



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Field Head Farm Dog Lane

Calton, Stoke-On-Trent, ST10 3LB

Offers In The Region Of £900,000



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LARGE TRADITIONAL GRADE II LISTED STONE BUILT FARMHOUSE WITH A GOOD RANGE OF OUTBUILDINGS & 6.5 ACRES OR THEREABOUTS

Situated in the charming village of Calton in the Staffordshire Moorlands down a private track, this stunning farmhouse offers a delightful blend of modern comforts and traditional character. Spanning over three floors with four large bedrooms in total with ground floor offering an impressive layout with three spacious reception rooms and beautifully created outdoor space inc patio and large landscaped gardens, perfect for both entertaining guests and enjoying quiet family time.

With a range of brick and stone built outbuildings which may be suitable for alternative uses (subject to necessary consents) but which currently are set up for stabling or storage.

The grounds offers approx 6.5 acres of grassland suitable for mowing or grazing purposes and sits conveniently to either side of the property.

This immaculately maintained smallholding is a rare find, combining the charm of rural living with modern amenities. Whether you seek a peaceful retreat or a family home with room to grow, this property is sure to impress.

EARLY VIEWING IS A MUST

[Directions](#)

On leaving Leek Town Centre take the Ashbourne Road A523 for approx 9.4 miles until reaching a left onto Common Lane taking the next right onto Green Lane. After a very short time take the next left onto Dog Lane where the property will be on the left hand side.





Situation

The property is situated in the small village of Calton within easy commuting distance to local market town including Ashbourne which is approximately 6.5 miles in distance and Leek which is approx 10 miles away. The property is also within commuting distance to Derby and surrounding areas.

Field Head Farm enjoys a private position with it's own land to each side of the property with countryside and farms surrounding the property.

What 3 Words

What3words

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Accommodation Comprises:-

Dining Kitchen

16'6" x 12'1" (5.05 x 3.69)

Excellent range of units comprising base cupboards and drawers with work surfaces over, inset one and a half sink unit, Belling range cooker, built on larder fridge, integrated dishwasher and microwave, matching wall cupboards with glazed doors to part, stone fireplace incorporating Villager multi fuel stove on stone heath, full height larder cupboard. Double glazed window to rear, double glazed window in stone mullions to front with external door, exposed beams, panel radiator, vinyl tiled floor.

Sitting Room

16'10" x 15'7" max (5.15 x 4.77 max)

Double glazed window to rear, double glazed window to front in stone mullions, brick fireplace incorporating Dovrev multi fuel stove on tiled heath, antique style radiator, exposed beams. Door to understairs store.



Snug

15'6" x 9'8" (4.73 x 2.97)

Double glazed window in stone mullions to front, antique style radiator, fireplace incorporating cast iron fire for decorative purposes, exposed beams.

First Floor Landing

Double glazed window and Velux to rear, radiator, understairs storage, exposed beams to part. Loft access with ladder and lighting.

Bedroom One

16'1" x 10'2" (4.92 x 3.11)

Double glazed windows in stone mullions to front, radiator, exposed beams. Cast iron fireplace for decorative purposes only.

Bedroom Two

17'5" x 12'8" max (5.33 x 3.88 max)

Double glazed windows in stone mullions to front, radiator, exposed beams.

Bedroom Three

12'0" x 8'6" max (3.67 x 2.60 max)

Double glazed windows in stone mullions to front, radiator.

Bathroom

8'9" x 8'0" (2.68 x 2.45)

Suite comprising panelled bath with power shower, wash hand basin in vanity with cupboards beneath, low level wc with concealed cistern, radiator, double glazed window to rear, part boarded walls, cushioned floor. Airing Cupboard housing hot water and immersion heater with fixed shelving.

Second Floor









Mezzanine Bedroom 16'11" x 16'7" (5.17 x 5.08)

Double glazed window to front, double glazed Velux to rear, radiator, built in wardrobes. Loft access, painted floorboards.

En-suite/Dressing Room 11'6" x 10'8" (3.52 x 3.26)

Suite comprising wash hand basin in vanity unit with cupboards and drawers beneath, low level wc with concealed cistern. Double glazed window to front and side, radiator, painted floorboards, exposed painted beams.

Door to loft space.

Open fronted Porch

With glazed roof and sides, open fronted, with lighting and tiled floor.

Leads to:

Shower Room 8'6" x 8'0" (2.61 x 2.44)

Corner open shower with mixer shower fitment, low level wc, pedestal wash hand basin, double glazed window to rear, floor mounted cupboards, heated towel rail, fully tiled walls and floor.

