**Bradley Elms Farm Alton Road, Cheadle, Staffordshire ST10 4RA**

**Offers around £1,400,000**

*Kevin Ford & Co. Ltd.*

Chartered Surveyors, Estate Agents & Valuers

**An exceptional and beautifully presented country farmhouse set within approximately 7.5 acres of private grounds, enjoying breathtaking panoramic views across unspoilt countryside and an outstanding sense of seclusion, positioned around one third of a mile from the nearest road.**

**Approached via impressive wrought iron gates, a sweeping driveway leads through the grounds to the principal residence, creating a striking sense of arrival and immediately establishing the property's privacy, scale, and exclusivity. The setting is truly special—peaceful, elevated, and remarkably private, yet still within convenient reach of local amenities.**

**The farmhouse itself offers elegant, well-proportioned and versatile accommodation arranged over two floors, seamlessly blending period charm with refined modern living. The property features two beautifully appointed reception rooms, a traditional pantry, and a well-appointed kitchen forming the heart of the home, together with three to four bedrooms and two bathrooms, providing flexibility for both family living and guest accommodation.**

**The surrounding grounds are a defining feature, extending to approximately 7.5 acres of pasture, woodland and gardens, enhancing both the privacy and the stunning rural setting, with far-reaching views across open countryside.**

**A range of substantial outbuildings further enhances the appeal, including two former holiday let blocks that now require modernisation offering excellent potential to be reinstated as high-quality accommodation or ancillary living space (subject to the necessary consents). In addition, there is a large agricultural building and a detached double garage, making the property ideally suited for equestrian use, business purposes, or lifestyle buyers seeking space and flexibility.**

**Of particular note, planning permission is in place for a substantial five-bed detached dwelling within the grounds, offering exceptional potential for multi-generational living or future value enhancement.**

## FARMHOUSE

**Entrance Hall**
6'7" x 5'4" (2.01m x 1.63m)
A welcoming entrance hall accessed via a composite double-glazed front door, offering a warm and practical introduction to the property. A double radiator ensures year-round comfort, while doors lead to the principal reception rooms.

**Principal Reception Room**
15'1" x 14'11" (4.60m x 4.55m)
A well-proportioned and inviting lounge centred around an elegant mahogany Adam-style fireplace with patterned tiled inset and hearth, incorporating a coal-effect gas fire, creating a charming focal point. The room is filled with natural light from a uPVC double-glazed window, while a double radiator ensures comfort, making this an ideal space for both relaxation and entertaining.

**Drawing/ Dining Room**
15'1" x 15'8" (4.60m x 4.78m )
A characterful and versatile drawing room, ideal for both formal dining and relaxed living, centred around an attractive brick-built fireplace with wooden mantel and log burner, creating a cosy focal point. Two uPVC double-glazed windows provide excellent natural light, complemented by a double radiator. A useful under-stairs storage cupboard adds practicality to this charming space.

**Inner Passage**
15'1" x 15'8" (4.60m x 4.78m )
Featuring a quarry tiled floor and a single radiator, providing a practical link between the ground floor rooms.

**Utility Room**
10'5" x 7'10" (3.18m x 2.39m )
Fitted with an inset ceramic sink with base cupboard beneath, complemented by a range of built-in units with work surfaces over. There is plumbing for an automatic washing machine and venting for a tumble dryer. A uPVC double-glazed window provides natural light, while a quarry tiled floor adds practicality.

**Old Pantry**
8'11" x 12'11" (2.72m x 3.94m)
A charming original pantry retaining period character, featuring the traditional meat slab work surface, tiled floor, and a uPVC double-glazed window providing natural light.

**Farmhouse Kitchen/ Breakfast Room**
15'11" x 15'11" (4.85m x 4.85m)
A superbly appointed farmhouse kitchen fitted with a Belfast sink and an excellent range of high and low level units with granite work surfaces. A Belling range cooker with LPG hob, three ovens and two grills forms a striking centrepiece, alongside an integrated Indesit dishwasher and space for an American-style fridge freezer.
The room is well-lit by three uPVC double-glazed windows and benefits from inset spot lighting, a tiled floor, radiator, and a composite stable door providing external access. A built-in cupboard houses a Worcester Bosch LPG boiler, with a useful pantry off, completing this highly practical yet stylish space.

**First Floor**
Rising up from the Staircase leading to the:

**Landing**
A spacious landing with a uPVC double-glazed window providing natural light and a double radiator, with access to the principal bedrooms.

**Principal Master Bedroom**
15'1" x 15'9" (4.60m x 4.80m )
A well-proportioned principal bedroom with a uPVC double-glazed window and radiator, creating a bright and comfortable space. The room further benefits from a useful adjoining storage room with its own window, offering excellent additional versatility.

