

# Austerberry™

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Estate Agents

Letting and Management Specialists



New Hill Farm Tickhill Lane, Dilhorne, Stoke-On-Trent, ST10  
2PL

Asking Price

£895,000



- Restored Farmhouse
- En-Suite & Family Bathroom
- Workshop
- Holiday Cottage
- Three Bedrooms
- Detached Double Garage
- Substantial Barn
- Approx. Six Acres

New Hill Farm represents the opportunity not so much to acquire a single property but rather to purchase and embrace a lifestyle opportunity.

The present owners have lovingly, skillfully and sympathetically restored the existing farmhouse to create a manageable, efficient and comfortable family home whilst at the same time seizing the opportunity to rebuild a stone barn to create The Ryeland Barn which has proved unexpectedly to be a run away success for holiday letting!

New Hill Farm is offered for sale within approximately six acres including a very substantial well maintained barn, separate garage and workshop block, range of stables/loose boxes and field shelters with the benefit of extensive hard standing for vehicles, mains gas to New Hill Farm itself and propane gas serving the gas central heating system for The Ryeland Barn.

The location of this property really could not be better. It is easily accessible from the main A52 Cellarhead/Ashbourne Road, enjoys extensive views, a south facing garden and is conveniently close to Stoke on Trent and access to the M6. Do please visit The Ryeland website which also clearly shows the wealth of leisure and cultural opportunities which are also close at hand - [www.theryelandbarn.co.uk](http://www.theryelandbarn.co.uk)

We consider this to be an exceptional desirable property and a very rare opportunity. For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Karndeian type flooring. Stairs leading to the first floor.

### OFFICE/STUDY

11'8" x 5'11" (3.56 x 1.80)

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Large storage cupboard with central heating and hot water cylinder.

### DINING ROOM

15'5" max x 13'2" (4.70 max x 4.01)

Wood flooring. Vintage style radiator. UPVC double glazed window with fitted vertical blinds.

### LOUNGE

14'8" x 13'10" (4.47 x 4.22)

Wood flooring. Beamed ceiling. Two UPVC double glazed windows with fitted vertical blinds. Two vintage style radiators.

### HALLWAY

Karndeian type flooring. Radiator.

### REAR PORCH

Tiled floor and walls. UPVC double glazed internal and external doors and fitted vertical blinds.

### UTILITY ROOM

7'3" x 7'1" (2.21 x 2.16)

Karndeian type flooring. White wall cupboards and base units with a white single drainer sink unit. Plumbing for washing machine. Plenty of space for a dryer etc. UPVC double glazed window with fitted vertical blinds. Spotlights.

### SHOWER ROOM

Karndeian type flooring. UPVC double glazed window with fitted vertical blinds. Radiator. Mirror cabinet. Extractor. White low level wc and pedestal wash basin. Shower.

### FARMHOUSE KITCHEN

13'10" x 10'9" (4.22 x 3.28 (4.21 x 3.27))

Karndeian type flooring. Part tiled walls. Excellent range of wall cupboards and base units with a pale timber finish. Rangemaster gas range cooker with Belling hood. Integrated microwave. Radiator. Spotlights. Twin Belfast sinks. Two UPVC double glazed windows. UPVC double glazed double doors leading into the...

### CONSERVATORY

19'9" x 12'10" (6.02 x 3.91)

Tiled floor. Under floor heating. UPVC double glazed windows and two sets of patio doors with fitted blinds. Automatic roof ventilation.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. Access to the loft.

### MASTER BEDROOM

14'3" x 11'11" (4.34 x 3.63)

Fitted carpet. Radiator. Spotlights and uplighters. UPVC double glazed window with fitted vertical blinds.

### EN-SUITE SHOWER ROOM

8'0" x 4'7" (2.44 x 1.40)

Wood flooring. Tiled walls. UPVC double glazed window with fitted vertical blinds. Room width shower with rain head shower, wash basin and wc integrated within a fitted unit. Vertical centrally heated towel rail radiator. Spotlights, Extractor. Electric shaver socket.

### BEDROOM TWO

14'2" x 10'9" (4.32 x 3.28 (4.31 x 3.27))

Fitted carpet. Radiator. Three UPVC double glazed windows.

### BEDROOM THREE

15'4" x 14'2" (4.67 x 4.32)

Fitted carpet. Radiator. Two UPVC double glazed windows. Spotlights and uplighter. Built in wardrobes and shelving unit.

## FAMILY BATHROOM

9'6" x 5'11" (2.90 x 1.80)

Wood flooring. Heritage white suite including bath, side mixer taps, wash basin and wc within a fitted unit offering plenty of storage space together with a mirrored fronted cabinet. Tiled walls. Stainless steel centrally heated towel rail radiator. Spotlights. Timber double glazed velux window. Shaver socket.

## OUTSIDE

Beyond the conservatory is a superb patio area which faces due south and is surrounded by terraced beds, hard landscaping and a picket fence and gate leads into the driveway and to the...

## EXCELLENT DETACHED DOUBLE GARAGE

Electric shuttter door. Light and power. Charging point for electric vehicle. Secure door into the...

## WORKSHOP

Steel internal and external doors. Light and power.

A five bar gate leads into a driveway flanked by lawns, greenhouse and duck pond.

There is a...

## SUNSTANTIAL BARN

Metal roller shutter doors to each end. Light and power. Wc. Plumbing for washing machine

Adjacent POULTRY SHED

We understand that the property occupies a total site area of approximately six acres. The various paddocks are at present used for grazing and there is a range of stables/loose boxes and two field shelters for the rare breed Ryeland sheep that are bred by the current owners.

Beyond the barn and standing on its own is...

## THE RYLAND - HOLIDAY COTTAGE

A self contained stone built building with extensive parking and turning area, paved patio and separate hot tub building.

The Ryland is made available by the present owners of New Hill Farm for holiday letting and for further information as to how they market the property please see their website [www.theryelandbarn.co.uk](http://www.theryelandbarn.co.uk)

## DINING/ SITTING/ KITCHEN

Wood flooring. UPVC double glazed windows and patio doors all with fitted vertical blinds. Fireplace with living flame effect electric fire. Four radiators. Fitted kitchen with wall cupboards and base units with a pale green shaker style finish. Single drainer stainless steel sink unit. Integrated electric hob. Stainless steel cooker hood, under oven and fridge. Concelaed gas combi boiler (propane).

## SHOWER ROOM

8'0" x 7'8" (2.44 x 2.34)

Tiled floor. White suite consisting of a pedestal wash basin, low level wc and walk in shower. Radiator. Stainless steel centrally heated towel rail radiator. UPVC double glazed window.

## DOUBLE BEDROOM

15'4" x 13'2" (4.67 x 4.01)

Wood flooring. Two radiators. USB plug sockets. Three UPVC double glazed windows with fitted vertical blinds.

## OUTSIDE.

Delightful paved patio area.

## SERVICES

Sceptic tank drainage.  
Mains gas and electricity.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2023



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite as a referral fee. For legal advice, we work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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