



White Chimnies Farm
Biddulph

Andrew J Nowell
& Company





White Chimnies Farm, Lask Edge Road, Biddulph, ST13 8QQ

A charming 17th Century farmhouse and holiday cottages situated in 9 acres with stunning open views across the adjoining countryside.

- Swimming Pool
- Period Features
- 4 Holiday Cottages
- Lakes and Views

Believed to date back to the 17th Century this charming stone farmhouse offers spacious and versatile accommodation. This small estate consists of the farmhouse, large barn and holiday cottages which occupy an idyllic elevated rural position with stunning open views across the adjoining countryside.

The main residence and its adjoining cottage boast an abundance of charm and character features throughout. The farmhouse accommodation consists of an entrance hall/sun room, breakfast kitchen with shaker style units and hardwood worksurfaces, dining room, large living room with a central inglenook fireplace, snug, utility room and downstairs shower room. To the first floor are three large double bedrooms and the family bathroom. The attached cottage has a large open plan living kitchen with stairs leading to a bedroom suite above with a large en-suite bathroom with Juliette balcony.

There is a large barn which houses the second two bedrooms, three bathrooms, a cottage along with the leisure facilities. These include a saltwater swimming pool, steam room, sauna, showers and changing facilities along with an upstairs lobby/gym area and treatment room with balcony overlooking the pool.

There are two further detached one bedroom holiday cottages, one in stone construction and the second a converted barn.







Situated within generous gardens and grounds extending to approximately 9 acres. The formal gardens consists of large lawned areas, two well stocked lakes and a paddock with stunning elevated views across the neighbouring countryside.

Situated in this idyllic rural location White Chimnies Farm is conveniently located within easy reach of the centres of Congleton, Leek and Stoke-On-Trent.

The four additional cottages are currently utilised as holiday rentals which generates additional income.

To fully appreciate the charm and uniqueness of this property a viewing is essential.

Important Information

Council Tax – G

EPC Rating – TBC

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (its likely the tank does not meet the latest regulations.)

Parking: Driveway

What 3 Words – [///gifted.decoded.canine](http://gifted.decoded.canine)

Flood Risk*: Low risk of flooding

Broadband**: standard broadband available at the property.

Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

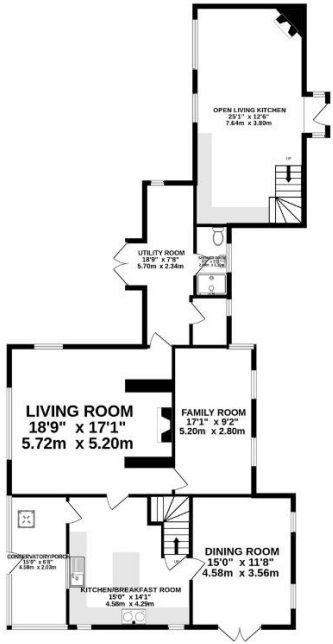
* Information provided by GOV.UK

**Information provided by Ofcom checker

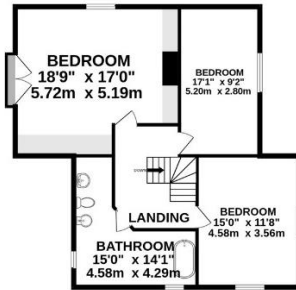
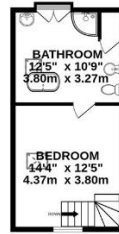
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



FARMHOUSE & COTTAGE 1
GROUND FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



FARMHOUSE & COTTAGE 1
FIRST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



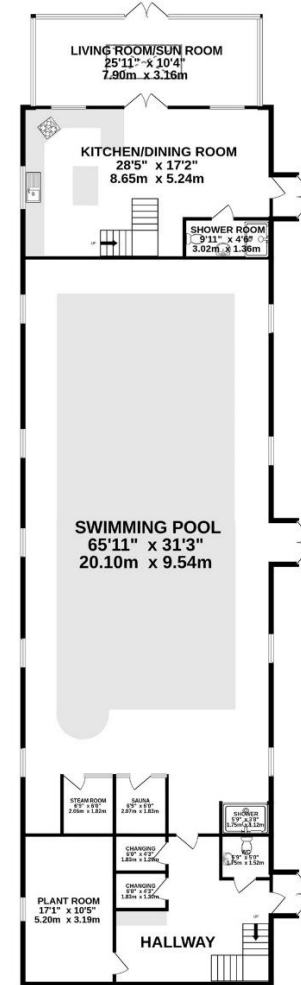
COTTAGE 2
FIRST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



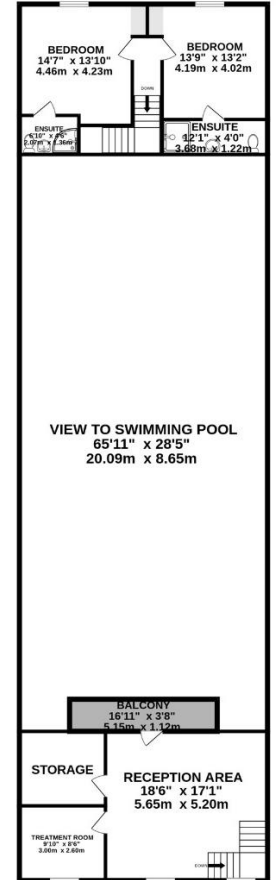
COTTAGE 4
FIRST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



COTTAGE 3 & BARN GROUND
FLOOR
3155 sq.ft. (293.1 sq.m.) approx.



COTTAGE 3 & BARN FIRST
FLOOR
2780 sq.ft. (256.3 sq.m.) approx.



TOTAL FLOOR AREA : 9463 sq.ft. (879.1 sq.m.) approx.

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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