Laundry Room 8'5" x 7'3" (2.59 x 2.23)

Work surfaces with inset sink unit, plumbing for washing machine and tumble dryer, radiator, wall cupboards concealing Aztec electric boiler serving Laundry Room and Shower Room and Mezzanine En-suite, double glazed window to side, loft access, tiled floor.





Outside

To the rear aspect is the oil tank and boiler, gated access to the driveway.

Gardens

Flagged patio area with steps to garden laid to lawns with established flower borders.

Gated access to the driveway leading to the rear elevation providing ample parking.

Adjoining Orchard with various fruit trees.

Adjoining Croft with fenced and stone walled boundary.

Land

Incorporating Croft.

With further parcel of land with gated access.

The land totals approximately 6 1/2 acres or thereabouts.

Brick Outbuilding

38'8" x 22'10" (11.80 x 6.98)

With concrete floor incorporating inspection pit, electric roller shutter door and pedestrian door to front, mezzanine area over, light and power connected

Detached stone and brick Barn

65'2" x 16'1" max (19.87 x 4.92 max)

Consisting of three Rooms as below:

Room 1 - 4.27 x 4.92 - lighting with loft over.

Room 2 - 3.94 x 4.79 - water, lights and power.

Room 3 - Stable block within 5.57 x 5.74 consists of four indoor stables.

Services

The property is connected to mains water, electricity, oil central heating and drainage is by private means.





[Local Authority](#)

The local authority is Staffordshire Moorlands District Council

[Viewings](#)

By prior arrangement through Graham Watkins & Co.

[Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

[Measurements](#)

All measurements given are approximate and are 'maximum' measurements.

[Tenure and Possession](#)

The property is held freehold and vacant possession will be given upon completion.

