



Old Furnace Farm Greendale, Staffordshire, ST10 3AP

Offers in excess of £1,300,000

"I would rather be on my farm than be emperor of the world" ~ George Washington

Old Furnace Farm; a characterful red-brick farmhouse dating back to the early 1800's, set in an elevated position on the edge of Oakamoor with superb panoramic views over the Dimmingsdale Valley. Offering spacious and versatile living spaces, ideal for family living and entertaining, together with a range of outbuildings and land extending to approximately 9.5 acres - the perfect rural retreat!

Denise White Estate Agents Comments

Set in an idyllic elevated position on the outskirts of the picturesque village of Oakamoor, overlooking the breathtaking Dimmingsdale valley, Old Furnace Farm boasts a truly enviable setting, set within approximately 9.5 acres of land and complemented by a range of equestrian and outbuilding facilities – the perfect rural retreat for those who love country living.

The property's grounds are a delight for equestrian or countryside pursuits, featuring two large stables, a tack room, hayloft, and a substantial additional barn, complete with its own hot water system, offering a wealth of possibilities for a variety of uses.

The main residence – a striking red-brick, double-fronted farmhouse dating back in parts to the early 1800's – is rich in character, with a flexible layout suited to both family life and entertaining. The ground floor begins in a welcoming Sitting Room with a cosy multifuel stove, from which stairs lead to the First Floor and down to the Cellar. From here, a door leads into the beautifully appointed Breakfast Kitchen – the heart of the home! Crafted from solid oak with polished granite worktops, incorporating a Belfast sink, and central island with breakfast bar, and flowing effortlessly into a bright breakfast room with French doors leading to the rear patio.

Double doors from the Kitchen reveal the showstopping Lounge with its exposed stone walls and impressive open fireplace, a perfect setting for grand gatherings, family occasions and cosy Christmases!

A further wing of the property offers a Sitting Room, Kitchenette, Shower Room, and Fifth Bedroom (or home office). With its own entrance, this section has previously served as a self-contained annexe, providing excellent potential for multigenerational living or guest accommodation.

Upstairs, to the front of the property, Two Generous Double Bedrooms enjoy dual-aspect windows

framing far-reaching countryside views. The Principal Bedroom benefits from an En-suite Shower Room, while the second is served by an En-suite Bathroom. Across the landing are Two Further Double Bedrooms and a well-appointed Family Bathroom.

Externally, the landscaped lawned gardens wrap gracefully around the house, with a superb private rear patio designed for outdoor entertaining – complete with a fabulous outdoor kitchen featuring a gas-fired BBQ and pizza oven. A sweeping block-paved driveway leads to a substantial four-bay detached garage with a full-size loft above, offering further storage or development potential (subject to consents).

Old Furnace Farm presents a rare opportunity to acquire a distinguished country property, combining timeless character, superb amenities, and a captivating rural position – all within easy reach of local amenities and transport links.

Location

The Churnet Valley landscape is truly remarkable, and its potential designation as an Area of Outstanding Natural Beauty reflects its breathtaking scenery. Within the village of Oakamoor, there are two local pubs where you can enjoy a drink, as well as the charming "Ramblers Retreat" tea room. Additionally, the village is located next to Alton, which offers a range of local shops and is home to the famous Alton Towers Theme Park. The market towns of Ashbourne and Leek are less than a 25-minute drive away, while Cheadle is just a 5-minute drive away, providing easy access to major commuter routes.

Nature enthusiasts will delight in the numerous nature reserves in and around Oakamoor, which are owned by conservation organizations and the County Council. Some of the notable reserves in the area include Hawksmoor Nature Reserve (managed by the National Trust), Dimmingsdale Nature Reserve, Oakamoor to Denstone Greenway (managed by Staffordshire County Council), and Cotton Dell Nature Reserve (managed by

Staffordshire Wildlife Trust). Carr Wood, situated in the northern part of the village, serves as a stunning backdrop to the conservation area, with woodland stretching northwards from Churnet View Road and The Valley School.

