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Middle Farm
Apesford, Bradnop, Staffordshire, ST13 7EX



FOR SALE BY PRIVATE TREATY

(subject to Contract)

Middle Farm

Apesford, Bradnop, Staffordshire, ST13 7EX

An excellent opportunity to acquire a seven bedroom detached property, located in the popular area of Bradnop. Middle Farm offers a spacious and well presented living space that comprises seven bedrooms, with en suites and shower rooms; along with two kitchens, two reception rooms and sizeable conservatory. Middle Farm is currently a highly successful B&B business, with four letting rooms which achieve a high occupancy. Along with this, Middle Farm boasts multiple equestrian outbuildings, stables and ménage. Situated in 8 acres of land, Middle Farm would be of interest to those with equestrian and/or holiday accommodation pursuits.

Viewing recommended to appreciate the potential and space on offer.

Offers in the Region of: £795,000.



Situation

Located in the popular area of Apesford, Bradnop, Middle Farm is within close proximity to commuter links to Ashbourne, Derby, Buxton, Macclesfield and Stoke - on - Trent.

Directions

If travelling from Leek town centre, take the A523 Ashboure Road and proceed for approximately 3 miles. At the junction signposted for Apesford/Basford and a brown Coombes Valley Reserve sign turn right. Proceed for approximately ¼ of a mile where Middle Farm will be found on the left hand side, indicated by our For Sale board.

Middle Farm

Living Accommodation

The property comprises the following living accommodation:

A wooden front door leads into:

Front Room - 4.74m x 3.76m (15' 7" x 12' 4")

With tiled floor; window to the front aspect; decorative Aga-type cooker; radiator; electrical points and two ceiling light points.

Kitchen One - 5.74m x 4.66m (18' 10" x 15' 3")

A spacious kitchen that has a tiled floor; part tiled walls; two windows to two aspects; electrical points and inset ceiling spot lights. The suite comprises a range of wooden base units with granite worktops; integrated dishwasher and fridge freezer; Belfast sink with mixer tap.

Conservatory - 3.94m x 6.31m (12' 11" x 20' 8")

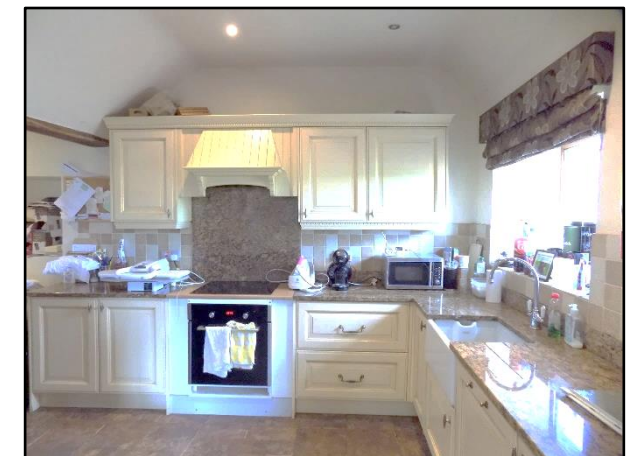
A good sized conservatory with a tiled floor; dwarf walls to three aspects; uPVC double glazed windows to three aspects; double doors to outside; Morso log burner; radiator; aerial point; electrical points and wall light.

Living Room - 4.22m x 4.31m (13' 10" x 14' 2")

With wooden flooring; two windows to two aspects; exposed ceiling beam; two radiators and wall lights. Having the benefit of a log burner that serves the the Living Room and Dining Room and can be accessed from either room.

Dining Room - 3.63m x 4.30m (11' 11" x 14' 1")

With wooden flooring; windows to two aspects; log burner; exposed ceiling beam; two radiators; electrical points and wall lights.



Kitchen Two - 4.24m x 4.19m (13' 11" x 13' 9")

Having tiled flooring; two windows to one aspect; window to one aspect; double doors to outside; inset ceiling spot lights. The suite comprises a range of wooden base units with granite worktop; matching wall mounted cupboards; integrated dishwasher; integrated electric cooker with extractor hood above and Belfast sink with mixer tap.



Stairs to First Floor Landing

Bedroom One - 3.27m x 3.67m (10' 9" x 12')

Having fully fitted carpet; window to the front aspect; door to outside access steps; integrated storage which houses the water cylinder; radiator; aerial point; electrical points loft access; and ceiling light point.

W.C - 0.91m x 1.33m (3" x 4' 4")

With wooden flooring; low level W.C; wall mounted wash hand basin and ceiling light point.

