



The Cavalier
Grindon | Leek | Staffordshire | ST13 7TP

THE CAVALIER



The Cavalier is a historic property dating back to the first half of the 17th century, offering a blend of traditional charm and modern comfort. Formerly known as the Cavalier Inn, it ceased trading as a public house in 2006 after serving as a pub for about a century. Prior to that, it functioned as a farmhouse, a blacksmith and joiners, and an undertaker's shop.



The exterior showcases traditional British architecture, constructed primarily from local stone, providing a sense of permanence. The symmetrical facade features a centrally positioned front door and traditional casement windows with multi-paned designs and white frames. Situated on a slight rise, the property commands a prominent position amidst lush, green surroundings. Mature trees and an expansive lawn offer privacy and a picturesque setting for outdoor activities.

GROUND FLOOR

Inside, the home seamlessly blends historical elements with modern comfort. The ground floor features a beautiful feature door leading in from outside. The expansive kitchen/diner is ideal for culinary adventures and family gatherings. Adjacent is a versatile sitting room/study, offering a quiet retreat. The conservatory/garden room floods the space with natural light, providing a perfect room for hosting or relaxing. An open-plan dining and living area creates an inviting space for entertaining. While the attached barn is a versatile space that could be used in many ways and potential for conversion subject to the correct planning permission.













FIRST FLOOR

The first floor offers a well-appointed landing leading to three bedrooms, each with its own charm. The master bedroom benefits from an en suite, providing a private sanctuary. A family bathroom serves the remaining bedrooms, featuring vintage-style fixtures. The bedrooms include built-in wooden wardrobes and fireplaces with original timber mantelpieces, enhancing the home's character.













SECOND FLOOR

On the second floor, there are additional bedrooms and a well-proportioned bathroom. The design of this floor ensures a perfect blend of space, light, and privacy, ideal for family living or hosting guests.





OUTSIDE

The Cavalier sits on a lovely garden plot with dry-stone walling and wrought iron gates leading to a spacious driveway/parking area and flanked by an enclosed lawned garden.

There is also a timber garage, along with two further timber garden sheds-one currently in use as a log store.

The front garden is attractively landscaped behind the dry-stone walling, with paved pathways and patios leading to a further lawned fore garden with enclosed trees. A higher-level garden features extensive lawns and a decorative patio area, perfect for outdoor relaxation.





LOCATION

The location is appealing, with the highly-rated Pipistrelle Café nearby, offering a delightful spot for a morning coffee or light lunch. Outdoor enthusiasts will appreciate the nearby manifold trail which leads to Thors Cave being a local beauty spot. The area maintains village charm while being well-connected, with a bus stop within the village of Grindon providing access to surrounding areas. For families, Waterhouses Primary School ensures quality education. The property's peaceful surroundings and strong sense of community offer a slower pace of life, surrounded by nature and history, yet within reach of essential amenities and transport links. Within Waterhouses there is also a general store, Fish & Chip shop and medical centre, the property itself is equal distant to Ashbourne and Leek, both of which are about a 15minute car drive.

The Village of Grindon has its own village hall which hosts regular events throughout the year, the village Fete is a must which is held every year on the nearby Village field close to the church, all these add to the village life.



INFORMATION



Services

Note: The property is not listed.

Tenure: Freehold

Services: Oil fired central heating. Drainage is to a sewerage treatment plant. Mains water and electricity. No mains gas in the village.

Ultrafast Broadband is available with a speed of upto 1800mbps. And 4G Mobile phone coverage is also available on various networks.

