



Moorside Farm Leek Road
Warslow



**BURY &
HILTON**
EST 1963

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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Moorside Farm Leek Road

Warslow
Derbyshire
SK17 OJS

The sale of "Moorside Farm" presents the rare opportunity to purchase a delightfully positioned detached country property set with around 23 acres or thereabouts and a large detached stone barn. Located in a fantastic rural position on the outskirts of Warslow the property occupies a superb spot with some outstanding views over the surrounding countryside and down towards the Manifold Valley.

The property requires some significant updating and improvement but does benefit from oil fired central heating.

The accommodation comprises: Entrance Porch, Kitchen, Walk-in Pantry and Living Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

Subject to the relevant permissions being obtained the farmhouse and detached barn may offer the potential to be extended or developed.

Easy travelling distance to the surrounding villages of Warslow, Hulme End and Hartington. The surrounding market towns of Ashbourne, Leek, Bakewell, Matlock and Buxton and the Potteries Conurbation all within reasonable travelling distance. Manchester approx 35 miles and Sheffield approx 30 miles.

The property is offered For Sale with No Upward Chain involved.



Offers Over £699,950



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Leek - 01538 383344



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General Information

Entrance Porch

Tiled floor.

Kitchen

Wall and base units. Ceramic sink unit with rinsing bowl, drainer and mixer tap. Cooker point. Stairs off. Stone flooring. Access to:

Pantry

Window to side.

Living Room

Radiator. Fire place.

Landing Area

Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator.

Outside

Lawned garden to the front of the property, two attached outbuildings. Large detached stone barn with pitched / tiled roof. Around 23 acres.

Agents Notes

Septic tank drainage.
Oil fired central heating.
Water from a well.
Main electric.

Viewing

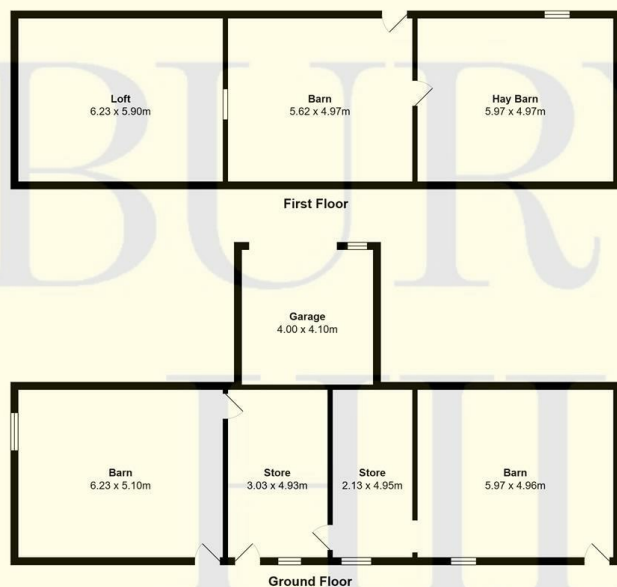
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



Total Area: 288.7 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Mobile Network Coverage

Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Directions

What3words: swept.lush.tightest for the cottage itself top of the drive is contracting.noble.couches

Coming from and up and out of Warslow on Leek Road, Moorside's drive is exactly 0.7 of a mile from the Greyhound Inn in Warslow on the left hand side going downwards.

Coming from Leek / Buxton direction etc on Leek Road, keep driving towards Warslow and when you go over a cattle grid (the only one on Leek Road) Moorside's drive is about fifty metres on the right going downwards.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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