[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

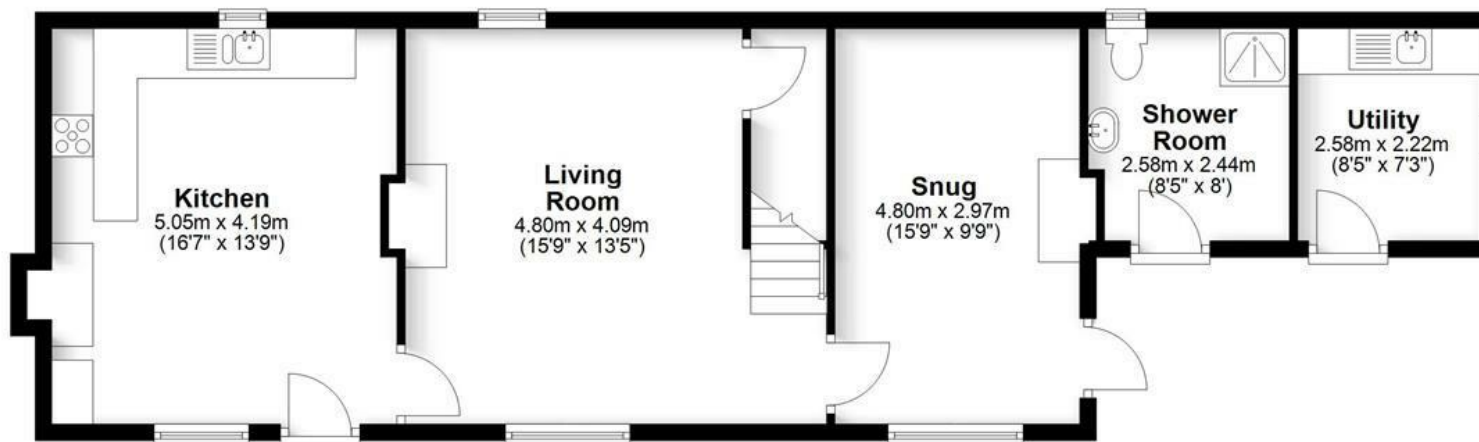






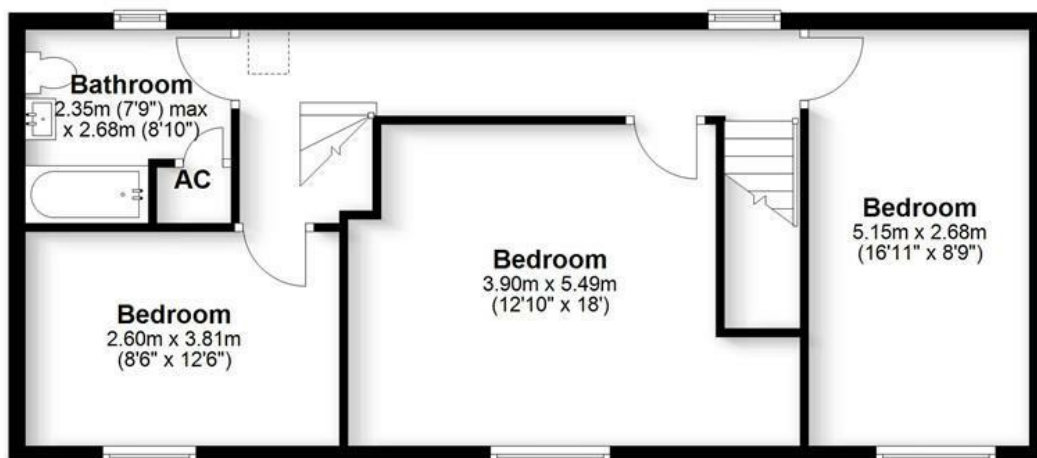
Ground Floor

Approx. 73.4 sq. metres (789.8 sq. feet)



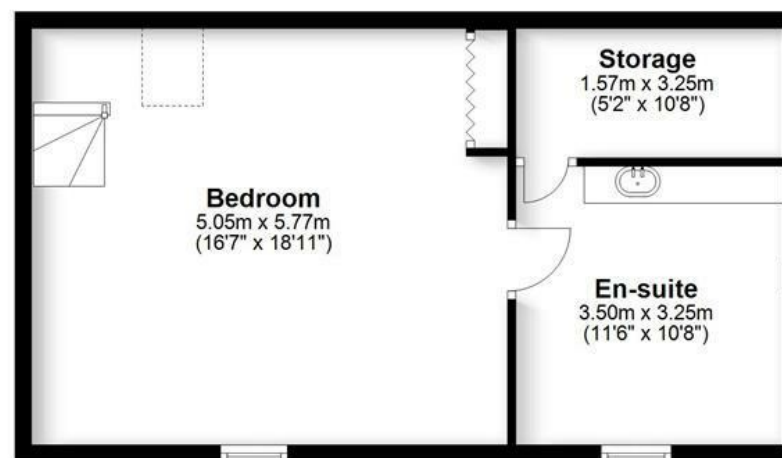
First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)