For those seeking tranquillity and natural beauty, Dimmingsdale is a hidden gem in North Staffordshire. Its rolling countryside is adorned with woodlands, streams, ponds, and lakes, providing a serene and peaceful environment. Dimmingsdale is a paradise for walkers, offering a plethora of routes throughout the valley, ranging from short and easy strolls to challenging full-day hikes.

Living Room

14'10" x 14'9" (4.53 x 4.52)



Wooden entrance door to the front aspect. Laminate flooring. Radiator. Feature brick fireplace housing a cast-iron multi fuel stove with wooden mantle. uPVC windows to the front and side aspects. Exposed beams to the ceiling. Door leading to the Sitting Room. Door leading to the Cellar. Stairs leading to the First Floor. Two wall lights. Two ceiling lights.

Kitchen

16'2" x 15'8" (4.95 x 4.78)



Fitted with a range of solid oak units with granite work surfaces over incorporating a Belfast sink unit with hose mixer tap. Range style cooker with extractor over. Integrated dishwasher. American style fridge freezer. Centre Island with granite worksurface and oak breakfast bar. Tiled flooring with underfloor heating. uPVC windows to the side aspect. Large walk-in Pantry Cupboard. Feature brick fireplace housing a dual aspect log burning effect gas stove. Ceiling spotlights. Doors leading to the Lounge. Opening into: –

Breakfast Room

13'6" x 10'2" (4.14 x 3.12)



Tiled flooring with under heating. uPVC French doors leading to the rear patio. Two Velux windows. Ceiling light. Door leading into:-

Lounge

26'2" x 14'7" (7.98 x 4.47)

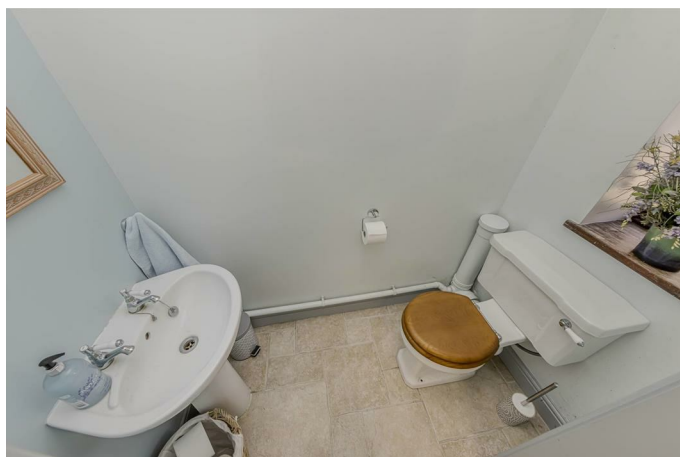


Carpet. Two radiators. Exposed stone walls. Feature stone fireplace housing an open fire. uPVC windows to both side aspects. Five wall lights. Ceiling light.

Rear Porch

Tiled flooring. Floor mounted oil central heating boiler. uPVC window to the side aspect. uPVC door leading to the rear aspect. Ceiling light. Door leading into: –

WC



Fitted with a low-level WC and pedestal wash hand basin. Obscured uPVC window to the rear aspect. Tiled floor. Ceiling light.

Cellar

14'9" x 7'7" (4.50 x 2.33)



Exposed brick arched ceiling. Fitted with a range of shelving and wine racks. Wall light.

Sitting Room

14'10" x 14'10" (4.54 x 4.54)



Carpet. Radiator. Log burning effect gas fire with a feature cast-iron surround. uPVC windows to the front and side aspects. Exposed beams to the ceiling. Ceiling light. Door leading into: –

Kitchenette

9'6" x 6'2" minimum (2.91 x 1.90 minimum)



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Two ring induction hob. Plumbing for automatic washing machine. Vinyl flooring. Part tiled walls. Exposed beams to the ceiling. Ceiling light. Doors leading to Bedroom Five/Office, the Rear Porch and into: –

Shower Room

7'5" x 6'4" (2.28 x 1.94)



Fitted with a suite comprising of corner shower cubicle, low-level WC and pedestal wash hand basin. Tiled flooring. Part tiled walls. Radiator. Ceiling light.

Bedroom Five/Office

18'1" x 9'6" (5.52 x 2.90)



Carpet. Radiator. uPVC window to the side aspect. uPVC French doors leading to the front garden. Two ceiling lights.

