



## Field House Upper Hulme, Leek, Staffordshire, ST13 8TZ

Offers In The Region Of £750,000

- Barn conversion made up of two separate dwellings
- Offering a high degree of flexibility for prospective buyers
- Accessed via a private road
- Stunning location within the Peak District National Park
- Ideal to accommodate extended family, to generate a rental income, or to reconfigure into a single dwelling
- Beautifully presented throughout
- Both benefit from full residential status, with no occupancy restrictions or stipulations
- Set in approximately 2.4 acres with views of Hen Cloud and The Roaches



# Field House , Leek ST13 8TZ

Whittaker & Biggs are delighted to bring to the market this remarkable property in Upper Hulme. Dating back to 1650, it presents a unique opportunity for discerning buyers. This barn conversion comprising two separate dwellings, Field House and Field House Cottage, boasts a total of three reception rooms and five well-appointed bedrooms, complemented by three modern bathrooms and is nestled within approximately 2.4 acres of mature gardens (inclusive of the private road).

The property is accessed via a private road, ensuring both privacy and tranquillity, while offering breathtaking views of the iconic Hen Cloud and The Roaches in the Peak District National Park. The full residential status of both dwellings means there are no occupancy restrictions, allowing for a variety of uses. This flexibility is ideal for those wishing to accommodate extended family, generate rental income, or simply enjoy the benefits of two independent living spaces in a stunning rural setting.

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Council Tax Band: D



## **Field House**

### **Dining Kitchen**

19'5" x 16'7"

Wood double glazed door to the front, stairs to the first floor, two traditional style radiators, wood double glazed stable door to the rear, two wood double glazed windows to the rear, wood double glazed window to the front, range of fitted units to the base and eye level, quartz worksurface, inset 1 1/2 ceramic sink with drainer, stainless steel mixer tap, Siemens electric grill and fan assisted double oven, Siemens five ring induction hob, Siemens stainless steel extractor, Siemens integrated dishwasher, inset downlights, wall lights, Siemens integrated fridge/freezer, understairs storage cupboard.

### **Living Room**

17'1" x 12'7"

Wood double glazed bi-fold doors to the rear, wood double glazed window to the front, log burning stove on a stone hearth, two wall mounted traditional style radiators, wall lights.

### **Study/Snug Room**

14'2" x 10'5" max measurement

Traditional style radiator, wood double glazed window to the rear.

## **First Floor**

### **Landing**

16'8" x 7'7"

Storage cupboard, Velux windows to the front and rear, radiator, loft access.

### **Bedroom One**

13'10" x 13'0"

Velux window to the front, wood double glazed window to the side, wood burner flue pipe with guard, radiator, access to ensuite, loft access.

### **Ensuite**

12'11" x 4'1"

Panel bath, chrome mixer tap with shower attachment, low level WC, pedestal wash hand basin, chrome mixer tap, velux window to the rear, extractor, heated towel rail.

## **Shower Room**

10'7" x 4'1"

Walk-in shower enclosure, chrome fitment, pedestal wash hand basin, chrome mixer tap, low level WC, heated towel rail, velux window to the rear.

### **Bedroom Two**

16'3" x 6'9"

Velux window to the front and rear, radiator, loft access.

### **Bedroom Three**

9'5" x 8'11"

Velux window to the front, radiator, cupboard over the stairs, loft access.

## **Field House Cottage**

Council Tax Band C

### **Dining Kitchen**

23'3" x 9'2"

Double glazed wood door to the front, wood double glazed window to the front, range of fitted units to the base and eye level, stainless steel sink with drainer, four ring ceramic hob, extractor, electric fan assisted oven, tiled splashbacks, space for slimline dishwasher, space for under counter fridge, stairs to the first floor, radiator, wood double glazed door to the rear.

### **Living Room**

14'7" x 11'6"

Wood double glazed window to the front and rear, radiator, wall lights.

## **First Floor**

### **Landing**

5'6" x 2'11"

### **Bedroom One**

15'8" x 10'11"

Velux window to the front and rear, wood double glazed window to the side, radiator, built in wardrobe.



### Bedroom Two

13'1" x 7'11"

Velux window to the rear, radiator.

### Bathroom

8'2" x 5'6"

Panel bath, chrome shower over, chrome heated ladder radiator, low level WC, wall mounted sink, tiled splashbacks, Velux window to the front, extractor.

### Utility/WC/Boiler Room

7'4" x 7'1"

Wood door to the front, wood double glazed window to the side, Worcester oil fired boiler, Megaflo hot water cylinder, low level WC, belfast sink, plumbing and space for a washing machine and dryer, loft access.

### Externally

To the frontage, gated gravel driveway from the private road, areas laid to lawn, wildlife garden area, mature trees, gravel area, Indian stone patio, power point sockets. To one side, concrete sectional garage with electricity and lighting, timber shed, oil tank. To the other side, substantial lawn area, fenced boundary, mature trees. To the rear Indian stone patio and patio, courtesy lighting, lawn.

### Utilities

Water Supply - Private borehole with purification and filtration system.

Electricity Supply - Mains supply.

Heating - Oil .

Sewerage - Septic tank.

### Directions

- From the Leek - Buxton road (A53), turn off for Upper Hulme
- Take the next turn down into the village
- Follow the road round to the left past the mill and factory buildings and up past a few houses and farms
- After these on the right take the private road signposted Well Farm, Hen Cloud Cottage and Field House
- Follow this for ½ mile and Field House is the first driveway on the left