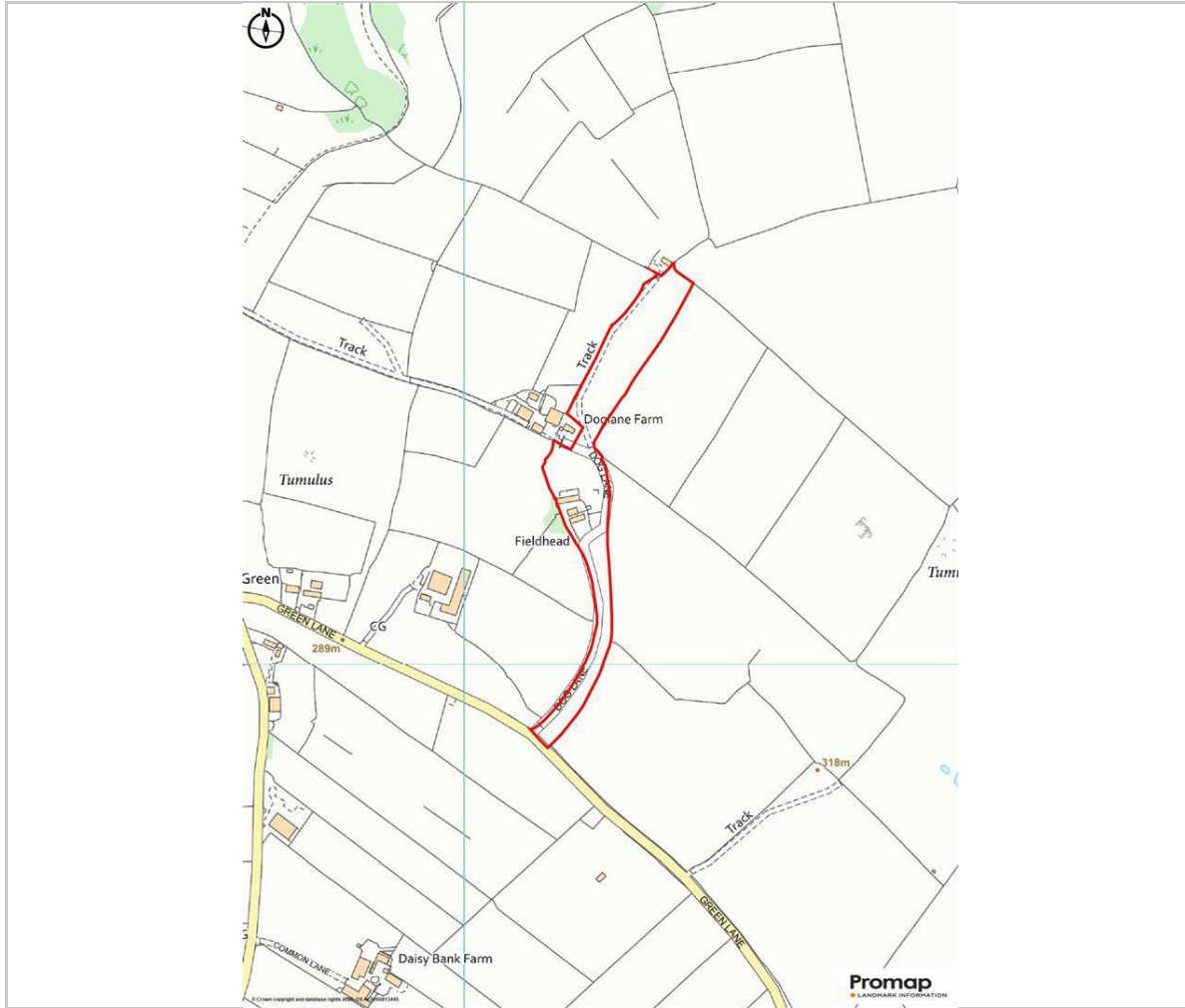


Second Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Plan

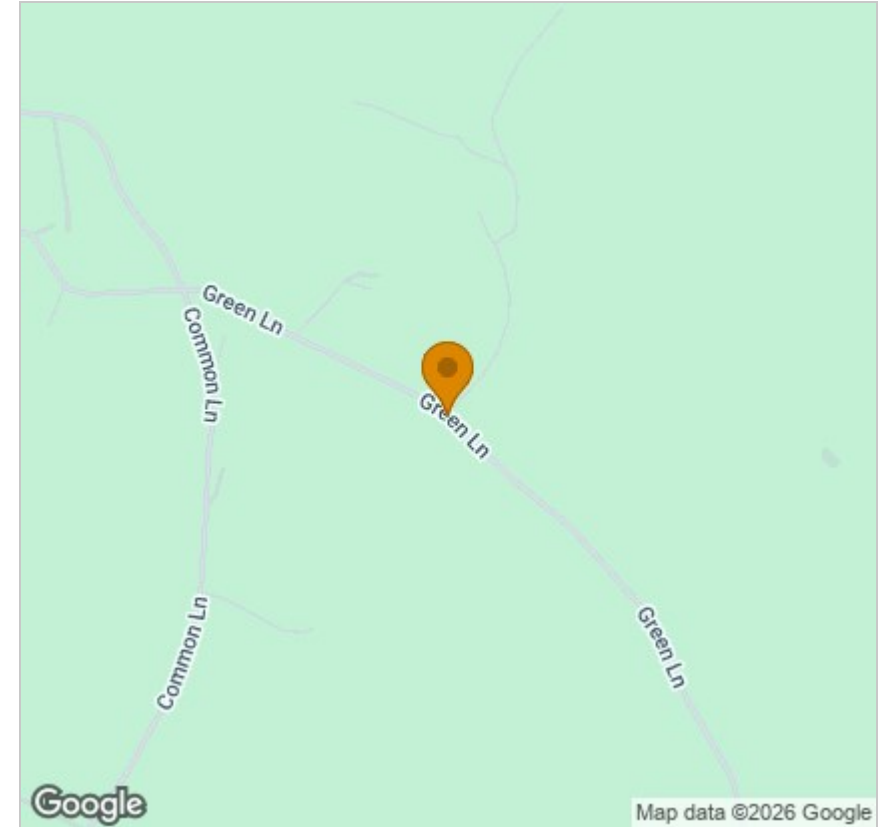


Viewing

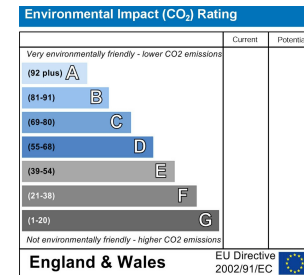
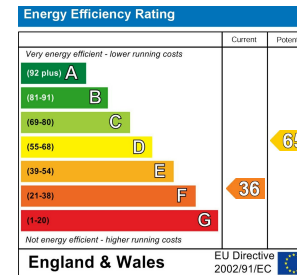
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.