Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Gadshill Farm Cowall Moor Lane

Lask Edge, Leek, ST13 8QN

Offers In The Region Of £750,000

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SMALLHOLDING WITH GOOD RANGE OF OUTBUILDINGS & 5.99 ACRES OR THEREABOUTS.
NO ONWARD CHAIN
A three bedroom spacious property with good sized living accommodation. Situated in a quiet countryside location, Gadshill Farm presents a unique opportunity to embrace rural living.

The farm has been run as a commercial business for the past 40 years and is complemented by various traditional stone & portal framed agricultural outbuildings, offering ample space for storage or alternative uses (subject to consents) or those with agricultural interests or hobbies. The garden space surrounding the property is ideal for outdoor activities, gardening, or simply soaking in the beauty of the natural landscape.

Set in a stunning private rural location, Gadshill Farm allows for a peaceful lifestyle while still being within reach of local amenities. Gadshill Farm is ready for it's next chapter.
VIEWING HIGHLY RECOMMENDED.

What 3 Words
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Situation

Situated in Lask Edge in a rural location in the Staffordshire Moorlands Gadshill Farm is within easy reach of many local amenities being surrounded by the well known towns of Leek, Biddulph Moor and Knypersley and within an hour of the M6.

Accommodation comprises

Side entrance door

Giving access to: -

Conservatory

17'3" x 13'0" (5.28m x 3.98m)

With tiled flooring and UPVC double glazed windows to three aspects.

Cloak room

2'0" x 5'1" (0.62m x 1.56m)

With tiled flooring, wooden decorative walls and a window to the conservatory.

Downstairs WC

With tiled floor, WC and a frosted window to the conservatory.

Downstairs Shower room

With tiled flooring, wash hand basin and shower cubicle with 'Redring' shower equipment.

Downstairs Bathroom
12'0" x 6'0" (3.67m x 1.84m)
With tiled floor, part tiled walls, exposed beams, radiator, pedestal wash hand basin, wall mounted cupboard, a curve top bathtub and a wooden window to the front and side aspects.

Kitchen
11'8" x 13'11" max (3.56m x 4.25m max)
With tiled flooring, radiator, exposed beams, a range of kitchen units including floor and wall mounted cupboards, a stainless steel one bowl sink with draining board and an electric oven with electric hob over and a wooden window to the front as well as a wooden bay window to the side.

Living Room
13'8" x 11'1" (4.17m x 3.40m)
With carpet floor, large feature fireplace, exposed beams and a bay window to both side and rear aspects overlooking the rear garden and countryside views.

Side Porch
6'0" x 5'7" (1.84m x 1.72m)
With wooden block flooring, exposed stonework, a wooden window to both the side and rear aspects and a wooden external door to the front aspect.

























Staircase

With understair storage leading to the first floor landing and giving access to: -

Bedroom Number One

13'2" x 11'5" (4.03m x 3.48m)

With carpet floor, built in wardrobes, radiator, a wooden window to the rear aspect and a UPVC double glazed window to the side aspect.

Bedroom Number Two

11'10" x 12'11" max (3.63m x 3.95m max)

With carpet floor, radiator, fitted wardrobes and wooden windows to the front and side aspects.

Bedroom Number Three

11'3" x 12'1" (3.43m x 3.70m)

With carpet flooring, radiator, storage shelf in the wall and UPVC double glazed windows to the front and rear aspects.

Upstairs WC

With laminate flooring, radiator, pedestal wash hand basin, WC, over stairs storage and a wooden window to the side aspect.

Outside

To the front of the property is a spacious decorative flagged yard area

To the side of the property is a lawned garden with a decorative well along with a former allotment space.

To the rear of the house is a small lawned area paired with two decorative ponds with a cobbled bridge walking between them. This area overlooks some of the stunning Staffordshire Moorlands countryside.

Buildings

The property benefits from a range of outdoor buildings including: -

Brick and Tiled Outbuilding

6'8" x 5'7" (2.04m x 1.72m)

Stone and Tiled Garage

Open fronted garage with space for two cars and loft space above

Stone Built Former Shippon

13'3" x 12'2" (4.04m x 3.71m)

With loft space above.

Portal Frame Former Cattle Barn & Workshop

58'9" x 45'9" (17.91m x 13.96m)

With concrete floor, former cattle cubicles and feed passage.

Block and sheeted building

Block and Tiled Lean-to

58'9" x 23'0" (17.91m x 7.03m)









Stone and Tiled Outbuilding
11'1" x 8'2" (3.38m x 2.49m)
With concrete flooring.

Stone and Tiled Outbuilding
6'3" x 8'0" (1.91m x 2.46m)
With flagged flooring.

Services
We understand that the property is connected to mains water and electric with drainage by private means.

Viewings
By prior arrangement through Graham Watkins & Co.

Measurments
All measurements given are approximate and are 'maximum' measurements.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



















Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

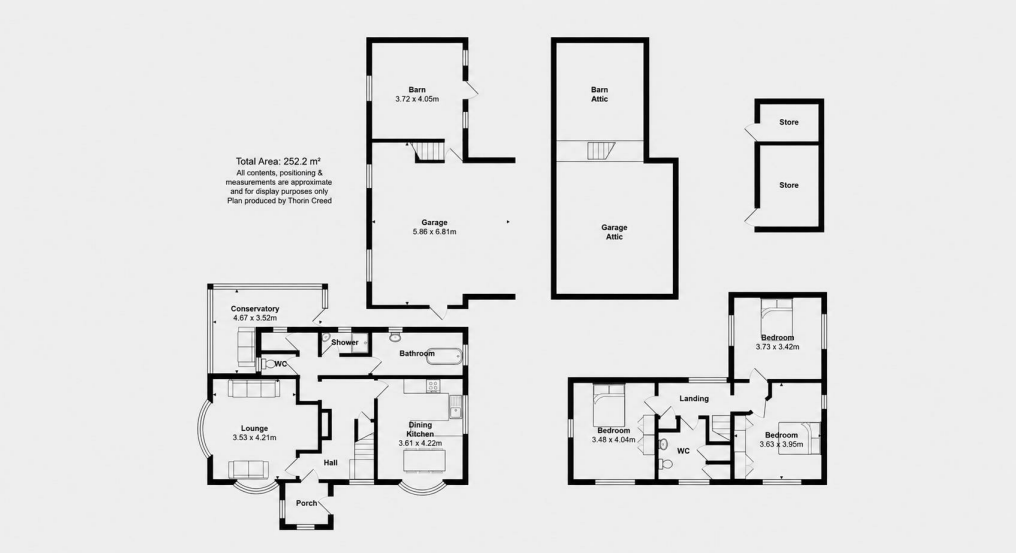
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Plan (For Identification Purposes Only)

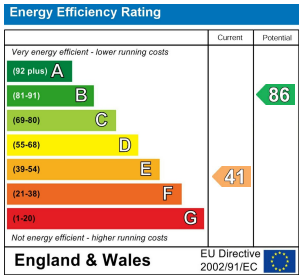


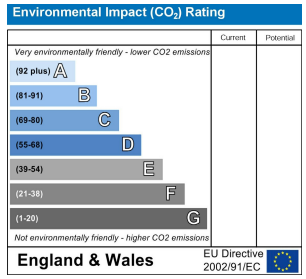
Floor Plan - House



Floor Plan - Barn

Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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