



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Little Broomyslaw Farm

Winkhill, Leek, ST13 7QZ

**Offers In The Region Of £600,000**



## Little Broomyshaw Farm

Winkhill, Leek, ST13 7QZ

An exciting opportunity to purchase a traditional stone farmhouse situated in Winkhill with 19.95 acres or thereabouts with amazing far reaching views over the Staffordshire Moorlands and beyond. Located off the road down it's own farm track ensuring privacy at all times the farmhouse comprises, kitchen, two reception rooms, bathroom and two bedrooms with potential to extend living accommodation into the adjoining outbuilding (subject to necessary consents).

With front lawned garden and large front yard area the property also has a small array of modern and traditional outbuildings.

An ideal affordable smallholding in one of the most scenic viewpoints in the area.

Early Viewing is essential.

### Directions

From our office in Leek, head south east on Ashbourne Road (A523) for approximately 5.4 miles before turning right onto Ellastone Road. Follow Ellastone Road for roughly 1.5 miles, then turn left onto a single file tarmacked road. Take the first left then the first right and the property is the first one that you come across as signposted by our 'For Sale' boards.

### Situation

The property is located south of Winkhill and west of Cauldon approximately 7.2 miles from Leek, 10.4 miles from Ashbourne and 13.8 miles from Uttoxeter.





### Front Entrance Door

Leading into front porch and giving access to: -

### Living Room

11'10" x 13'9" (3.62m x 4.21m)

With carpet flooring, radiator, feature fireplace, wooden double glazed window to the front aspect and stairs off

### Kitchen

3'3" x 16'12" (1.87m x 5.18m)

With laminate flooring, radiator, a range of wall and floor mounted units with work surface over including a single bowl sink with drainage basin and an electric cooker with extractor fan over, plumbing for a washing machine, two UPVC double glazed windows and pantry off.



### Pantry

3'11" x 6'2" (1.19m x 1.89m)

With laminate flooring, shelving and a frosted UPVC double glazed window to the rear aspect

### Downstairs Bathroom

6'2" x 9'6" (1.87m x 2.90m)

With laminate flooring, radiator, low level WC, pedestal wash hand basin, panel bath with shower over with triton shower equipment and a frosted UPVC double glazed window to the rear aspect.

### Front Room

11'7" x 11'9" (3.54m x 3.58m)

With carpet flooring, radiator, fireplace and a wooden double glazed window to the front aspect.



### Staircase

Leading to First Floor landing and giving access to:-

### Master Bedroom

12'4" x 11'1" (3.75m x 3.38m)

With carpet flooring, radiator, fitted wardrobes and cupboards and a wooden double glazed window to the front aspect

### Bedroom Number Two

11'5" x 11'12" (3.49m x 3.65m)

With carpet flooring, radiator and a wooden double glazed window to the front aspect.



### Outside

To the front of the property is a well maintained lawned garden with floral borders as well as a spacious tarmac yard area with a range of outbuildings including.

Former Shippon adjoining the house

11'10" x 12'2" (3.6m x 3.7m)

Former Shippon adjoining the house

11'10" x 12'2" (3.6m x 3.7m)





Open Fronted Storage Building  
14'9" x 19'10" (4.49m x 6.04m)

Concrete block, timber and sheeted build

Garage  
14'8" x 20'1" (4.47m x 6.12m)

Concrete block, timber and sheeted build

Agricultural Storage Building  
14'11" x 20'3" (4.54m x 6.16m)

Concrete block, timber and sheeted build

Agricultural Storage Building  
30'6" x 19'11" (9.29m x 6.06m)

Steel frame and sheeted build



Derelict Building

Within the south eastern parcel of land is the site of a former stone building, which is now derelict and heavily dilapidated.

**Land**

The Land extends to 19.95 acres or thereabouts, and is all permanent pasture. Some parcels are suitable for mowing but a number of parcels are suitable for grazing only.

**Viewing**

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

**Sevices**

We understand that the property is connected to mains electricity and water, with drainage being by private means.