Local Authority: Staffordshire Moorlands and within the peak district national park

Council Tax Band: F

Viewing Arrangements

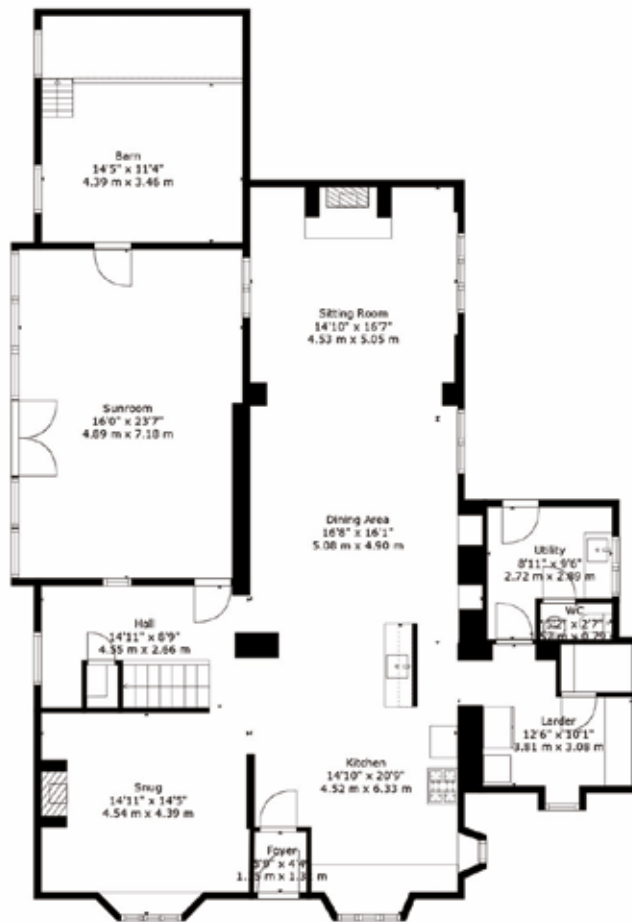
Strictly via the vendors sole agents Fine & Country on Tel Number 01785 338585

Website

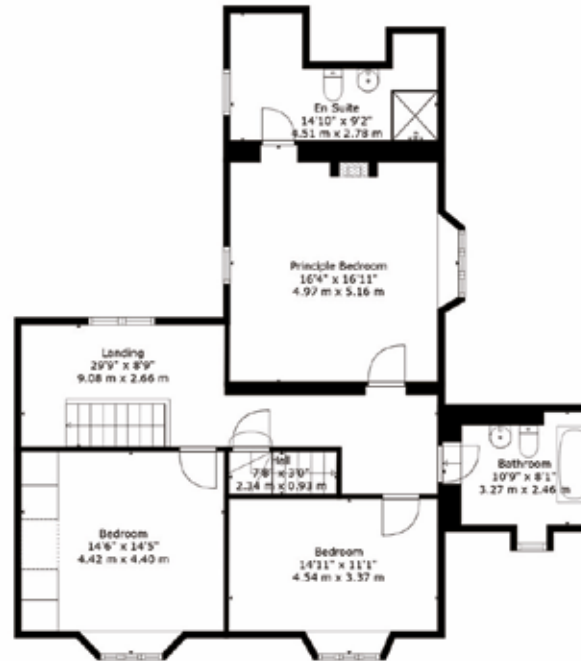
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Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Approximate Area: 250 m² | 2639 Sq Ft.

FLOOR 1: 1302 sq. ft, 121 m², FLOOR 2: 1070 sq. ft, 99 m², FLOOR 3: 321 sq. ft, 30 m²
 EXCLUDED AREAS: UNDEFINED: 29 sq. ft, 3 m², BARN: 169 sq. ft, 16 m², CRAWL SPACE: 64 sq. ft, 6 m²,
 SUNROOM: 378 sq. ft, 35 m², BAY WINDOW: 8 sq. ft, 0 m², LOW CEILING: 195 sq. ft, 17 m²

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas. Specialising in equestrian and rural properties.

I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

As a proud mother of four wonderful children, my family and friends hold a special place in my heart. In my rare moments of leisure, I relish the chance to unwind with a captivating box set by a warm fire.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

THE FINE & COUNTRY
FOUNDATION

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