**Shower Room**
7'2" x 5'7" (2.18m x 1.70m)
A well-appointed and stylish shower room fitted with a shower cubicle with plumbed-in shower, pedestal wash hand basin, and low flush WC. The space is enhanced by a chrome heated towel radiator and fully tiled walls, creating a sleek, contemporary and low-maintenance finish.

**Bedroom Two**
15'2" x 15'0" (4.62m x 4.57m )
A comfortable second bedroom featuring a double radiator and a uPVC double-glazed window, providing a bright and well-proportioned space.

**Office/ Sitting Area**
15'2" x 15'0" (4.62m x 4.57m)
A versatile office or sitting area accessed directly from Bedroom Two, featuring two uPVC double-glazed windows providing excellent natural light and a radiator for comfort. An attractive beamed ceiling adds character and charm to this flexible space.

**Bedroom Three**
16'11" x 15'1" (5.16m x 4.60m )
A generously sized third bedroom featuring two radiators and two uPVC double-glazed windows, creating a bright and comfortable space.

**Luxury Family Bathroom**
10'4" x 5'7" (3.15m x 1.70m )
Appointed with a Victorian-style suite with a modern finish, comprising a panelled Jacuzzi bath, low flush WC, pedestal wash hand basin, and radiator. A uPVC double-glazed window provides natural light, while fully tiled walls offer a clean, low-maintenance finish.

**Store Room/ Airing cupboard**
2'10" x 5'7" (0.86m x 1.70m)
A useful store room/airing cupboard providing practical storage and ideal for linen, with space for household essentials.

**Farmhouse Immediate Garden**
The immediate gardens surrounding the manor house provide an attractive and well-defined outdoor space, featuring gravelled areas and a raised lawned garden enclosed by traditional dry stone walling.
A particular feature is a bespoke hexagonal timber garden hut, complete with central firepit and chimney, with seating arranged around the perimeter—creating a unique and inviting space ideal for entertaining and enjoying the countryside setting throughout the year.

**DETACHED DOUBLE GARAGE**
23'10" x 21'6" (7.26m x 6.55m )
A detached garage fitted with two electric remote-controlled doors, benefiting from light and power, providing excellent secure parking and storage.

**Second Utility Room**
12'6" x 6'10" (3.81m x 2.08m )
Fitted with a range of built-in base units with work surfaces over, providing practical additional storage and workspace, ideal for day-to-day household tasks.

**Formal Office**
10'4" x 12'2" (3.15m x 3.71m )
A useful and versatile office space located to the rear of the garage, featuring a stable door and double-glazed window, providing natural light and convenient external access.

**OUTBUILDINGS AND HOLIDAY LETS**
A particularly attractive feature of the property is the inclusion of two substantial detached outbuildings, formerly operated as successful holiday let accommodation, now offering exceptional scope for enhancement and income generation, subject to the necessary consents.
Although currently utilised for storage and requiring a programme of modernisation, the foundations are in place for a highly rewarding lifestyle or commercial venture. The setting is ideally suited to the holiday market, being within easy reach of Alton Towers, JCB, and surrounded by picturesque Staffordshire countryside—an increasingly popular destination for short-term stays and rural retreats.
The accommodation comprises a range of bedroom suites, many with en-suite facilities and some incorporating additional lounge areas, providing the basis for self-contained units. Further details, including measurements and layouts, are available upon request.
In addition, a second outbuilding offers excellent leisure potential, featuring a communal games and entertainment room with bar area, alongside a separate detached sauna suite complete with WC and shower facilities—ideal for creating a premium guest experience.
Altogether, these versatile buildings present a rare opportunity to develop a boutique holiday complex or multi-functional leisure space, adding significant value and appeal to an already impressive country residence.

**GROUNDS AND SETTING**
The property is approached via impressive wrought iron gates opening onto a sweeping, tree-lined driveway, creating a striking sense of arrival. The driveway is flanked by the owner's land on either side, predominantly laid to lawn and enclosed by traditional dry stone walls, enhancing the rural charm and privacy.
The long frontage leads gracefully to the principal house, with its associated outbuildings and former holiday lets positioned within the upper part of the plot. A separate access extends beyond to a substantial agricultural building, ideal for machinery storage, workshop use or additional covered parking.
The grounds are a particular feature, comprising formal gardens, grassland and areas of woodland, offering both lifestyle appeal and potential for a variety of uses in a picturesque countryside setting.

**Location**
Threapwood, on the outskirts of the highly regarded village of Alton, is a picturesque and sought-after rural location set amidst the beautiful Staffordshire Moorlands countryside. Known for its peaceful surroundings and scenic landscapes, the area offers an idyllic country lifestyle while remaining conveniently accessible.
The nearby village of Alton provides a range of local amenities, including traditional pubs, village shops and primary schooling, whilst the internationally renowned Alton Towers Resort is just a short distance away, contributing to the area's popularity.
The location also benefits from excellent connectivity to nearby market towns such as Cheadle and Uttoxeter, with further access to larger centres including Stoke-on-Trent and Derby, making it well-suited for both commuting and leisure.
Overall, Threapwood offers a perfect balance of rural tranquillity and accessibility, making it an attractive setting for both permanent residence and lifestyle investment.