**Tenure & Possession**

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

**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.



### 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.

### Maps/Plans

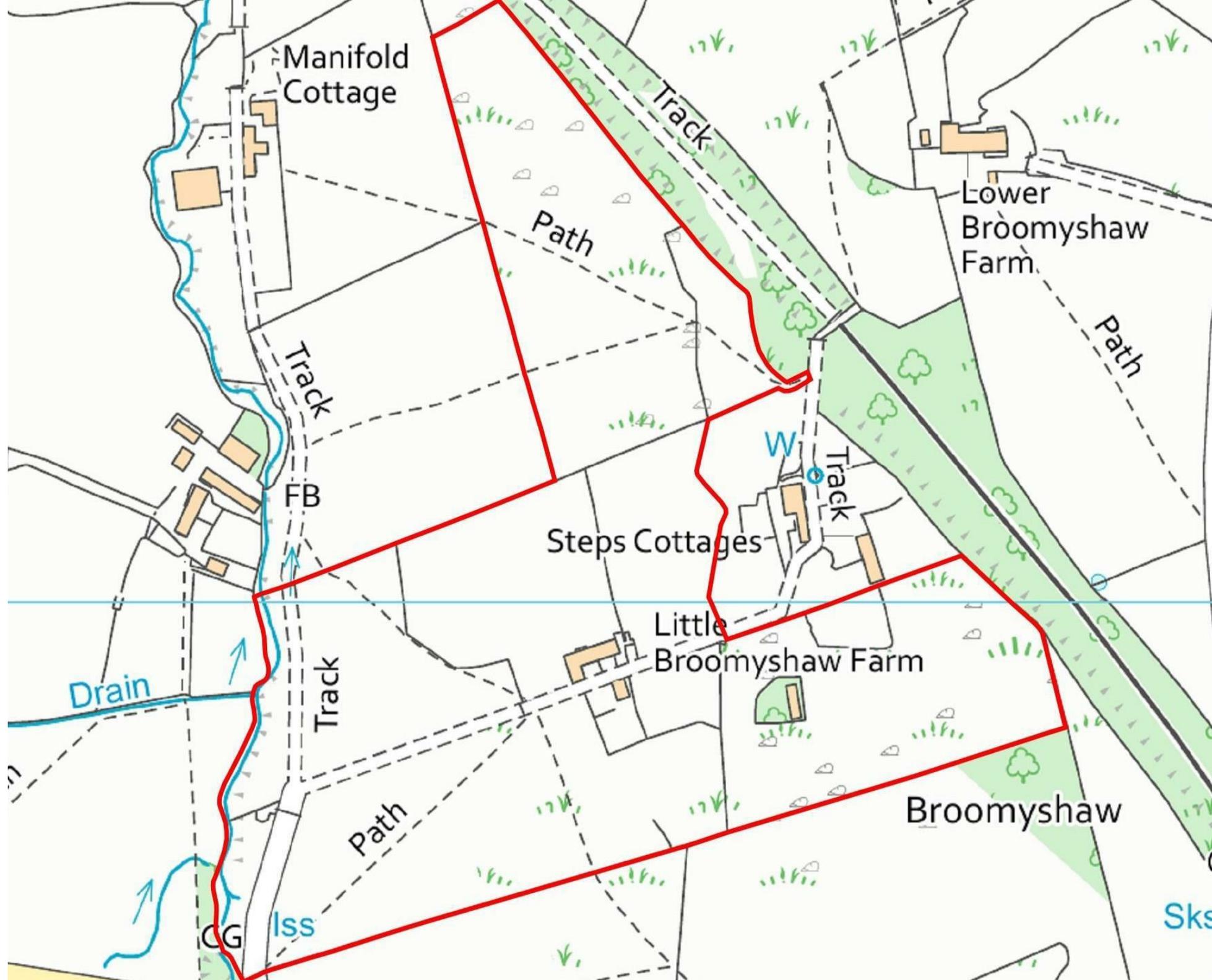
The maps/plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### Thinking of Moving

