






## GOOD COW FARM

Horton, Leek, Staffordshire, ST13 8QD



# A CHARACTERFUL 5-BEDROOM DETACHED STONE FARMHOUSE

Set in an outstanding location  
within approx. 5.7 acres of grounds.

			EPC
5	3	3	TBC

Local Authority: Staffordshire Moorlands District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water supply. Newly installed private drainage system. Newly installed oil-fired boiler.

**Guide Price: £1,250,000**



## GOOD COW FARM

Located on a no through lane, Good Cow Farm is set in a superb position in the Staffordshire Moorlands benefitting from outstanding, panoramic views to all sides.

Having been updated during the current owner's tenure, the house offers modern and flexible accommodation, together with a substantial detached oak framed garden room, garaging and detached implements shed.

The plot extends to approaching 6 acres and provides an enviable, idyllic setting. Whilst rural, Good Cow Farm is only a few minutes' drive from the town of Biddulph, with all the amenities it has to offer.









The original front door opens to a useful porch, which in turn leads to the entrance hall. Off one side of the entrance hall is the formal sitting room, which offers far reaching views via dual aspect windows. There is plenty of space for seating, while a fireplace includes a wood burner inset. The hallway continues to provide access to the guest WC and the study, which offers an ideal home working space. The living room is found off the end of the hallway and provides a comfortable yet contemporary informal seating space, complete with modern freestanding wood burner.

Two steps lead from the living room up to the open plan kitchen dining space which offers a vast area ideally suited to modern living. The kitchen comprises a range of painted wall and floor cabinetry set beneath a Quartz work surface, including several full height, fully flush cupboards. There are a range of integrated appliances including Smeg dishwasher, freezer, microwave with plate warming drawer and wine cooler. There is space for a range style cooker and American fridge freezer as well as double doors to the garden. The dining / family area continues off the kitchen and provides an excellent informal seating and dining area. The remainder of the ground floor offers a rear hall / boot room and a handy utility room, which includes additional storage.







Stairs rise from the entrance hall to the first-floor landing. The principal suite occupies the back wing of the first floor and includes a near 24 feet x 19 feet bedroom together with a contemporary en suite shower room.

The guest bedroom is equally as generous as it includes a dressing room and en suite bathroom.

There are an additional three bedrooms, all of which share a family shower room.





## GARDENS & GROUNDS

Accessed off a no through road, a gateway opens to a large gravelled driveway leading to a detached double garage. Pathways wind around the house, including one leading to an exceptional detached oak frame garden room extending over 54 feet, providing superb indoor/outdoor entertaining space with wood burner, electric heating and a rear astro terrace enjoying outstanding views.

The surrounding gardens are mainly laid to lawn with mature shrubs, seating areas and a stream with bridge, all benefiting from stunning views. Two additional driveways provide further parking, one leading to a detached implements shed/ agricultural barn with power and light and excellent storage for large vehicles. The remainder of the plot is divided into two large paddocks, with the total grounds extending to approximately 5.66 acres.







## LOCATION

Approached via a quiet lane, Good Cow Farm is located in a superb location, close to the village of Horton. Rural, but easily accessible, Horton is set adjacent to the village of Rudyard which is renowned for Rudyard Lake which offers sailing, kayaking and fishing among a wider range of activities. While in a quiet corner of the Staffordshire Moorlands, Good Cow Farm is conveniently set between Biddulph and Leek which are just 3.3 and 5.7 miles away respectively. At just over 3 miles away, Biddulph is a bustling town with a range of regional amenities including pubs, take aways, eateries, bars and supermarkets. A little further afield is the larger centre of Stoke-on-Trent which has a wider range of retailers and leisure facilities including the Regent and New Vic theatres and the Potteries Shopping centre. Leek offers a historic setting with a range of more local amenities, and is often coined as gateway to the Peak District.

