



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Pike Low Farm

Cauldon Lowe, Stoke On Trent, ST10 3EZ

Offers In The Region Of £750,000



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Pike Low Farm

Cauldon Lowe, Stoke On Trent,
ST10 3EZ

An opportunity to purchase a substantial family detached rural property with five bedrooms and spacious living accommodation with 12.26 Acres or thereabouts. The property offers potential for further living accommodation having a detached barn with planning permission to be turned into a two storey dwelling. With fantastic views and countryside surrounding the property lends itself to those with smallholder or equestrian pursuits of multigenerational families who want that rural lifestyle together with acreage.
Viewing Highly Recommended.

Situation

The property is situated in open countryside having an elevated location with good views over the surrounding countryside and is fronted by the main A52 which runs along the southern boundary from which a short driveway leads to the homestead.

Pike Low is positioned approximately 8 miles from Leek, 9 miles from Ashbourne and 6 Miles from Cheadle.

Directions

From Leek, take the A523, Leek to Ashbourne Road and continue through Bottomhouse and past the Cottage Kitchen. Take the next right hand turn onto the Ellastone Road. Proceed to the end of the road at the T Junction take the right hand turn onto the A52 towards Whiston and the property will be found on the right hand side as identified by our For Sale board.





Accommodation Comprises

Hallway

Solid wood entrance door, with wood block floor and staircase off.

Dining Room

11'3" x 9'8" (3.44m x 2.96m)

With wood block floor, Upvc double glazed window to front aspect radiator.



Lounge

26'9" x 12'8" (8.17m x 3.87m)

With Upvc window to the front and Upvc patio doors to side, wood floor, brick fireplace incorporating multi fuel stove, antique style radiators.

Kitchen

12'11" x 9'1" (3.96m x 2.77m)

(max measurement) With part tiled walls and tiled floor, range of wall and floor kitchen units, single drainer sink unit, wooden window to rear.



Rear Porch/Utility

10'5" x 5'3" (3.2m x 1.62m)

With rear entrance door and entrance to adjoining accommodation, plumbing for washing machine.

Stairs to First Floor Landing

With Upvc window to rear, radiator and access to:



Bedroom One

12'1" x 14'1" (3.69m x 4.30m)

With Upvc double glazed window to front aspect and radiator.



Bedroom Two

13'3" x 11'1" (4.05m x 3.38m)

With loft access, Upvc double glazed window to front aspect, radiator and painted wood floor.



Bedroom Three

14'4" x 11'10" (4.39m x 3.63m)

With Upvc double glazed window to side aspect, loft access and radiator.



Family Bathroom

11'0" x 9'10" (3.36m x 3.02m)

With wash hand basin, low flush WC and panelled bath, built-in storage cupboards, Upvc double glazed window to side aspect, radiator, loft access and cushioned floor.



Living Room

12'10" x 11'1" (3.93m x 3.39m)

Entrance door, with concrete floor, fire place incorporating multi fuel stove and two windows to the front aspect.



Inner Hall

Door to front, staircase off and concrete floor.



Kitchen

11'7" x 4'8" (3.54m x 1.43m)

With concrete floor, two windows to front aspect, base cupboards and drawers, sink unit, tiled splashbacks.

Shower Room

7'6" x 5'1" (2.29m x 1.55m)

With tiled floor and low level W.C, fully enclosed corner shower cubicle incorporating Triton shower fitment, wash hand basin in vanity, heated towel rail, tiled floor.

Staircase leading to first floor landing

Bedroom

11'3" x 9'10" (3.44m x 3.02m)

With Velux window, wall mounted electric heater.

Bedroom

10'1" x 9'10" (3.08m x 3.02m)

With Velux window, wall mounted electric heater.

Outside

To the front of the property there is a grass garden area which is enclosed by stone walls. To the side there is a walled garden.

Adjacent to the house there is a stone and tiled building providing further accommodation:-



Detached Barn

32'8" x 16'7" (9.96m x 5.06m)

Stone and tiled detached Barn.

Which has been used for storage purposes with loft over.

Planning Application No: SMD/2022/0007 Giving permission for a two storey dwelling.

Land

The land extends in all to approximately 12.26 acres or thereabouts.

The land surrounds the homestead and is shown edged red on the attached plan. The land has frontage to the A52 along the southern and also to the country road along the north western boundary.

The land is of mixed quality being undulating in nature, being suitable for grazing purposes and part suitable for mowing. There is a small plantation along part of the eastern boundary being also adjacent to the A52 and it is noted that there is some rock outcrops on the land.

Stewardship Grant

Approximately £21,000 granted for the upkeep of the boundary fences, walls and water troughs.

Services

We understand that the property connected to mains water and electricity with drainage being by private means. Gas connected to main dwelling.

Land Registry

We understand that the property is held under title number SF391346.

Tenure

We understand the property is held freehold.

Local Authority

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



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 firm's 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

