



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Sheep House Farmhouse Cheadle Road, Leek, ST13 7DP

**£2,000 Per Calendar Month**

'Sheep House Farm' is an exquisite four bedroom house offering a perfect blend of modern luxury and rural tranquillity. Newly refurbished to an exceptional standard, the property spans three spacious floors, providing ample living and bedroom accommodation.

Benefitting from a spacious reception room, dining kitchen, rear porch with utility and wc off.

Each of the four bedrooms is thoughtfully designed, with two boasting their own ensuite shower rooms, ensuring privacy and convenience for family members or guests. The additional bathrooms are equally well-appointed, catering to the needs of a busy household.

Outside, the property is complemented by a beautifully maintained lawned garden, which features an elegant Indian stone patio. This outdoor space is perfect for al fresco dining or simply enjoying the serene surroundings of the working farm environment that envelops the home.



### Entrance Hall

External door to front aspect, staircase off, LVT floor.

### Living Room 15'3" x 15'2" (4.66 x 4.63)



uPVC double glazed window to front aspect, fireplace with timber mantle over, exposed beams. Built in store incorporating pressurised hot water cylinder.

### Dining Kitchen 15'7" x 15'5" (4.76 x 4.70)



Excellent range of newly fitted units comprising matching wall and base units, with integrated dishwasher, fridge and freezer, Kenwood Range Cooker, work surfaces with inset sink unit, built in double pantry cupboard, uPVC double glazed window to front aspect, LVT floor.



### Rear Porch

External door to side, built in store cupboard, LVT floor.

### Utility Off



Having matching wall and base units, work surfaces with inset sink unit, built in full height cupboard, LVT floor.

### WC Off



Housing low level WC, wash hand basin in vanity unit, uPVC double glazed frosted window to rear, LVT floor.

### First Floor Landing

Having staircase to second floor.

### Bedroom One 16'2" x 15'0" (4.95 x 4.58)



uPVC double glazed window to front aspect, radiator, exposed beams.

### Ensuite 7'5" x 5'8" (2.27 x 1.75)



Enclosed shower cubicle incorporating mixer shower fitment, low level WC, Roca wash hand basin in vanity, heated towel rail, uPVC double glazed frosted window to front aspect, LVT flooring.

Bedroom Two 16'2" x 13'5" (4.95 x 4.11)



uPVC double glazed windows to front and side aspects, radiator, exposed beams.

Ensuite 8'3" x 5'1" (2.53 x 1.55)



Enclosed shower cubicle incorporating mixer shower fitment, low level WC, wash hand basin in vanity, LVT flooring, uPVC double glazed frosted window to side, heated towel rail.

Second Floor Landing

With Velux window and radiator.

Bedroom Three 16'3" x 14'11" (4.96 x 4.57)



uPVC double glazed window to front, radiator.

Bathroom 8'6" x 7'5" (2.61 x 2.27)



Suite comprising panelled bath with mixer taps and shower fitment over, low level WC, Roca wash hand basin in vanity, heated towel rail, uPVC double glazed frosted window to front, LVT flooring.

Bedroom Four 16'0" x 10'7" (4.90 x 3.23)



uPVC double glazed window to front, radiator.

## Outside



Lawned garden with Indian stone shaped patio, flower borders.

Gated access to off road parking.

NOTE: Sheep House Farm is located within close proximity to a working Farm and Livestock.



### Services

Air source heat pump

### Viewings

By prior arrangement through Graham Watkins & Co.

### Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as

part of your application. This must show your current address and be in your name.

