



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Gooseneck Farm Ashbourne Road

Bottomhouse, Leek, ST13 7EZ

Offers Over £800,000



Gooseneck Farm Ashbourne Road

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FARMHOUSE, OUTBUILDINGS, STABLES AND 11.81 ACRES APPROX

A fantastic opportunity to purchase a newly renovated, stone and tiled farmhouse, benefitting from outbuildings, including a stable block and land extending to 11.81 acres or thereabouts. The house has been well modernised throughout and boasts four bedrooms, a large open plan kitchen diner and living room as well as a unique raised bedroom area in one of the bedrooms, and enjoys excellent views looking over the Staffordshire Moorlands.

The property is located conveniently off the Leek to Ashbourne road (A523) allowing for good commuting links with nearby towns and the wider road network. The property sits within 11.81 acres or thereabouts, and will appeal to those with equestrian or other rural interests, and early viewing is highly recommended to appreciate the property on offer.

Situation

This property is located on the outskirts of Bottomhouse approximately 4.1 miles from Leek, 11.8 miles from Ashbourne and 14 miles from the centre of Stoke-on-Trent.

Directions

From our office in Leek, head south east on the A523 Ashbourne Road and continue for approximately 3.8 miles. Turn right towards Beaver Hall Equestrian Centre, indicated by our For Sale board, before taking a left prior to reaching the yard area of Beaver Hall to arrive at the property.





Accommodation Comprises

Entrance Hall

14'10" x 13'10" (4.53m x 4.22m)

With radiator, external door and UPVC double glazed window to the front aspect, wooden flooring and stairs off

Downstairs WC

With low level WC, wash hand basin and under stairs storage

Living room

16'6" x 15'3" (5.04m x 4.66m)

With open fireplace, wooden floor, radiator and UPVC double glazed windows to front and side elevation

Open plan to:-

Kitchen Diner

16'5" x 15'6" max (5.02m x 4.73m max)

With range of kitchen units with granite worktops, built in dishwasher, one and a half sink units, central island with range of cupboards, granite worktop and hob with extractor over, wooden flooring, radiator and UPVC double glazed windows to the rear.

Boiler room off, housing a Vaillant boiler.

Side porch

With external door to side aspect



Lounge
13'8" x 11'11" (4.17m x 3.64m)
With radiator and UPVC double glazed window to front aspect

Staircase
Leading to first floor landing:-

Landing area
With radiator and UPVC double glazed windows to rear and side aspect

Bedroom Number One
16'6" x 15'0" max (5.03m x 4.59m max)
With radiator, UPVC double glazed window to front aspect and access to loft space.

Shower room
8'0" x 6'3" (2.44m x 1.92m)
With tiled floor, part tiled walls, enclosed shower cubicle, low level WC, wash hand basin, heated towel rail and UPVC double glazed window to rear aspect

Bedroom Number Three
14'1" x 10'9" (4.30m x 3.30)
With UPVC double glazed window to front aspect, radiator, wooden stairs to raised bedroom area with storage under and vaulted ceiling with exposed beams.

Bedroom Number Two
16'6" x 11'0" (5.03m x 3.36m)
With radiator and UPVC double glazed window to rear aspect.





Family Bathroom

White suite including sunken bath, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, cushioned floor and UPVC double glazed frosted window to side aspect.

Airing Cupboard

Including Main water cylinder

Bedroom Number Four

11'7" x 10'4" (3.54m x 3.15m)

With radiator, UPVC double glazed window to the front aspect and vaulted ceiling with exposed beams

Outside

Lawned gardens to the front and rear with pathway to the side entrance.



External Utility & WC

Stone & Tiled Outbuilding

19'11" x 8'0" (6.08 x 2.46)

Stable Block

14'7" x 11'9" (4.46 x 3.60)

Concrete floor and currently set to a 4 stall stable block.

Land

The property sits within 11.81 acres or thereabouts, with the majority being grassland suitable for mowing and grazing purposes and some woodland which adds significant amenity appeal. This can be shown in the following schedule: -

OS Number Description Area (Ha)

2508 Woodland 0.49

2202 Grassland 1.02

1203 Grassland 0.25

2718 Grassland 2.80

Homestead 0.22

4.78 Acres or Thereabouts or

11.81 Acres or Thereabouts

Services

We believe the property is connected to mains water and electricity. Drainage is to a newly installed system.

Tenure and Possession

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





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, 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.

Local Authority

Staffordshire County Council and Staffordshire Moorlands District Council

Viewings

By prior arrangement through Graham Watkins & Co.

