



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Little Fir Trees Farm 252 Eaves Lane, Armshead
Staffordshire Moorlands, Staffordshire Moorlands, ST2 8LY

Offers In The Region Of £785,000

**LARGE FOUR BEDROOM PROPERTY
SITTING IN 3.88 ACRES WITH
OUTBUILDINGS.**



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Little Fir Trees Farm 252 Eaves Lane, Armshead

Staffordshire Moorlands, Staffordshire
Moorlands ST2 8L V

PROPERTY WITH LAND & OUTBUILDINGS WITH
BUSINESS POTENTIAL (subject to consents)

This delightful house located just outside of Stoke-on-Trent boasts an immaculate presentation. The home comprises four sizeable bedrooms as well as two bathrooms and three spacious reception rooms, making it ideal for families or those seeking extra space for guests or a home office. With having two staircases the property is suitable to be split into two dwellings if desired.

Little Fir Trees Farm also benefits from two outbuildings including a newly built detached Garage which lends itself to a variety of alternative uses, together with a detached 45 foot Outbuilding offering further potential.

The property is of interest to those with equestrian or other livestock interests, this property is well-suited to accommodate such pursuits, making it a unique find in the area.

A viewing is highly recommended to fully appreciate what the property has to offer.

Directions

From our Derby Street office take the A520 Cheddleton Road out of the town. Continue along until reaching Cellarhead traffic lights and turn right and follow the A52 Ash Bank Road which then becomes Werrington Road. Take a right hand turn into Eaves lane and take the fifth turning right into Eaves Lane again. Continue along this lane where Little Fir Trees farm is situated on the right hand side identifiable by our For Sale board.

Situation

'Little Fir Trees Farm' is situated in an elevated position on Eaves Lane providing far reaching views. Great for commuting with major access roads all around. Close by is Wetley Moor Common and Equestrian Centres ideal for walks and activities.

Hallway

Staircase off, UPVC double glazed to front and rear, under stairs WC.





Lounge

21'0" x 13'9" (6.42 x 4.21)

UPVC double glazed windows and doors to front and rear, radiators, feature fireplace incorporating multi fuel stove, painted beams.

Living Room

15'9" x 14'5" (4.82 x 4.40)

UPVC double glazed window to front, patio doors to conservatory, feature fireplace incorporating multi fuel stove, radiators.



Dining Kitchen

16'4" x 11'4" (4.98 x 3.47)

Excellent range of built units comprising matching wall and base units with work surfaces over incorporating note grated dishwasher, Rayburn stove providing heating, water and cooking facilities, sink unit, built in Kenwood double oven, UPVC double glazed windows to front, radiator, side and rear aspects, slate floor, pantry off, understairs store.

Garden Room

18'4" x 12'8" (5.6 x 3.88)

Having UPVC double glazed windows to three elevations, patio doors to rear, door to side, Velux windows, radiators, slate floor and main stairs off.



First Floor Landing

UPVC double glazed windows to front, radiators, exposed beams.

Bedroom One

15'10" x 11'6" (4.84 x 3.51)

UPVC double glazed windows to rear and side, radiator.

Bathroom

7'5" x 6'3" (2.27 x 1.93)

Suite comprising panelled bath, shower cubicle incorporating mixer shower, wash hand basin in vanity with low level WC, heated towel rail, UPVC double glazed window to front, fully tiled walls.

Bedroom Three

15'11" x 11'0" max (4.86 x 3.37 max)

UPVC double glazed windows to front and rear, radiator.

Shower Room

7'10" x 5'0" max (2.41 x 1.54 max)

Corner shower cubicle incorporating Triton shower fitment, pedestal wash hand basin, low level WC, radiator, UPVC double glazed window to rear.

Bedroom Four

10'4" x 9'4" (3.17 x 2.85)

UPVC double glazed window to rear, radiator, feature stone decorative fireplace, exposed beams.

Bedroom Two

14'5" x 10'1" (4.41 x 3.09)

UPVC double glazed windows to front and rear, radiators, exposed beams.

