



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Crown House Horton

Leek, ST13 8PH

Offers In The Region Of £750,000



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'The Crown House' is situated in the charming village of Horton, Leek, this traditional four bedroom detached family home is a remarkable find. Steeped in history, the property boasts origins as a former public house and court house, with parts dating back approximately 300 years. This unique residence retains many original features that add character and warmth, including a stunning Cruck frame, exposed beams, and beautiful Quarry tiled floors.

The spacious layout includes three inviting reception rooms, perfect for family gatherings or entertaining guests. With four well proportioned bedrooms, there is ample space for a growing family or for those who enjoy having guests. The property also features two bathrooms, ensuring convenience for all occupants.

Outside, the home is complemented by off road parking for numerous vehicles, making it ideal for families with multiple cars. Additionally, a detached former stable block with a loft room above offers potential for conversion into a home office, studio, or additional living space, subject to the necessary permissions.

The lawned gardens provide a serene outdoor space, with picturesque views over the surrounding countryside, perfect for enjoying the tranquil setting. This property is offered with No Chain, allowing for a smooth and straightforward purchase process.

In summary, this delightful home combines historical charm with modern family living, making it a perfect choice for those seeking a unique property in a beautiful rural location.

Situation

'The Crown House' is situated in the historic village of Horton approximately three miles West from the sought after market town of Leek set in the Staffordshire Moorlands. Horton village offers many local amenities to include Schools, Parish Church and community Village Hall. Ideal for commuting to the Staffordshire, Cheshire and Derbyshire borders.





Directions

From our Derby Street office turn right onto Market Street, then left onto Stockwell Street/A523. Follow this road and at the roundabout, go straight over onto Macclesfield Road/A523 continuing along and turn left onto Rudyard Road/B5331. At the roundabout, take the first exit onto Dunwood Lane, then take a right turn into Tollgate Road, follow this road and then turn right into Heath House Lane and turn right into Church Lane where The Crown House is situated on the right identified by our For Sale board.

Entrance Hall

Door to front, staircase off, part boarded walls, radiator, understairs storage. Entrance door to the side aspect.

Living Room

17'4" x 15'3" (5.30 x 4.65)

Feature stone fireplace incorporating multi fuel stove on stone hearth, Upvc double glazed windows to front and side aspect, radiator, part boarded walls, exposed ceiling beams.



Lounge

17'2" x 15'1" (5.25 x 4.60)

Upvc double glazed windows to front and side aspects, radiator, feature decorative fireplace, exposed ceiling beams.

Utility Room

15'10" x 4'8" (4.83 x 1.43)

Base cupboards with work surfaces over having inset sink unit, radiator, low level wc, Upvc double glazed window to side aspect, Quarry tiled floor.

Dining Room

18'11" x 10'6" (5.79 x 3.22)

Upvc double glazed windows to both side aspects, radiators, exposed beams and Cruck frame.



Dining Kitchen

13'4" x 12'6" (4.07 x 3.82)

Excellent range of bespoke hand made units comprising base cupboards and drawers with integrated Bosch dishwasher and fridge and freezer, full height larder cupboard, matching wall cupboards. Granite work surfaces over with matching splash backs, inset Frankie by Villeroy & Boch Belfast sink, Rangemaster cooker, radiators, Upvc double glazed windows to side and rear aspects, external door to side, red & black Quarry tiled floor.

First Floor Galleried Landing

Upvc double glazed window to front aspect, radiator, loft access.

Bedroom One

17'10" x 15'5" (5.44 x 4.72)

Measurement incorporates En-suite. Upvc double glazed window to front aspect, radiators.



Ensuite

Corner shower cubicle incorporating Galaxy shower fitment, pedestal wash basin, low level wc, radiator, part tiled walls.

Bedroom Two

18'0" x 15'7" (5.49 x 4.77)

Upvc double glazed window to front aspect, radiators.







Further Landing Area

With Upvc double glazed window to side aspect, radiator, loft access. Airing Cupboard housing water tank and fixed shelving.

Bedroom Four

11'1" x 10'4" (3.38 x 3.17)

Upvc double glazed window to side aspect, radiator, wooden floor, exposed part Cruck frame.

Bathroom

8'6" x 5'4" (2.61 x 1.63)

White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash basin, low level wc, wooden floor, radiator, Upvc double glazed window to side aspect, exposed part Cruck frame.



Bedroom Three

14'0" x 13'8" (4.27 x 4.17)

Upvc double glazed windows to side and rear aspects, radiator, exposed chimney breast, exposed ceiling beams and Cruck frame, loft access.

Outside

Formal lawned gardens to the front elevation with mature trees and shrubs with far reaching views over the surrounding countryside.

Open porch to the side aspect with light and power connected, Quarry tiled floor.

Off road parking for numerous vehicles.



Detached Former Stables

17'5" x 12'1" (5.33 x 3.69)

Upvc double glazed window to front aspect with external door, staircase to upper floor. Further door to store and former wc.

Services

This property has mains electric, oil heating, and a septic tank drainage.

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Local Authority

The local authority is Staffordshire Moorlands District Council.

Tenure & Possession

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

Measurements

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

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.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.







Floor Plan



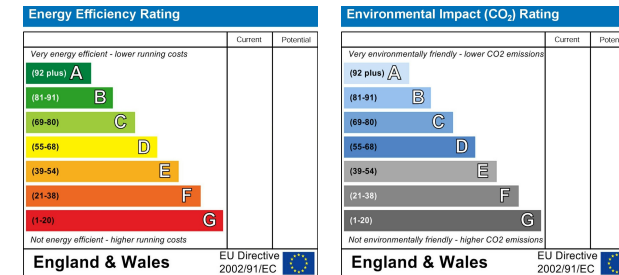
Viewing

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.

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.

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