**AGRICULTURAL BUILDING**
A substantial agricultural building situated within the grounds, providing extensive covered space ideal for the storage of tractors, machinery, vehicles or general equipment. The structure offers excellent versatility, suiting both agricultural and lifestyle uses.

Notably, planning permission has been granted for the building to be relocated within the boundaries of the property, offering flexibility for an incoming purchaser to reconfigure the layout to suit their individual requirements.

**Services**
The property benefits from mains water and electricity to the main house, together with LPG central heating and a septic tank system, and further benefits from uPVC double glazing throughout.
Mains water and electricity are also connected to the former holiday let accommodation, with electricity supplied to the detached garage.

**Tenure**
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

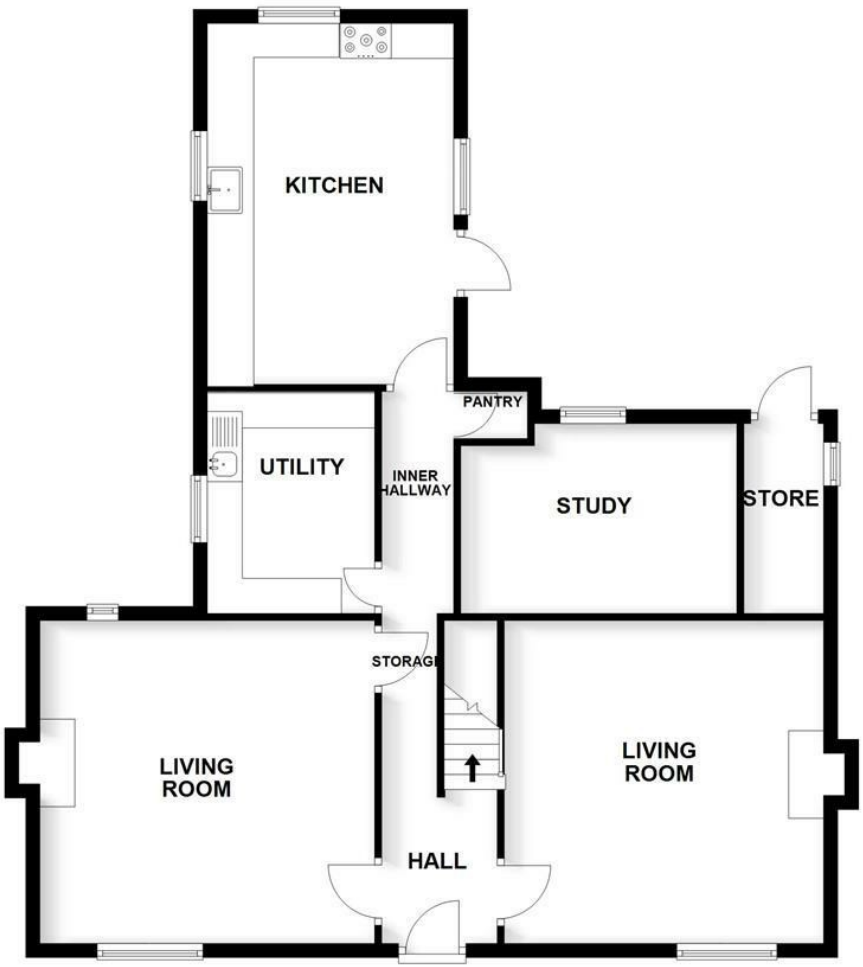
**Viewing**
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

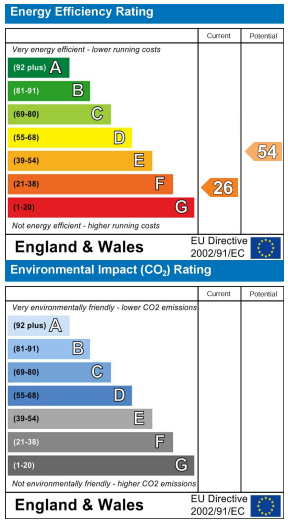
**Agents Note**
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

**Planning Permission**
The property benefits from planning permission, offering excellent flexibility and development potential.
There is provision for the conversion of the existing holiday accommodation into a single dwelling, providing scope for adaptation to suit a variety of residential requirements.
Planning permission (Ref: SMD/2021/0568) can be investigated via the Staffordshire Moorlands District Council website.
These consents present a valuable opportunity for further development, investment, or multi-generational living.

## GROUND FLOOR
APPROX. 1042.6 SQ. FEET




## FIRST FLOOR
APPROX. 1031.4 SQ. FEET




TOTAL AREA: APPROX. 2074.0 SQ. FEET

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Plan produced using PlanUp.

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