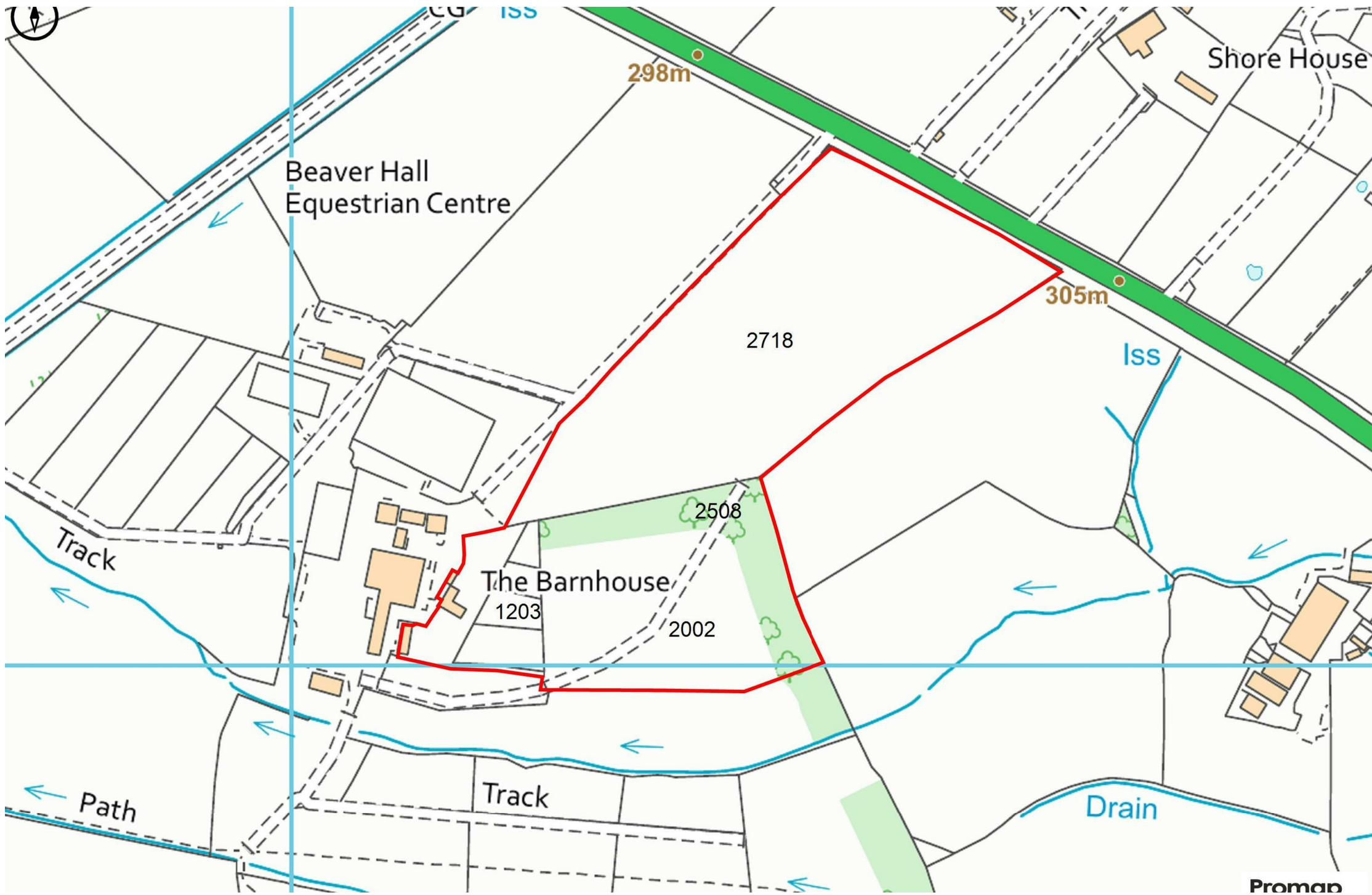
Measurements

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.





Floor Plan



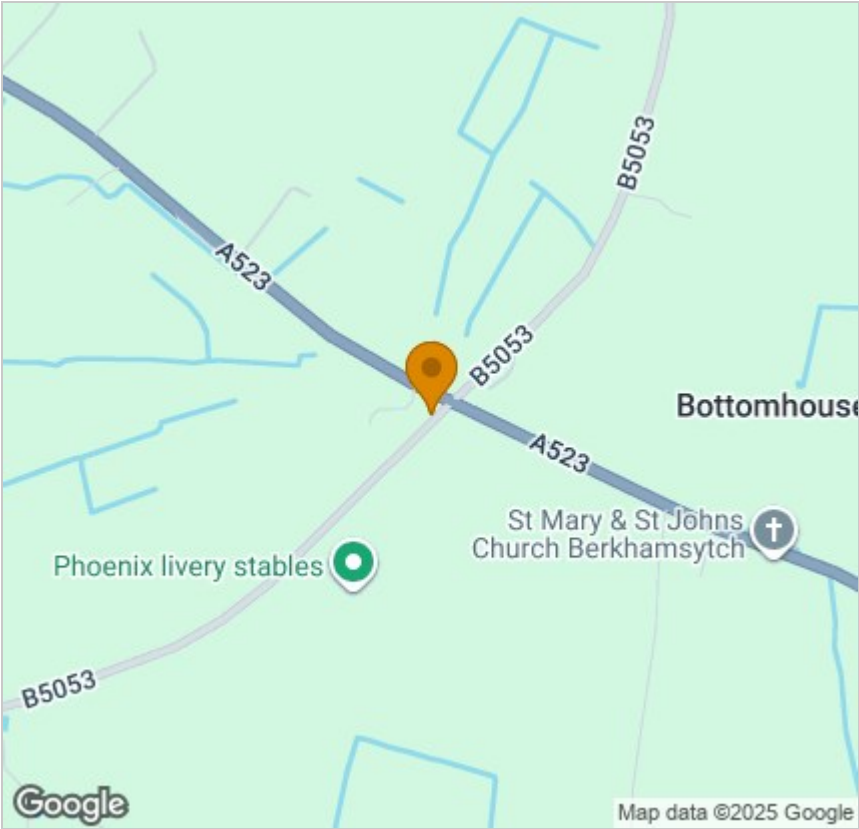
Viewing

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.

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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Area Map



Energy Efficiency Graph