Outside

Laundry/Office Room

8'2" x 5'6" (2.51 x 1.70)

External door and window to side.

Detached Garage/Family Room

21'3" x 17'6" (6.49 x 5.34)

Electric up and over door, UPVC double glazed windows to three elevations, concrete floor, loft storage over, light and power connected, fully insulated. Courtesy up lighters and cold water tap and external power points. WC off with low level and wash hand basin.

Gardens

Double gated access to cobbled and tarmac driveway providing ample parking and to the front elevation. Lawned gardens with fantastic views incorporating Feature original Well with water and light.

Pump septic tank through filter bed.





Outbuilding 45'11" x 30'4" (14.01 x 9.25)

Two electric up and over doors, concrete floor, two loft spaces, lock up workshop, light and power connected.

Land

The land is all laid down to grass with majority post and rail and hedge boundaries. Woodland area incorporating young trees and a mixture of fruit trees. Gated access from the property and Eaves Lane. The whole property extends to 3.88 acres or thereabouts.

Services

The property is connected to mains electricity and 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.

Measurements

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

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.

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.

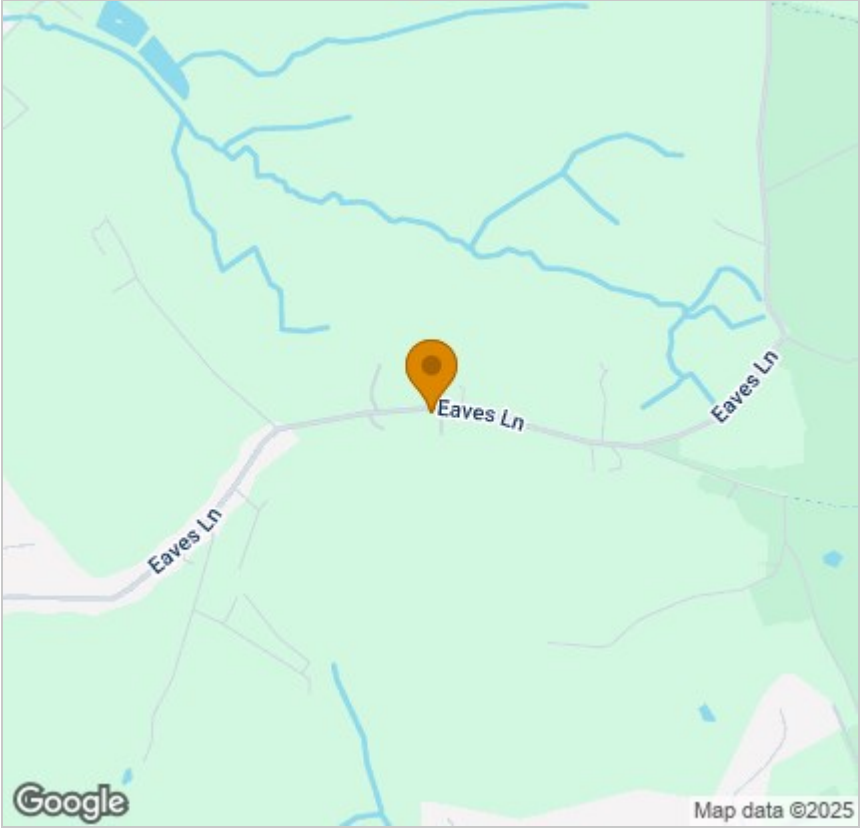




Floor Plan



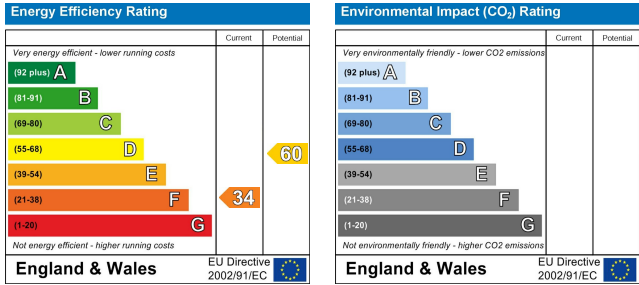
Area Map



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.

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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