



New Peel Farm Barthomley Road, Audley – ST7 8HU

Guide Price £640,000



in association with



New Peel Farm Barthomley Road

Audley, Stoke-On-Trent

A UNIQUE OPPORTUNITY COMPRISING A DETACHED BARN CONVERSION WITH A PART CONVERTED SECTION, COURTYARD BUILDINGS, FORMAL GARDENS AND Paddock TO THE WEST FORMAL GARDENS, ADJACENT Paddock OF APPROXIMATELY $\frac{3}{4}$ OF AN ACRE, A POND AND A CONCRETE YARD THROUGH TO BARTHOMLEY ROAD. ALL IN A RURAL LOCATION WITH OPEN VIEWS BETWEEN BARTHOMLEY AND AUDLEY. SUBJECT TO NEGOTIATION, THERE IS AN OPTION TO PURCHASE A FURTHER Paddock AND BUILDINGS TO THE REAR OF NEW PEEL FARM



SUMMARY

Entrance Porch, Reception Hall, Shower Room, Dining Room, Conservatory, Living Room, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom with Ensuite Shower Room, Inner Landing, Two Further Double Bedrooms, Bathroom, Part Converted Section comprising Two Work Shops and Games Room, Hardwood Double Glazed Windows, Oil Central Heating, Courtyard, Range of Buildings comprising Garaging, Work Shops and Loose Box, Gardens.

DESCRIPTION

This substantial detached barn, constructed of brick under a tiled roof, was converted in 1995. The fully renovated part extends to 2,200 square feet and the part converted section to 1,100 square feet. It is a home with excellent versatility and has a fine balance of original features and modern refinements. The external arrangement is excellent, with lots of room for the parking of multiple vehicles, a range of courtyard buildings (about 1,900 square feet) and a lovely formal garden and paddock enjoying a Westerly aspect over countryside. There is an adjacent paddock of approximately 3/4 of an acre, a pond and concrete yard through to Barthomley Road.

LOCATION & AMENITIES

New Peel Farm enjoys access over a concrete drive leading to its own courtyard. It lies between the villages of Barthomley (2 miles) and Audley (2 miles) in a convenient rural position. Alsager (4 miles) has a variety of shops, supermarkets, restaurants, bars and cafes. Alsager benefits from many leisure and sporting facilities including Alsager golf club, Alsager lawn tennis club and the Manor House Hotel and Spa Approximate Distances: Crewe Station (London Euston 90 minutes) 8 miles Newcastle Under Lyme 7 miles Stoke on Trent 9 miles Nantwich 10 miles



DIRECTIONS - ST7 8HU

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

Inset matwell, entrance door, ceiling beams, double doors to dining room, radiator.

SHOWER ROOM

White suite comprising low flush W/C and pedestal hand basin, walk in tiled shower cubicle with shower, part tiled walls, tiled floor, radiator.

DINING ROOM

Beamed ceiling, double doors to living room, French doors to conservatory, radiator.

CONSERVATORY

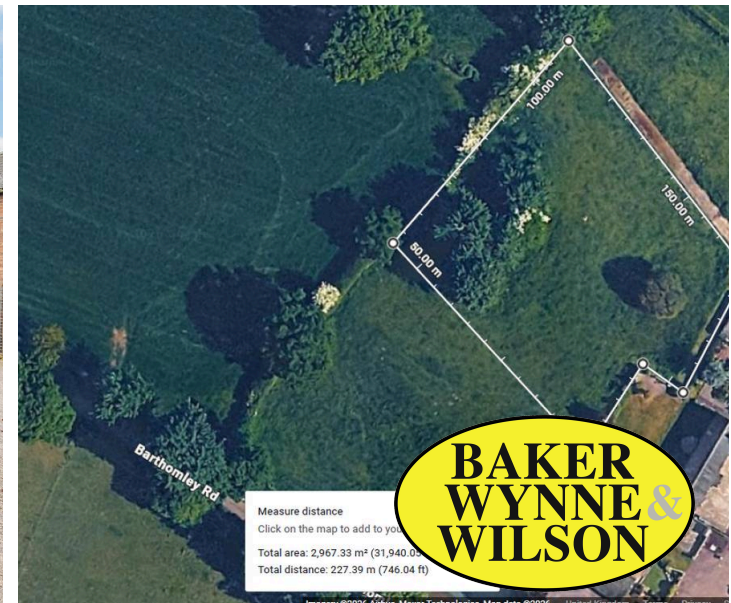
Double glazed windows and French windows to garden, quarry tiled floor.

LIVING ROOM

Fireplace with timber surround, cast and tiled inset, tiled hearth, living flame coal effect gas fire, beamed ceiling, double glazed window and two pairs of double glazed French windows to garden, radiator.

KITCHEN/BREAKFAST ROOM

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, AEG integrated oven and grill, four burner ceramic hob unit with extractor hood above, integrated dishwasher, two double glazed windows, ceiling beam, radiator.



UTILITY ROOM

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, quarry tiled floor, Mistral oil fired central heating boiler.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Round double glazed window.

MASTER BEDROOM

Three fitted double wardrobes and cupboards, two double glazed windows, radiator.

ENSUITE SHOWER ROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, cylinder cupboard, double glazed roof light, radiator.

INNER LANDING

Double glazed window.

BEDROOM NO. 2

Radiator.

BEDROOM NO. 3

Triple wardrobe, two double glazed windows, radiator.