Bathroom - 3.37m x 3.76m (11' 1" x 12' 4")

With tiled floor; part tiled walls; obscured window to one aspect; heated towel rail and radiator. The suite comprises a jacuzzi style bath; pedestal wash hand basin and glass shower cubicle.

Bedroom Two - 4.31m x 2.86m (14' 2" x 9' 5")

Having fully fitted carpet; window to one aspect; integrated storage; radiator; electrical points and inset ceiling spot lights.

En Suite - 1.05m x 1.71m (3' 5" x 5' 7")

With tiled floor and walls; low level W.C; wall mounted wash hand basin set in a vanity unit and ceiling light point.



Bedroom Three - 3.37m x 3.58m (11' 1" x 11' 9")

Having fully fitted carpet; window to one aspect; radiator; aerial point; electrical points; wall lights and inset ceiling spot lights. A storage cupboard contains a second hot water cylinder which serves that end of the property.

En-Suite - 2.00m x 1.50m (6' 7" x 4' 11")

With tiled floor and tiled walls; low level W.C; pedestal wash hand basin; shower cubicle; extractor fan loft access and ceiling light point.

Bedroom Four - 4.99m x 4.46m (16' 4" x 14' 8")

Having fully fitted carpet; exposed ceiling beams; window to one aspect; radiator; electrical points; aerial point and ceiling light point.

En Suite - 2.59m x 1.28m (8' 6" x 4' 2")

With tiled floor and walls; low level W.C; pedestal wash hand basin; shower cubicle; extractor fan; loft access and ceiling light point.



Laundry Room

With concrete floor; door to outside; space and plumbing for automatic washing machines; ceiling light point.

Bedroom Five - 4.47m x 4.89m (14' 8" x 16' 1")

Having fully fitted carpet; window to one aspect; door to outside; wall lights and ceiling light point. This room could be made disabled accessible as the adjoining shower room has been fitted for disabled use.

En Suite Shower Room - 1.60m x 1.49m (5' 3" x 4' 11")

With tiled floor; obscured window to one aspect; low level W.C; pedestal wash hand basin; shower area and ceiling light point.

Barn Conversion

Bedroom One - 4.12m x 2.82m (13' 6" x 9' 3")

Having fully fitted carpet; two windows to the front aspect; fitted storage; radiator; aerial point; electrical points; wall lights and ceiling light point.

En Suite - 1.43m x 2.36m (4' 82 x 7' 9")

With part tiled and part carpet floor; tiled walls; window to the rear aspect; wall mounted heater and ceiling light point. The suite comprises a low level W.C; pedestal wash hand basin and bath with shower fitment.

Bedroom Two - 4.45m x 2.57m (14' 7" x 8' 5")

Having fully fitted carpet; two windows to the front aspect; one window to the side aspect; radiator; aerial point; electrical points; wall lights and loft access.

En Suite - 1.45m x 2.25m (4' 9" x 7' 5")

With fully fitted carpet; tiled walls; obscured window to one aspect; wall mounted heater and ceiling light point. The suite comprises a low level W.C; pedestal wash hand basin and bath with shower fitment.



Outside

Stone Built Single Stable - 5.66m x 5.35m (18' 7" x 17' 7")

With concrete floor and electrical points.

Stable Block One

Tack Room - 3.26m x 5.35m (10' 8" x 17' 7")

With concrete floor; window to one aspect and lighting.

Two Stables - 10.54m x 5.27m (34' 7" x 17' 3")

With concrete floor; two windows to one aspect and lighting.

Hay Store

Having double wooden doors and window to one aspect.

Stable Block Two

Stable One - 3.94m x 3.68m (12' 11" x 12' 1")

With window to one aspect and lighting.

Stable Two - 3.26m x 3.99 (10' 8" x 13' 1")

With lighting.

Stable Three - 3.26m x 3.12m

With lighting.

Store Room - 6.24m x 4.94 (20' 6" x 16' 2")

With two windows; shelving and lighting.



Stable Block Three

Total measurement - 15.59m x 12.72m (51' 2" x 41' 9")

A selection of seven stables each measuring approximately 4.24m x 4.57m (13' 11" x 15')

Having a corrugated roof; electrical points and lighting.

Adjoining Covered Shelter - 15.34m x 13.61m (50' 4" x 44' 8")

With corrugated roof; sand and straw base; open to the front aspect.

Menage - 20m x 40m (65' 7" x 131' 3")

With fenced boundaries and rubber chippings base.

Land

Middle Farm stands in 8 acres or thereabouts and the extent of the land can be seen on the attached plan edged in red.