Rear Porch

Tiled flooring. Ceiling lights. uPVC door leading to the rear aspect.

First Floor Landing

Part carpeted and part exposed wooden flooring. Two radiators. Two uPVC windows to the side aspect. Airing cupboard off housing the hot water cylinder. Fitted with a range of built in storage. Feature arched sealed unit double glazed window to the front aspect. Ceiling light and spotlights. Doors leading into: –

Bedroom One

14'11" x 14'11" (4.57 x 4.56)



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling light. Door leading into: –

En-suite

7'3" x 6'5" (2.21 x 1.98)



Fitted with a suite comprising of walk-in shower with rainfall showerhead, vanity wash hand basin unit and back to wall WC. Tiled flooring. Part tiled walls. Obscured uPVC window to the front aspect. Ceiling spotlights. Wall mounted heated towel rail.

Bedroom Two

14'11" x 14'11" (4.56 x 4.56)



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling light. Door leading into: –

Ensuite Bathroom

11'5" x 4'5" (3.49 x 1.36)



Fitted with a suite comprising of double ended roll top back to wall bath, low-level WC, vanity wash hand basin unit and shower cubicle. Vinyl flooring. Part tiled walls. Radiator. uPVC window to the side aspect. Ceiling spotlights.

Bedroom Three

13'10" x 11'2" (4.23 x 3.42)



Carpet. Radiator. uPVC windows to both side aspects. Two ceiling lights. Feature exposed stone walls. Exposed beams to the ceiling.

Bedroom Four

12'8" x 10'7" (3.88 x 3.24)



Carpet. Radiator. Two uPVC windows to the side aspect. Fitted with a range of built-in wardrobes and storage. Loft access. Ceiling light.

Bathroom

9'10" x 7'7" (3.02 x 2.33)



Fitted with a suite comprising of corner Jacuzzi bath, fully tiled shower cubicle and a vanity unit housing the wash hand basin and WC. Carpet. Part tiled walls. Radiator. Heated towel rail. Obscure uPVC window to the side aspect. Ceiling spotlights.

Outside



The property is approached via a sweeping block-paved driveway, offering ample off-road parking for numerous vehicles and leading to a detached four-bay garage. Neatly maintained lawns wrap around the front and side of the house and enjoy breathtaking, far-reaching views over Dimmingsdale. To the rear, a private patio area enjoys those same wonderful views, and is further enhanced by an impressive outdoor kitchen, complete with a gas-fired BBQ and pizza oven – perfect for entertaining against a stunning countryside backdrop.

Beyond the gardens, you will find a substantial detached barn offering outstanding storage across three well-proportioned rooms, each with power and lighting, one also benefitting from its own Megaflo hot water system making it suitable for a variety of uses. The barn would be suited to a variety of other uses and offers significant potential for future conversion, subject to the necessary consents. Adjacent to the barn is a stable block comprising two large stables, a tack room, and a hayloft above.

Gardens



Gardens



Garden Kitchen

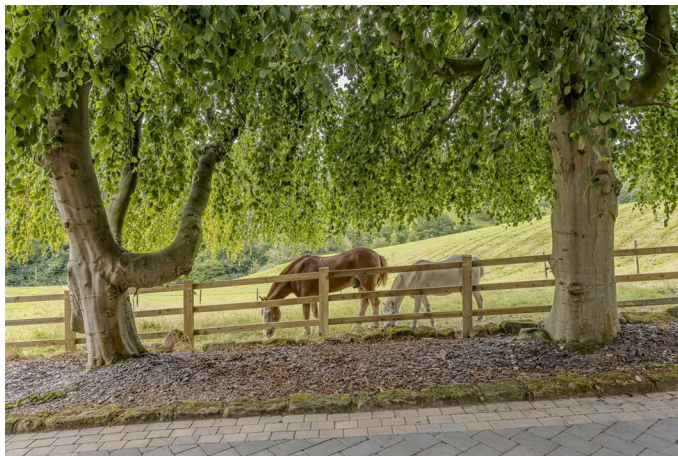


Land

The land extends to approximately 9.5 acres, enclosed by post-and-rail fencing, and even includes a picturesque lake once fished by a local

angling club – an idyllic feature for wildlife lovers and outdoor enthusiasts alike.