BATHROOM

White suite comprising low flush W/C and pedestal hand basin, walk in shower cubicle with Triton shower, Dimplex wall heater, radiator.

PART CONVERTED SECTION COMPRISES

WORKSHOP

Double glazed window, door.

WORKSHOP/STORE ROOM

Four double glazed windows, door.

STEPS TO FIRST FLOOR GAMES ROOM

Six double glazed windows.



OUTSIDE

Large concrete courtyard. A brick and tiled range of buildings comprising GARAGE 13'3" x 10'1", double doors.

GARAGE/WORKSHOP 18'10" x 13'0", sliding doors. LOOSE BOX 13'9" x 11'10". GARAGE 16'4" x 12'1" double doors. GARAGE 17'1" x 16'10" up and over door, W/C with high flush W/C. ATTACHED STORAGE BUILDING with restricted head height measuring about 50'0" x 15'6". Oil tank.

GARDENS

The principle garden enjoys a Westerly aspect over countryside and is extensively lawned with borders, flagged patio, chopped slate area and a Summer House. There is a further garden to the side being gravelled with fir trees, rockery, borders and an aluminium framed Green House.

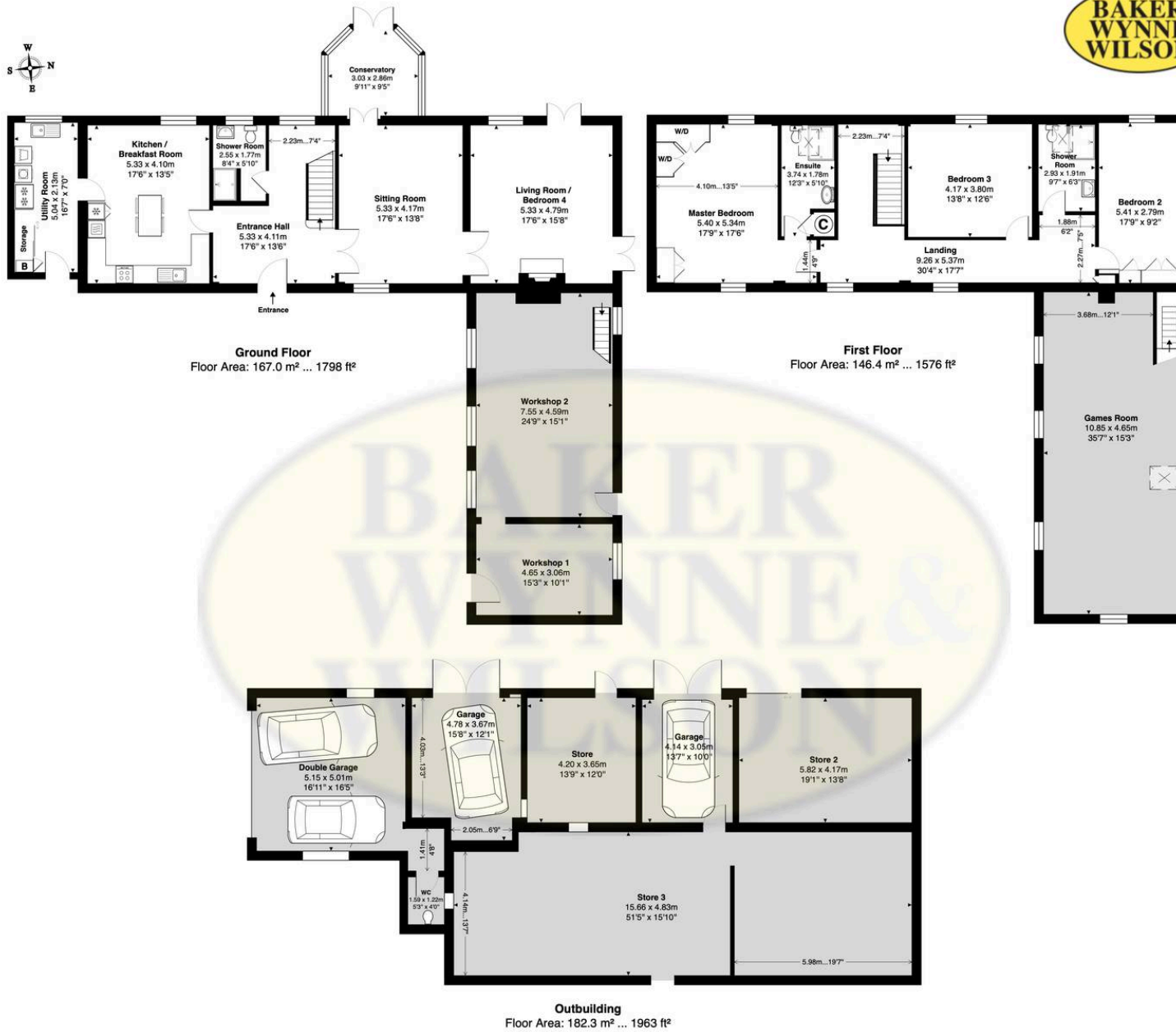
TENURE

Freehold

SERVICES

Mains water and electricity. Septic tank drainage.





NEW PEEL FARM, BARTHOMLEY ROAD, AUDLEY, STOKE ON TRENT, STAFFORDSHIRE, ST7 8HU

All Building Parts Approximate Gross Internal Area: 495.8 m² ... 5336 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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