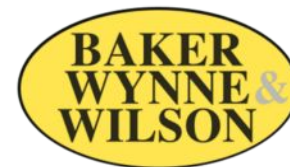




## New Peel Farm Barthomley Road, Audley

Guide Price £650,000



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 OPTION Paddock/BUILDINGS IN A RURAL LOCATION WITH OPEN VIEWS BETWEEN BARTHOMLEY AND AUDLEY

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





# 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 OPTION PADDOCK/BUILDINGS IN A RURAL LOCATION WITH OPEN VIEWS BETWEEN BARTHOMLEY AND AUDLEY

#### **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.

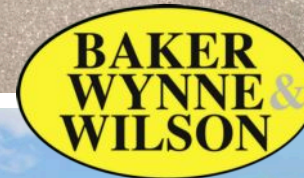
#### **DESCRIPTION**

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 enjoying a Westerly aspect over countryside. The purchaser will be granted an option to acquire the adjacent paddock, pond and a range of early 1970 buildings.

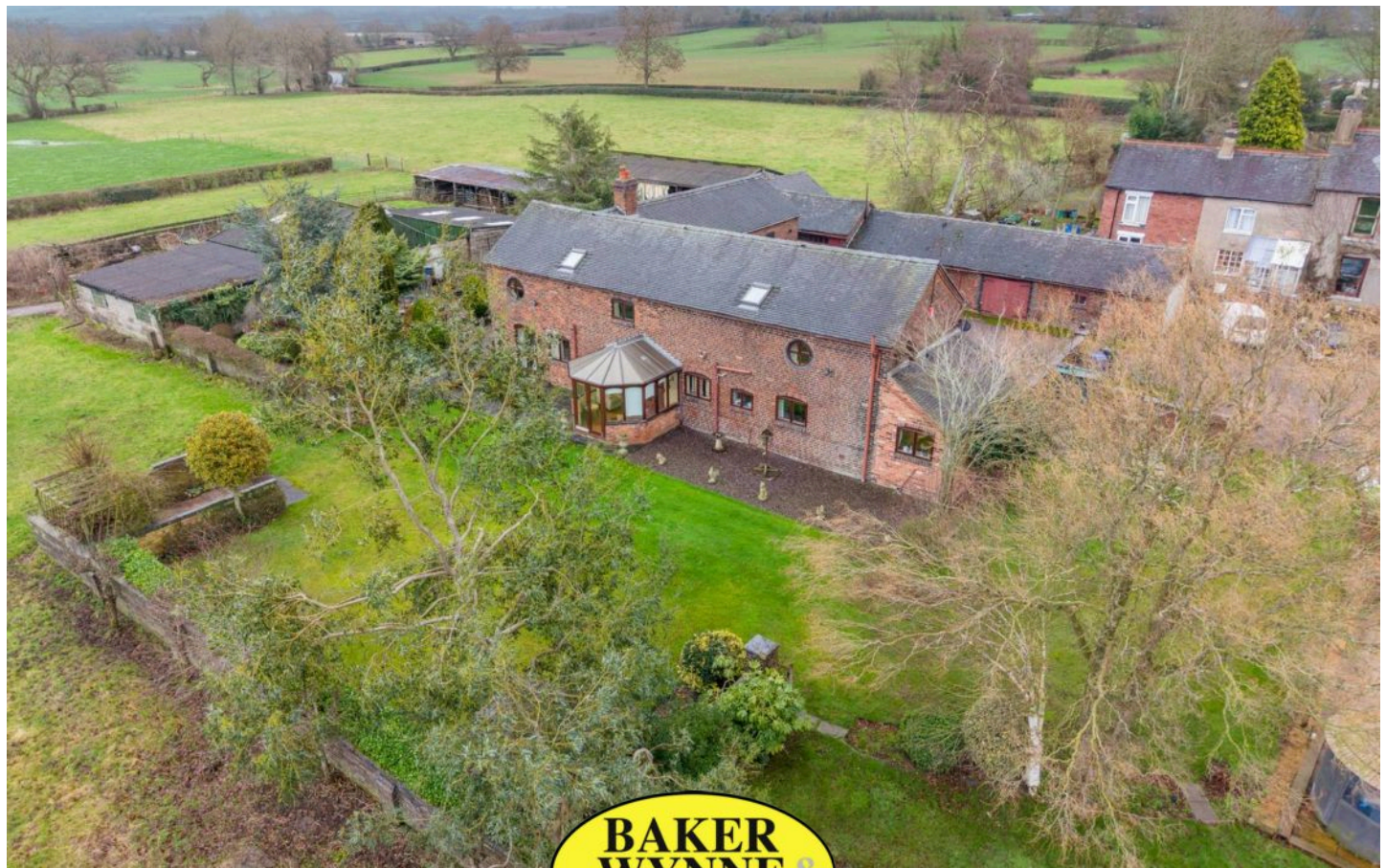
#### **LOCATION & AMENITIES**

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**







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

All Building Parts Approximate Gross Internal Area: 495.8 m<sup>2</sup> ... 5336 ft<sup>2</sup>

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.  
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

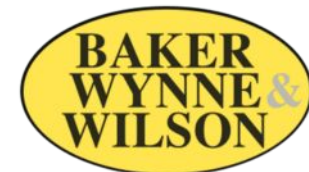




## Baker Wynne & Wilson

Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

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