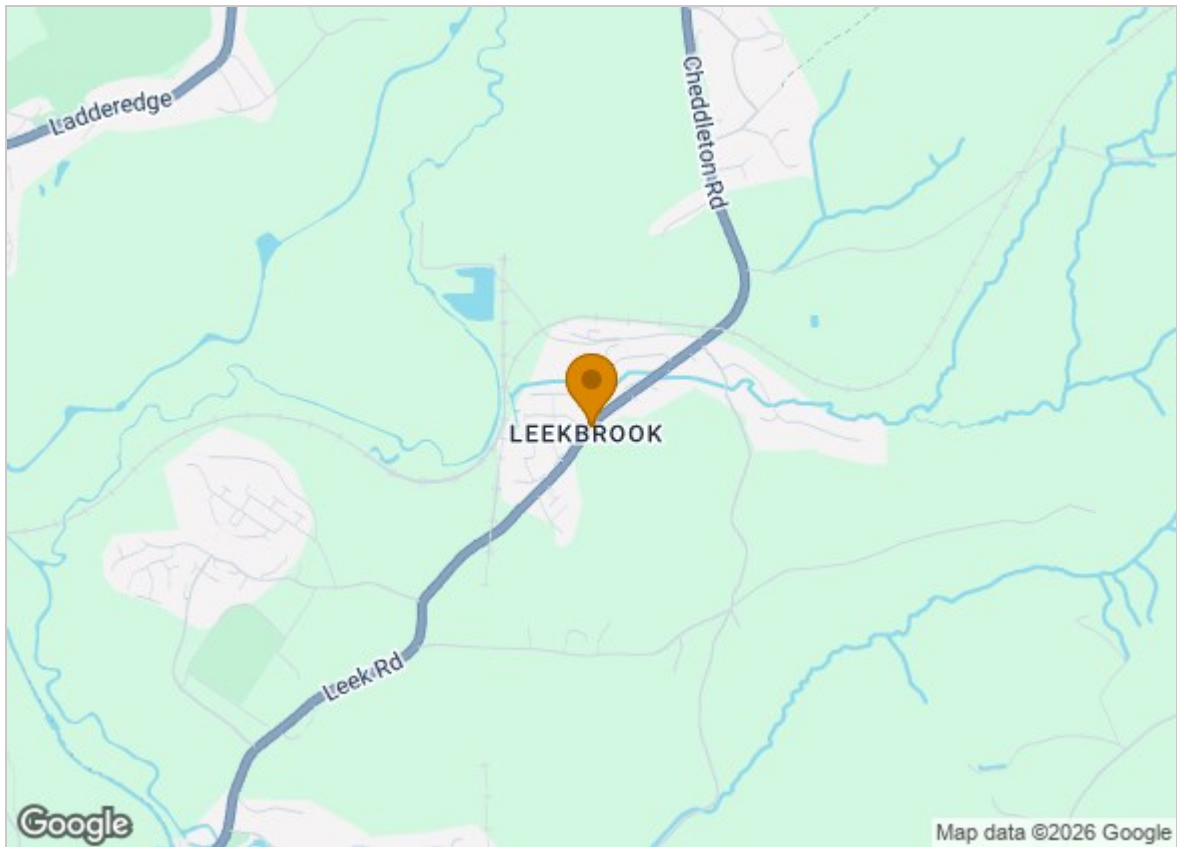
#### Measurements

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

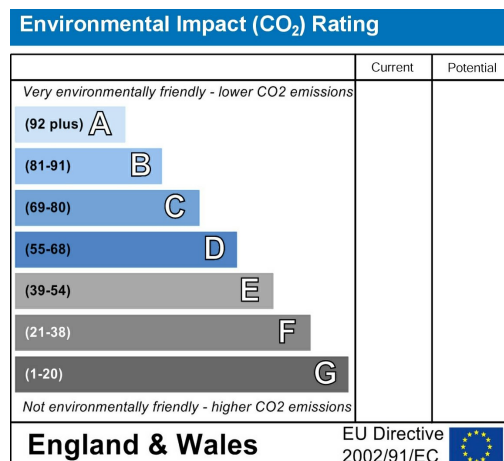
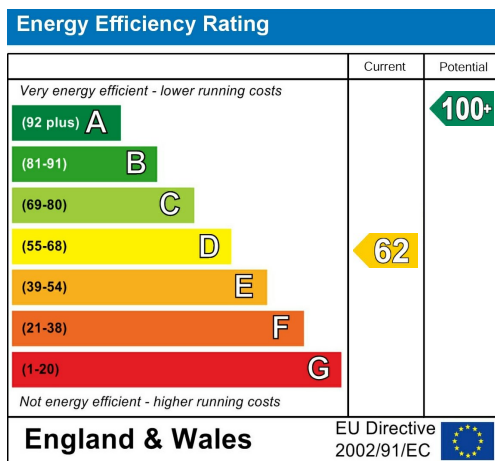
#### Please Note

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.

## 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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