Solar Panels

Middle Farm has the benefit of 20 solar panels which are currently contracted to E.ON; these aid the electricity consumption for the property. The solar panel output goes completely to E.ON who reimburse the current owners every quarter. The rate is approximately 50p per kilowatt hour.

CCTV

Both the approach to the property and the yard area are monitored by working CCTV.

Heating

The property has the benefit from a wooden pellet central heating boiler; this will be found outside the property next to the laundry room. The boiler was installed approximately 4 years ago.

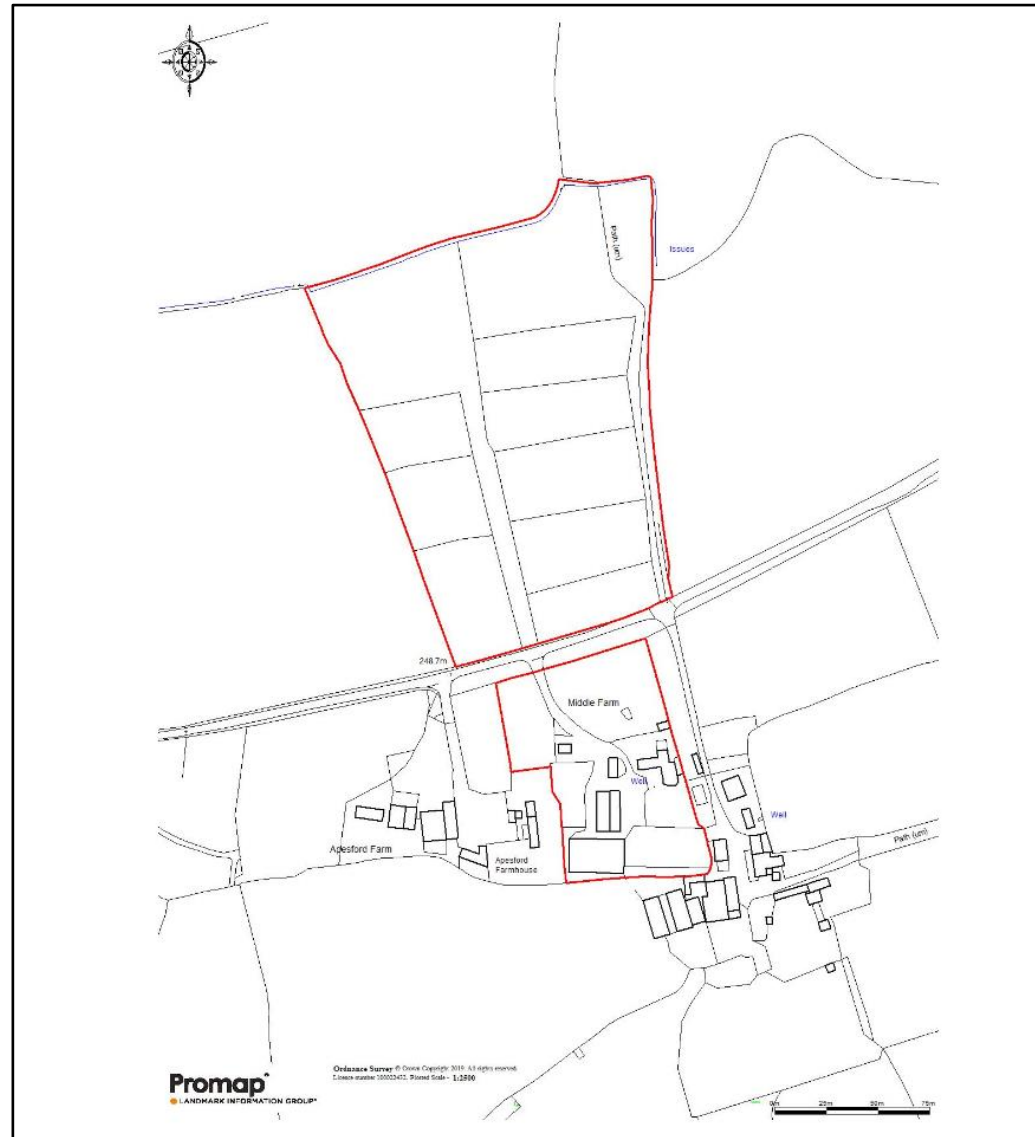
B&B Business

The Bed and Breakfast business is to be sold as a going concern. The furnishings and bed linen etc. will be available by separate negotiation if the perspective purchaser wishes to acquire them.



