

Easing Moor House

Thorncliffe Road, Leek

BURY & HILTON EST 1963
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Estate Agents, Valuers, Auctioneers, Chartered Surveyors
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Easing Moor House

Thorncliffe Road

Leek

ST13 7LW

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The sale of Easingmoor House presents the opportunity to purchase a fantastic four bedroom detached country property located in a super position just on the outskirts of Thorncliffe and ideally positioned for travelling into the market town of Leek.

The property benefits from Upvc double glazing and solid fuel central heating and briefly comprises: Conservatory which has recently had a new roof added to make the room useable all year round, Entrance Hall, Living Room, Study, Dining Room, Kitchen, Utility Room and Cloakroom to the ground floor. Landing Area, Three Bedrooms, Bathroom and separate W.c to the first floor. The fourth Bedroom is located on the second floor.

Sizeable gardens to the front and rear aspects and adjoining land that extends to approximately 4 acres or thereabouts which is currently divided into three separate paddock areas and incorporating a superb stable block.

A detached outbuilding is located adjacent to the property, which is presently used for storage purposes and may prove suitable for use for a workshop for the discerning purchaser. Ideally located and suitable for equestrian or other livestock use, the property enjoys uninterrupted views of the Roaches and surrounding countryside.

Internal inspection of this property is essential to appreciate its size and location.

Offers in the region of : £550,000

Leek - 01538 383344

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Accommodation

Conservatory : Radiator. Tiled floor. Spotlights.

Entrance Hall: Radiator. Stairs off..

Living Room : Bay window. Radiator. Exposed beams to ceiling. Feature log burner.

Study: Radiator. Patio doors to rear aspect.

Dining Room: Radiator. Built in storage cupboard. Access to:

Kitchen Extensive range of fitted wall and base units. Stainless steel sink unit with drainer. Plumbing point. Tiled walls. Tiled floor. Radiator. Double oven.

Utility Room : Solid fuel Rayburn. Stainless steel sink unit with drainer. Tiled floor. Plumbing point.

Cloakroom : W.c. Wash basin. Tiled floor. Understairs storage cupboard.

Landing area : Radiator x 2. Stairs off.

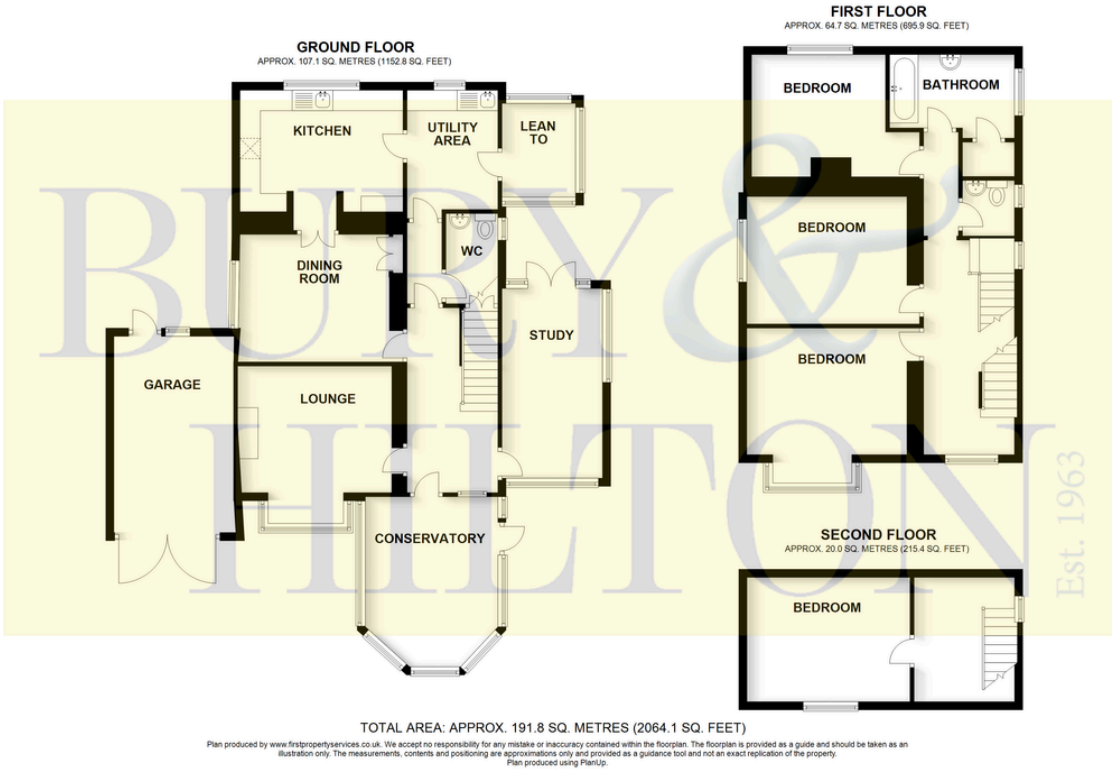
Bedroom One : Bay window. Radiator.

Bedroom Two Radiator.

Bedroom Three : Radiator.

Bathroom: Bath with shower over. Wash basin. Radiator. Heated towel rail. Tiled flooring. Airing cupboard off.

W.C. : W.C. Wash basin. Part tiled walls. Radiator.











2nd Floor landing area : Excellent sized area suitable for a number of uses. Window to side. Eaves storage.

Bedroom Four : Window to front. Storage to eaves.

Outside

The property is approached from the road over a driveway gated access leading to the front of the property which provides off road parking for a number of vehicles. Adjoining the driveway to the front aspect are lawned gardens with inset borders, courtesy lighting, pedestrian gated access leading to the rear garden. The driveway leads to an adjoining garage (16'11 x9'11). Located to the opposite side of the property is a useful detached outbuilding (14'2 x 9'8) with power and lighting and adjoining log store.

The rear garden is presently laid to stone flagged patio with adjoining borders incorporating gravelled area, stepped and shaped terraced borders incorporating gravelled steps leading to lawned gardens having hedged and fenced boundaries, aluminium Greenhouse, cold water tap. Gated access leads from the garden to adjoining paddock of land. Thermostatically controlled hot water tap outside.

Land

The land is presently laid to grass and segregated into three paddock areas having post and rail fencing and concrete stable block for two (22'4 x 11'1).















General Information

Services:
Mains electricity and water.

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

Tenure and Possession: The property is sold freehold with vacant possession granted upon completion.

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

Method of Sale: By private Treaty

AML Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Broadband Connectivity: It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage: The property is well situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom web site (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

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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