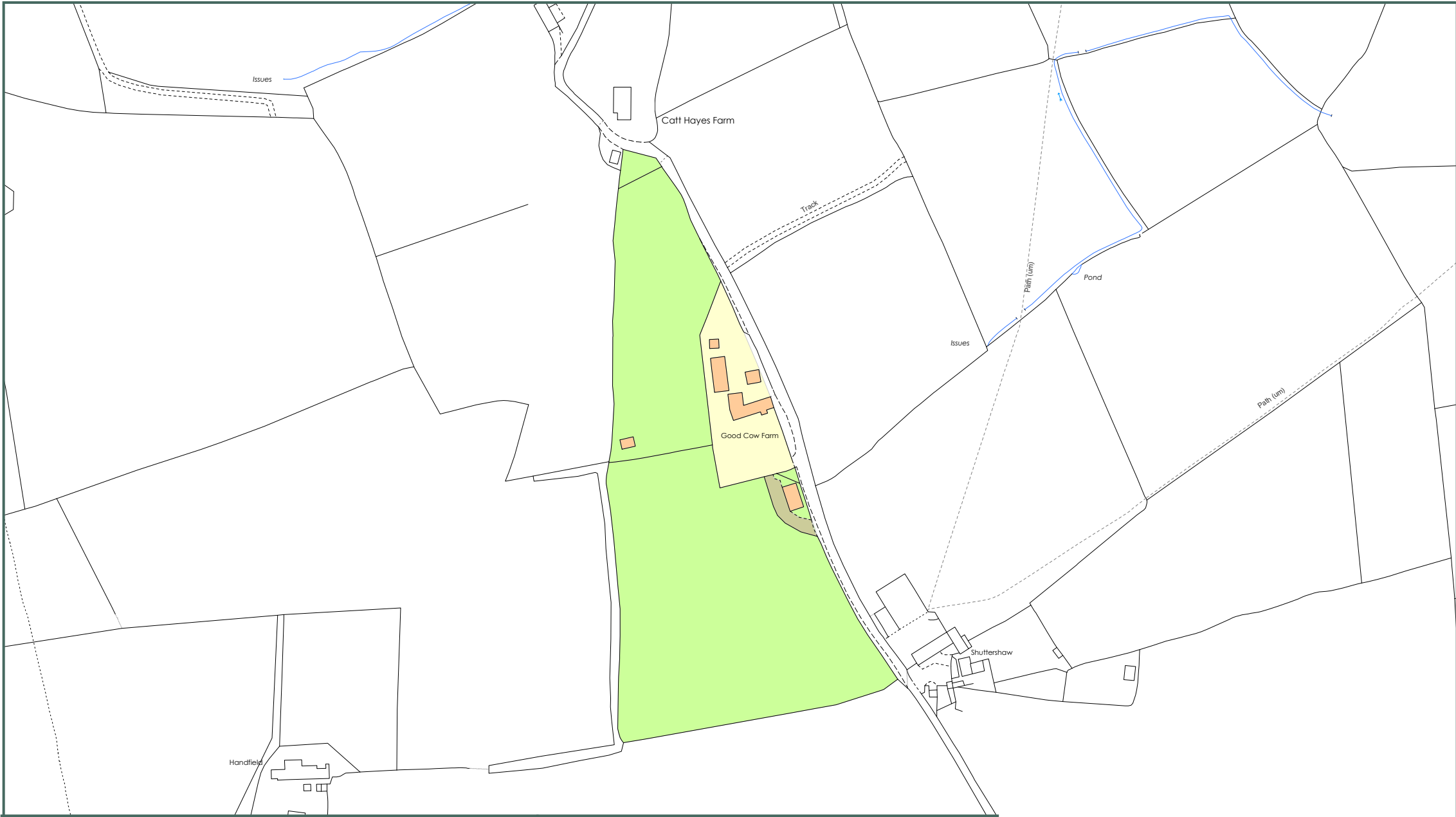




Good Cow Farm is also well located for efficient access to the road and rail network. Junction 16 of the M6 is located around 12 miles away, whilst Stoke station benefits from trains to London Euston in just over one and a half hours. Regional International airports include Manchester, East Midlands and Birmingham.

There is an excellent range of schooling within the area including the Ofsted outstanding Our Lady Grace Academy, Woodhouse Academy, Newcastle-under-Lyme School and Denstone College.





Location SJ 919 573

Scale 1:2,500 @ A4

Drawing No. ZAA28244-01

Date 05.05.26



Total Area

2.29 ha

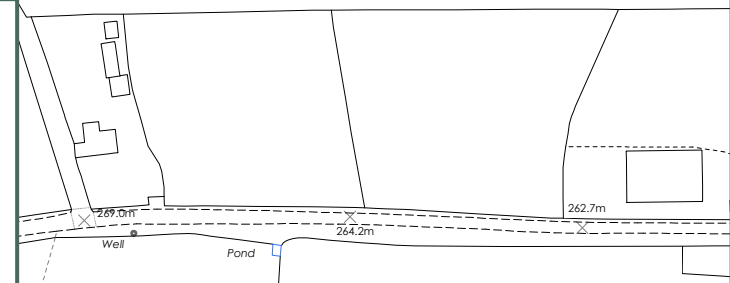
(5.66 ac)

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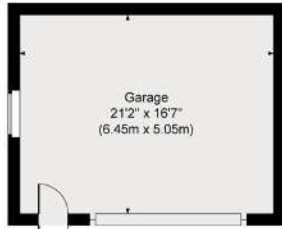
HORTON