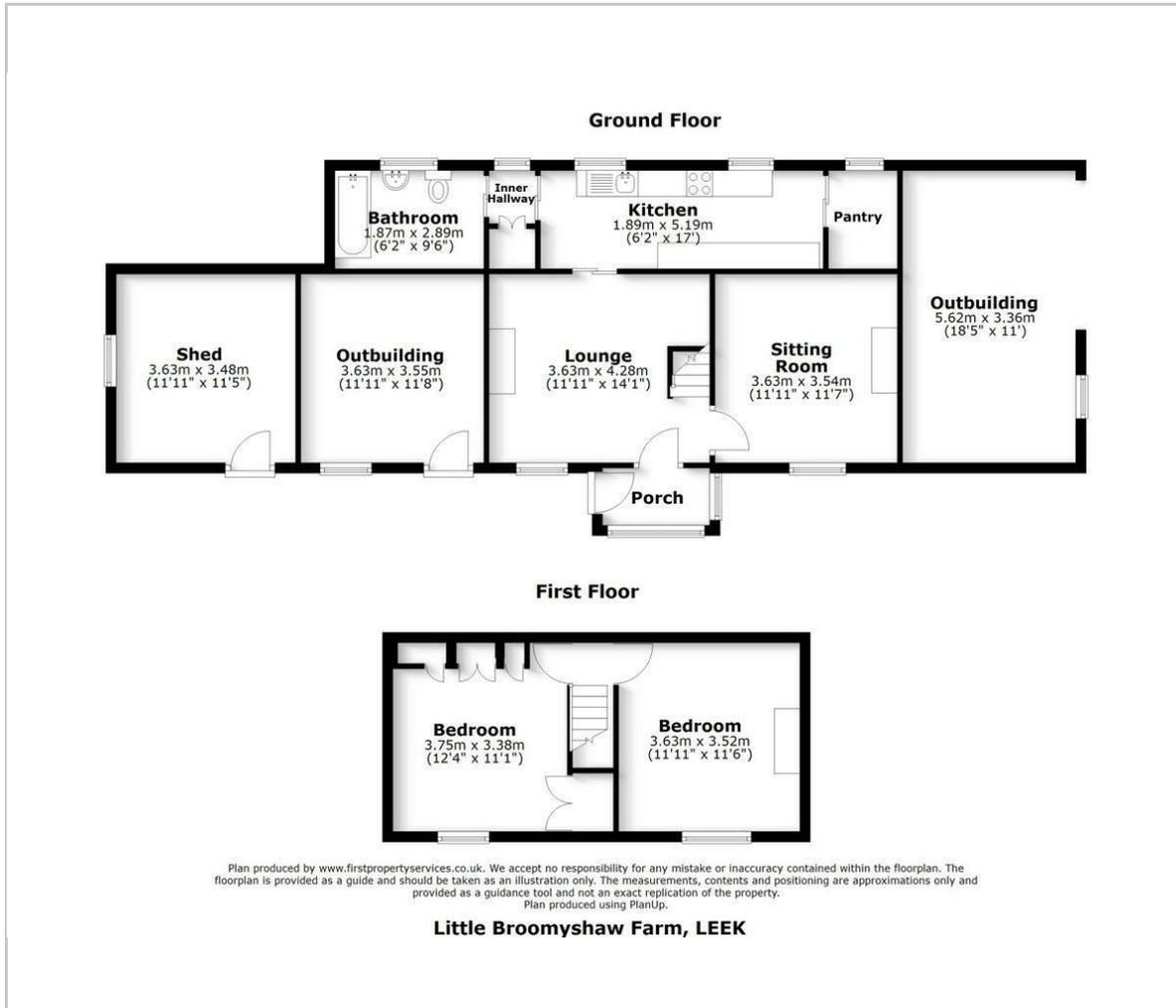
If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308  
o r e m a i l  
enquiries@grahamwatkins.co.uk





## Floor Plan



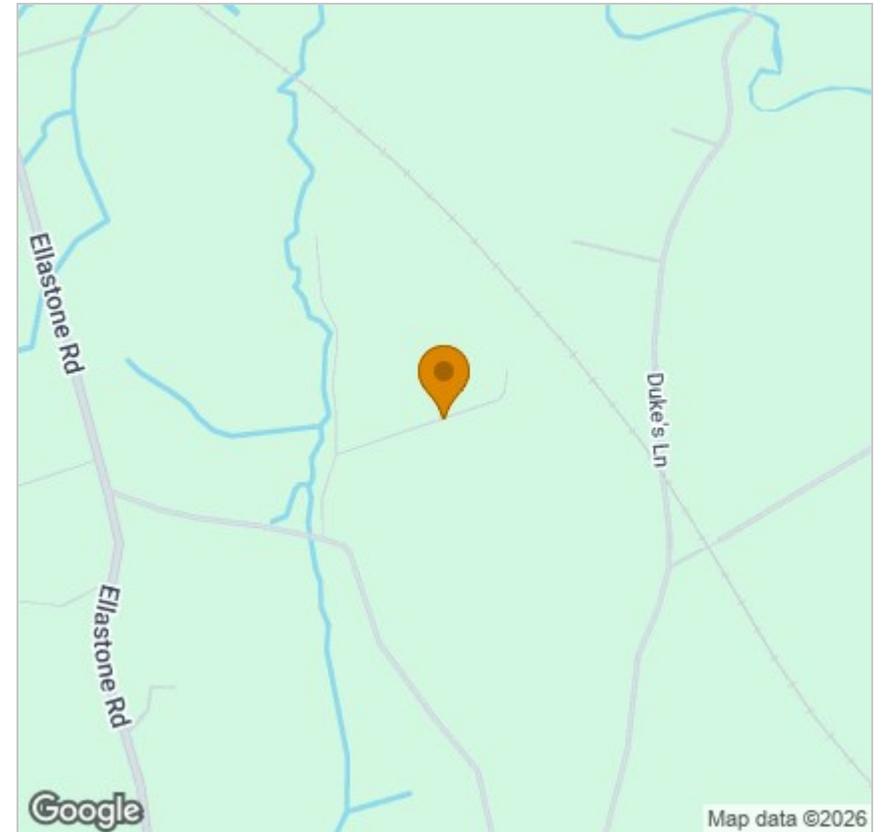
## Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