Land



Lake



Garage

34'3" x 17'5" (10.45 x 5.33)



Two remote controlled up and over doors to the front aspect. Pedestrian door to the side aspect. Power and light. Stairs leading to a full sized, boarded loft storage area.

Stables



Brick built stable block comprising of two large stables together with a tack room and hayloft over.

Stable One

16'8" x 11'11" (5.10 x 3.65)

Stable Two

16'8" x 11'11" (5.10 x 3.65)

Tack room

16'6" x 8'2" extending to 10'7" (5.03 x 2.51
extending to 3.24)

With power and light. Stairs leading to the Hayloft above.

Hayloft

17'11" x 35'2" (5.48 x 10.73)

With loading access to the front aspect.

Barn

Providing excellent storage space across three sizeable rooms, each with power and light and one benefitting from its own mega flow hot water system. Suitable for a variety of uses and lends itself for conversion subject to obtaining the necessary consents.

Barn Room One

14'4" x 10'11" extending to 22'11" max (4.38 x 3.35
extending to 7.01 max)

Wooden entrance doors to the front aspect. Power and light. Doors leading into: –

Barn Room Two

10'10" x 11'6" (3.31 x 3.53)

With power, light and an independent mega flow hot water system. Suitable for a variety of uses.

Barn Room Three

16'0" x 14'7" (4.89 x 4.46)

With power and light. uPVC window to the front aspect.

View



View

Location



What3words

Please use the following what3words location to help you navigate to the property:-

///gracing.hiker.factor

Agents Notes

Tenure: Freehold

Services: Mains and solar powered electricity. Septic tank drainage. Oil fired central heating.

Council Tax: Staffordshire Moorlands Band G

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional

customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

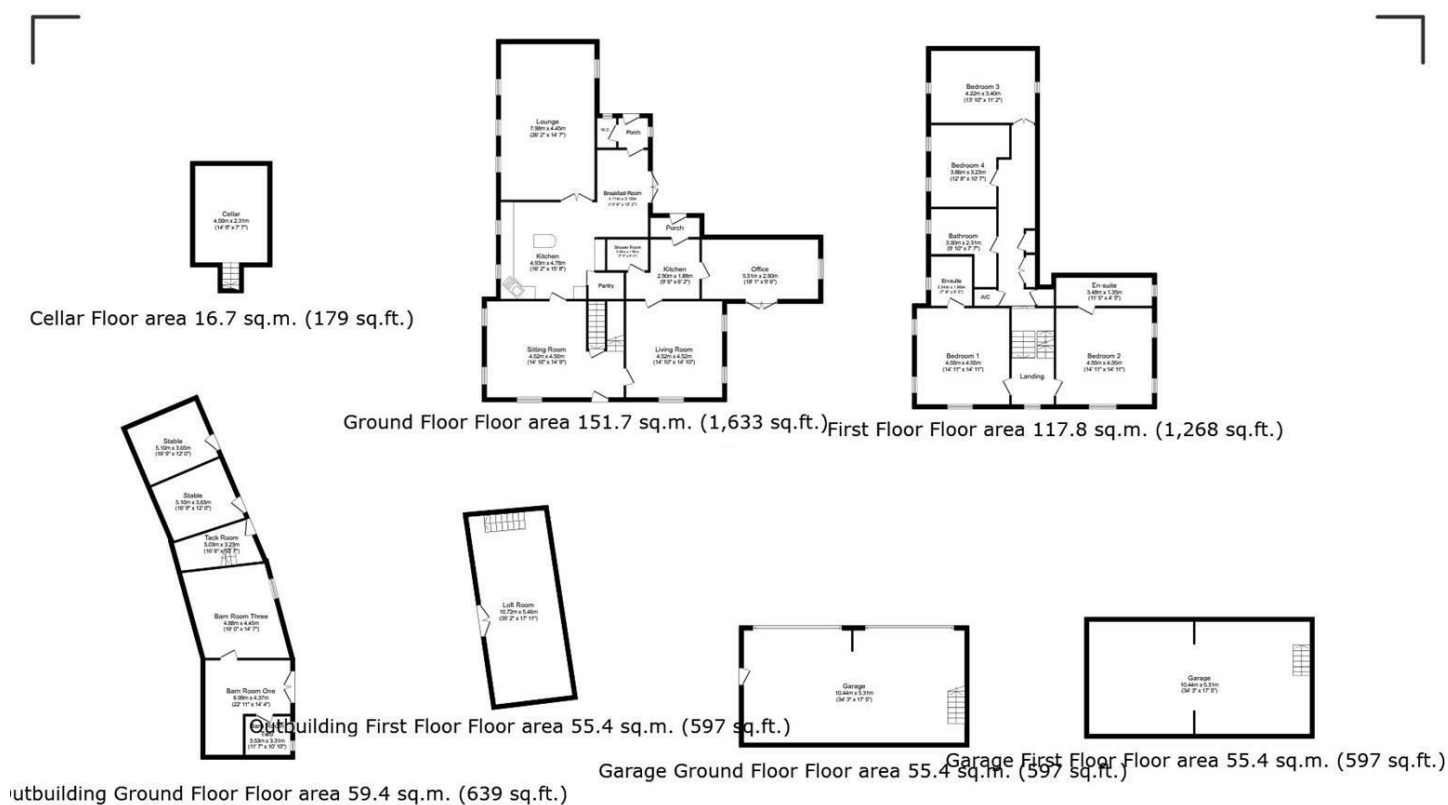
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Total floor area: 492.5 sq.m. (5,301 sq.ft.)

