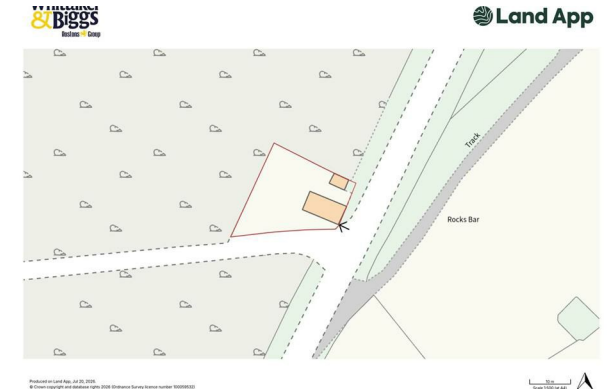




Naychurch Toll House, Buxton Road, Upper Hulme, Leek, Offers In The Region Of £185,000

- Traditional two bedroom stone cottage, outbuilding and garden
- In need of modernisation and refurbishment
- Rural location within the Peak District National Park and at the foot of Ramshaw Rocks
- Opportunity for those looking for a holiday let venture or second home
- Outstanding views of the surrounding countryside
- Popular location for tourists, climbers and walkers between the market towns of Buxton and Leek

Buxton Road, Leek ST13 8UG

Naychurch Toll House is a delightful historic two bedroom stone cottage, with a useful adjacent outbuilding and garden to the rear. The property has not been lived in for a number of years and although now in need of a scheme of works to refurbish and modernise, it is considered to provide a good opportunity for investors seeking a holiday let enterprise or as a second home subject to obtaining any necessary consents required. Situated within the Peak District National Park and at the foot of Ramshaw Rocks, which is popular with climbers and walkers because of its dramatic geology and far reaching panoramic views. The towns of Leek and Buxton are within easy reach, as is the wider Peak District National Park and the Staffordshire Moorlands making it an ideal base from which to explore the area.

LOCATION

Leek - 4 miles

Buxton - 8.4 miles

Stoke on Trent - 14.1 miles



Council Tax Band:



Ground Floor

Sitting Room

14'1" x 14'1"

Wood door to the frontage, wood double glazed window to the frontage, wood glazed window to the side aspect, log burner.

Breakfast Kitchen

14'1" x 11'0"

Wood double glazed window to the frontage, wood double window to the side aspect.

First Floor

Bedroom One

10'10" x 10'10"

Wood double glazed window to the frontage, wood glazed window to the side aspect, internal wood glazed window.

Bedroom Two

14'4" x 8'8"

Wood double glazed window to the frontage, wood glazed window to the side aspect.

Potential Bathroom

8'5" x 5'3"

Wood glazed window to the rear.

Garden

To the rear of the property there is a garden area in need of reclaiming from nature.

Outbuilding

Externally there is a stone and slab outbuilding used as a coal store and former earth closet.

Services

Mains electricity has previously been connected but is now disconnected.

Mains water is not connected but we understand that it may be available close by.

Council Tax

Not assessed according to the Gov.uk website.

Local Authority

Staffordshire Moorlands District Council,

Location

What3words: ///cowboys,apartment.opened

Title

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

Town And Country Planning Act

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Public Rights Of Way, Wayleaves And Easements

The property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined within this brochure.

Viewings

Please contact our Leek office on 01538 372006 to arrange. All viewings must be made by prior appointment.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Disclaimer

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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		52
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		