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Energy Performance Certificate



Middle Farm, Apesford, Bradnop, LEEK, ST13 7EX

Dwelling type: Detached house Reference number: 9692-2869-6505-9905-4571
 Date of assessment: 01 October 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 October 2015 Total floor area: 288 m²

Use this document to:

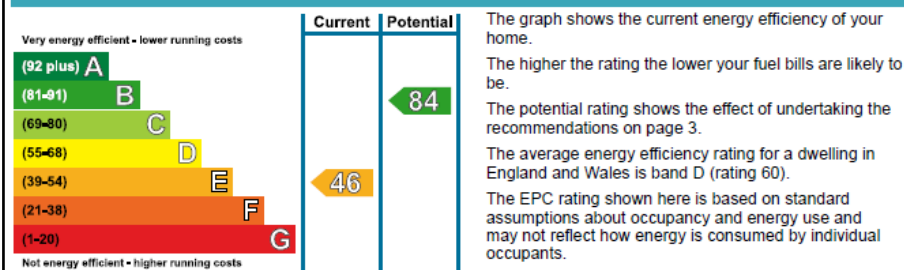
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,472
Over 3 years you could save	£ 5,508

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 549 over 3 years	£ 318 over 3 years	
Heating	£ 10,131 over 3 years	£ 5,337 over 3 years	
Hot Water	£ 792 over 3 years	£ 309 over 3 years	
Totals	£ 11,472	£ 5,964	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,012
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 483
3 Low energy lighting for all fixed outlets	£130	£ 180

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Main Dwelling Floor Plan

GROUND FLOOR

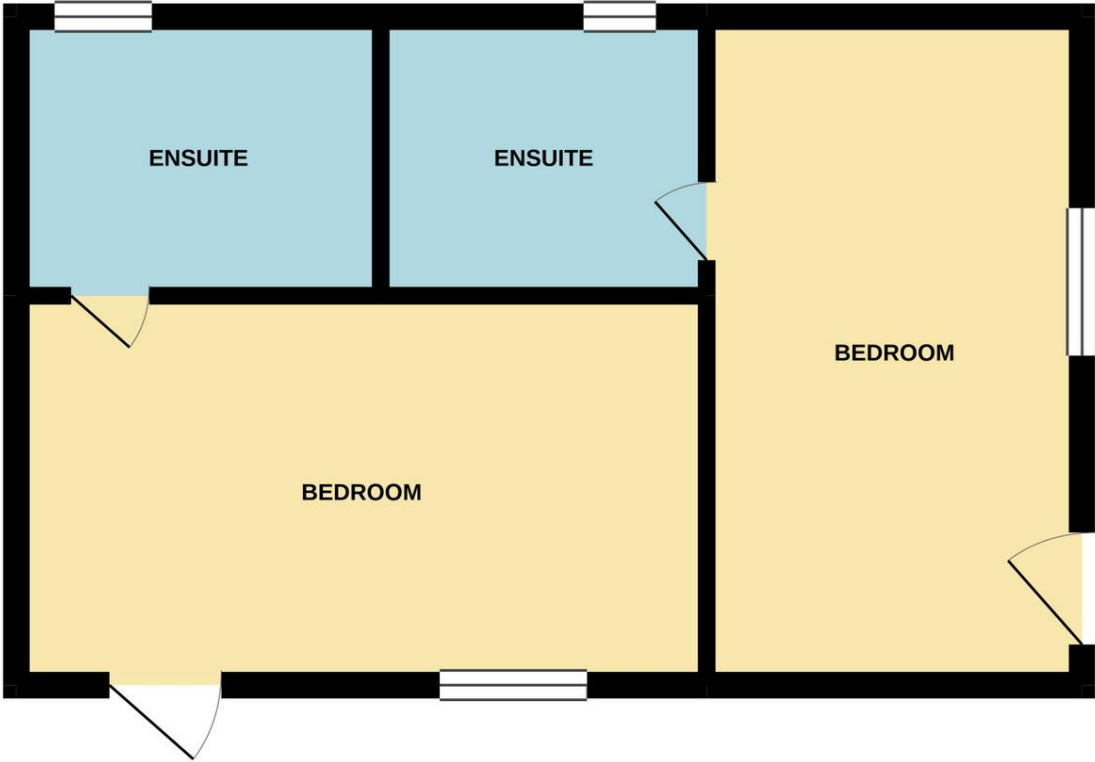


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Barn Conversion Floorplan



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Tenure and Possession

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, quasi easements 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.

Viewing

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

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.

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk; www.primelocation.co.uk; www.zoopla.co.uk; www.onthemarket.com

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