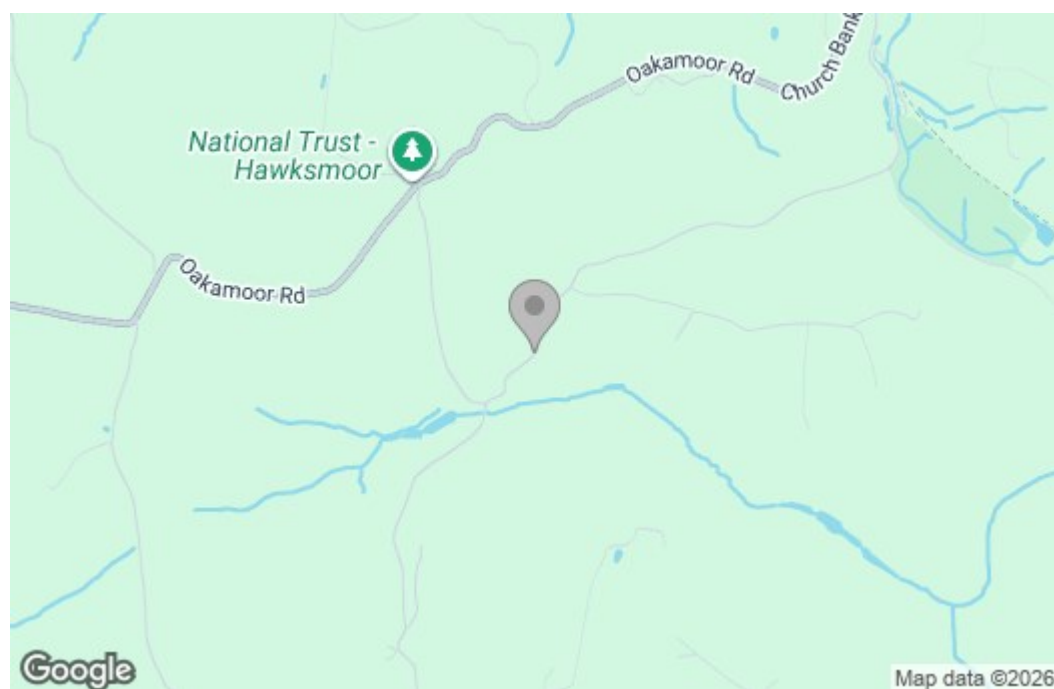
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Floor area 55.4

cm m / 507

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		81	87
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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