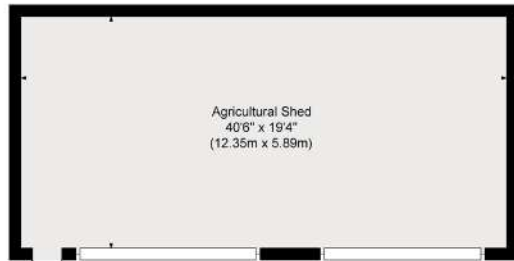
Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO ©Crown Copyright Licence No. VA 100033416



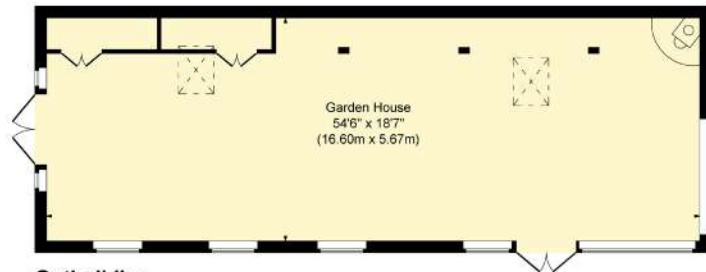
**Good Cow Farm, Horton**  
**Approximate Gross Internal Area**  
**Main House = 289 sq.m/3112 sq.ft**  
**Agricultural Building = 94 sq.m/1010 sq.ft**  
**Outbuilding = 73 sq.m/785 sq.ft**  
**Garage = 33 sq.m/351 sq.ft**  
**Total = 489 sq.m/5258 sq.ft**



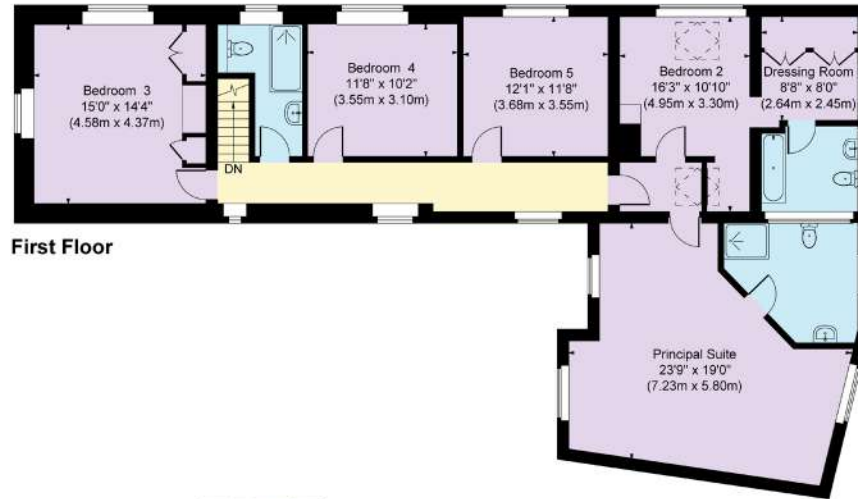
Garage



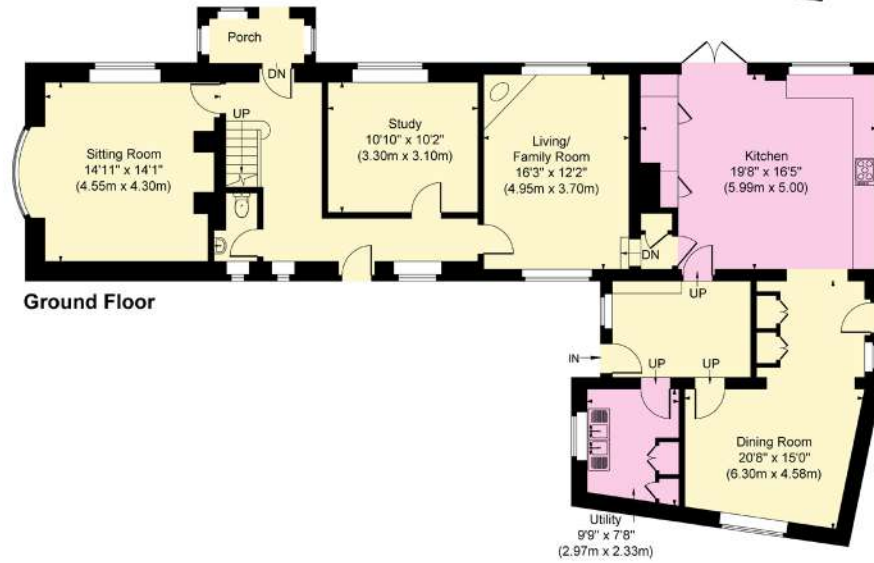
Agricultural Building



Outbuilding



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted  
to tell you more.

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