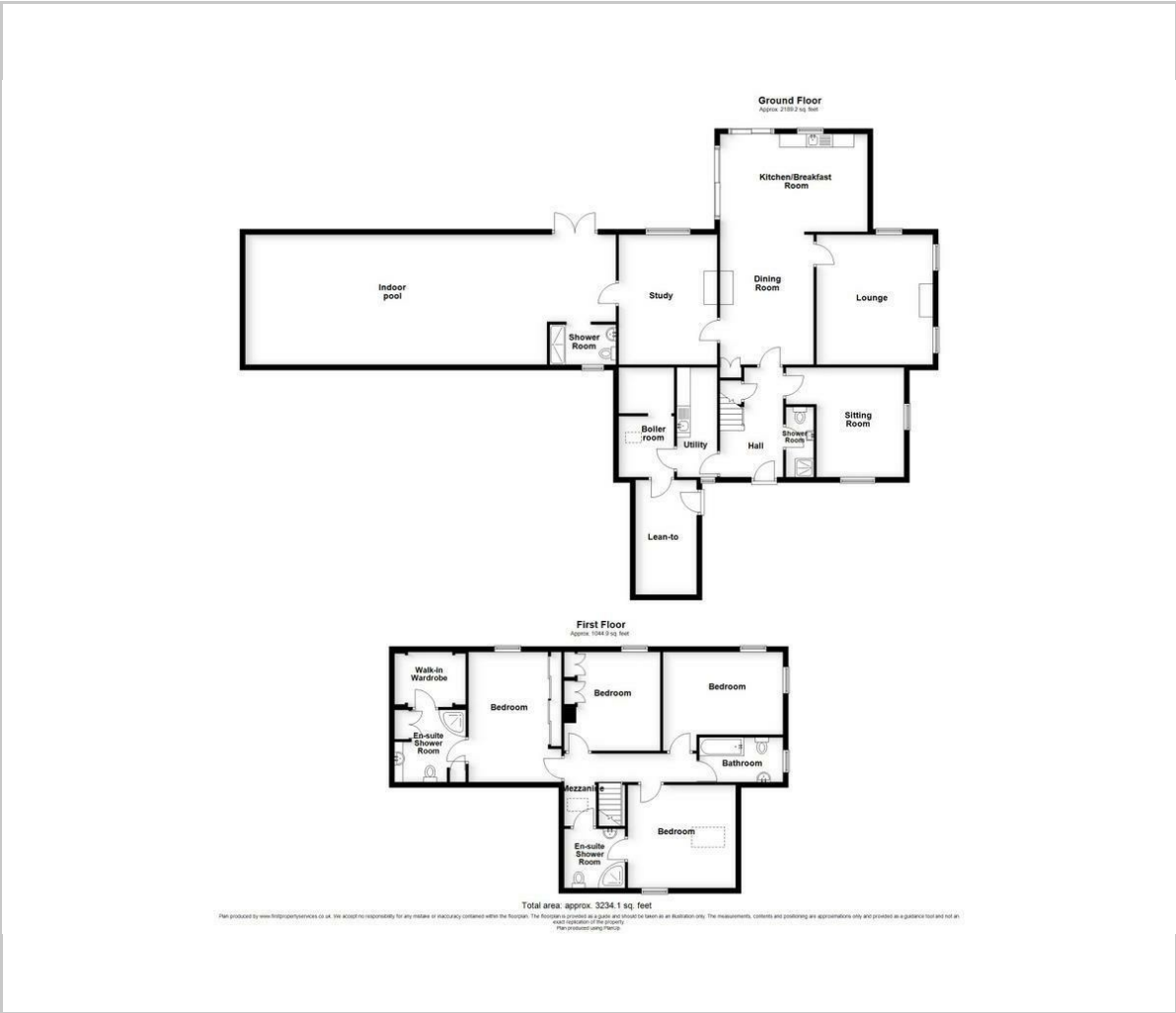








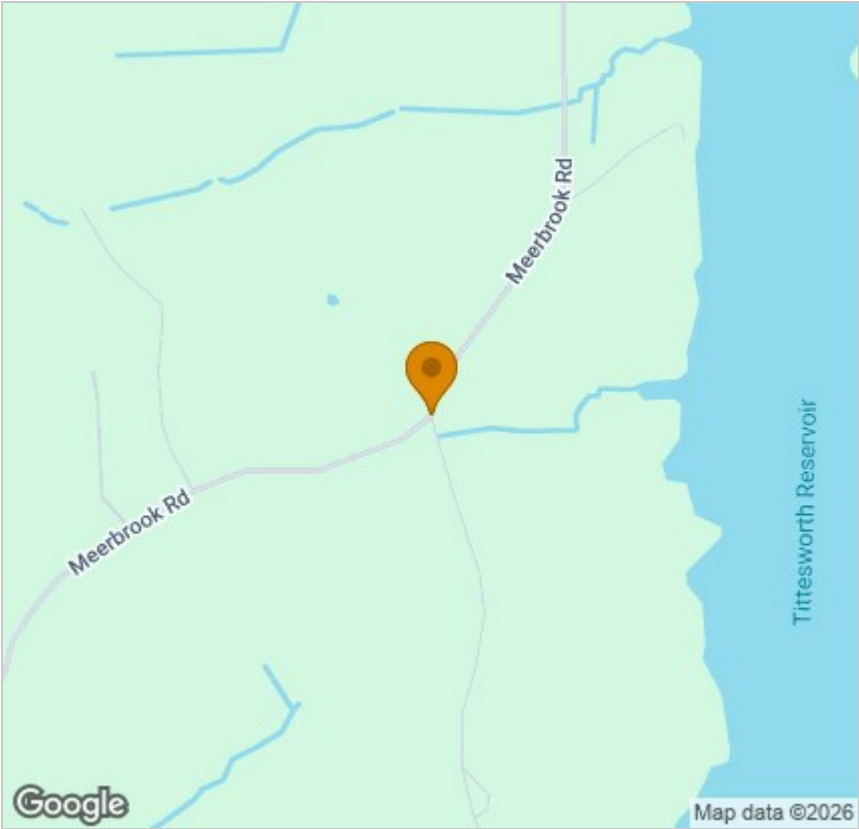
Floor Plan



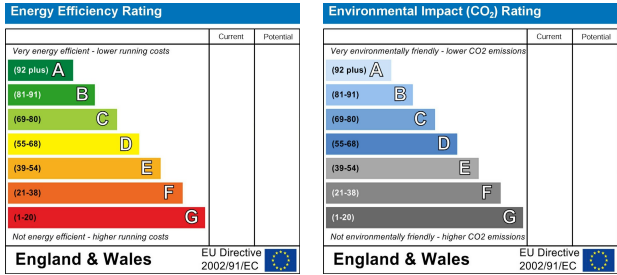
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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