



West Side Farm , Staffordshire, SK17 0EY

Guide price £1,000,000

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** GUIDE PRICE £1,000,000 to £1,100,000 **

"An estate designed not simply to impress, but to endure"

West Side Farm is a charming stone-built farmhouse set within approximately 6.8 acres in the heart of the beautiful Manifold Valley. Enjoying stunning countryside views, the property includes a substantial four-bedroom farmhouse, a converted three-bedroom holiday let and an impressive range of traditional outbuildings. Offering excellent potential for modernisation and further development subject to consents, the property presents a rare opportunity to enjoy idyllic country living within easy reach of Hulme End, Leek, Buxton and Ashbourne.

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Denise White Estate Agents Comments

Welcome to West Side Farm, a stunning stone-built period farmhouse occupying an idyllic position within the heart of the breathtaking Manifold Valley. Nestled within approximately 6.8 acres of grounds and enjoying far-reaching views across the surrounding countryside, this exceptional country residence presents a rare opportunity to acquire a substantial farmhouse together with an impressive range of outbuildings, including a beautifully converted stone barn currently operated as a successful holiday let.

The farmhouse itself offers extensive accommodation arranged across three spacious floors. Whilst the property has been lovingly maintained by the current owner, it would now benefit from a programme of modernisation, presenting an exciting opportunity for purchasers to redesign and create a truly spectacular family home tailored to their own tastes and requirements.

To the ground floor, an entrance hallway provides access to a useful guest WC together with the Breakfast Kitchen Lounge and Dining Room. Positioned to the rear of the property is the Farmhouse-Style Kitchen, fitted with an extensive range of units incorporating an oil-fired Aga and offering ample space for a breakfast table and chairs, creating the perfect everyday family hub. A doorway leads through to the spacious Lounge, a warm and welcoming room centred around an exposed stone fireplace housing a multi-fuel stove. Off the Lounge is a stunning hardwood-framed Orangery which overlooks the gardens and enjoys French doors opening onto a patio seating area, perfectly positioned for enjoying the peaceful surroundings. Adjacent to the Lounge is a formal Dining room situated to the front aspect, enjoying delightful views across the gardens.

To the first floor, a generous landing provides access to Three Substantial Double Bedrooms and the Family Bathroom, whilst a further staircase rises to the second floor. Each bedroom benefits from extensive built-in wardrobes and storage, with the

Principal Bedroom also enjoying the advantage of an En-Suite Bathroom. The second floor offers a further spacious Landing area, currently utilised as a Home Office, which in turn leads to Bedroom Four, another sizeable double room complete with useful under-eaves storage.

Externally, the property is approached via a sweeping in-and-out driveway which passes through the paddocks before opening onto a substantial parking area and four-bay carport. The gardens are positioned predominantly to the front and side aspects, enjoying an excellent degree of privacy together with stunning views across the surrounding land and rolling countryside.

Positioned across the yard is "The Annexe", an attractive stone-built barn conversion comprising an open-plan living kitchen, three bedrooms and two bathrooms. Currently operated as a successful holiday let, the annexe offers excellent versatility and would be equally suitable for multigenerational living, guest accommodation or continued commercial use, subject to obtaining any necessary consents.

The outbuildings accompanying the property are a particular feature, including a large workshop, traditional stone stores and an additional substantial stone barn which offers exciting scope for further conversion or development, subject to obtaining the necessary consents. There is also a large timber-framed store together with a variety of useful ancillary spaces which could lend themselves to workshops, home offices, hobby rooms or garden rooms.

The grounds extend to approximately five acres and are divided into four paddocks, ideally suited to equestrian use, grazing livestock or those seeking a smallholding lifestyle.

Situated just a short drive from the charming village of Hulme End and overlooking the renowned Manifold Track, the property enjoys immediate access to some of the area's finest walking, cycling and riding countryside. The nearby market towns of

Leek, Buxton and Ashbourne provide an excellent range of shops, schools and amenities, allowing residents to enjoy an idyllic rural lifestyle without compromising on convenience.

Location

Nestled within the heart of the spectacular Manifold Valley, the charming village of Hulme End offers an enviable lifestyle surrounded by some of the most beautiful countryside in the Peak District region. Renowned for its peaceful atmosphere, dramatic scenery and strong sense of community, Hulme End is a highly desirable location for those seeking a slower pace of life whilst remaining well connected to nearby market towns and amenities.

The village is particularly popular with walkers, cyclists and outdoor enthusiasts, with the famous Manifold Trail passing directly through the valley, providing miles of picturesque routes through rolling hills, woodland and riverside scenery. The area is also ideally placed for exploring the wider Peak District National Park, making it a haven for nature lovers and those who appreciate outdoor living.

Despite its idyllic rural setting, Hulme End benefits from a welcoming community spirit and a selection of everyday amenities. The village is home to a well-regarded country inn, café facilities, a historic church and the popular visitor centre, all contributing to the character and charm of the area. Nearby villages and towns such as Hartington, Leek, Ashbourne and Buxton provide a wider range of independent shops, supermarkets, schools and leisure facilities, ensuring excellent convenience for both permanent residents and those seeking a countryside retreat.

The surrounding area is steeped in heritage and natural beauty, with traditional stone cottages, open farmland and unspoilt views creating a timeless setting. Whether enjoying a leisurely walk through the valley, dining in one of the nearby country pubs or simply taking in the tranquillity of the landscape, Hulme End offers a lifestyle centred around relaxation, community and the great outdoors.

Entrance Hall

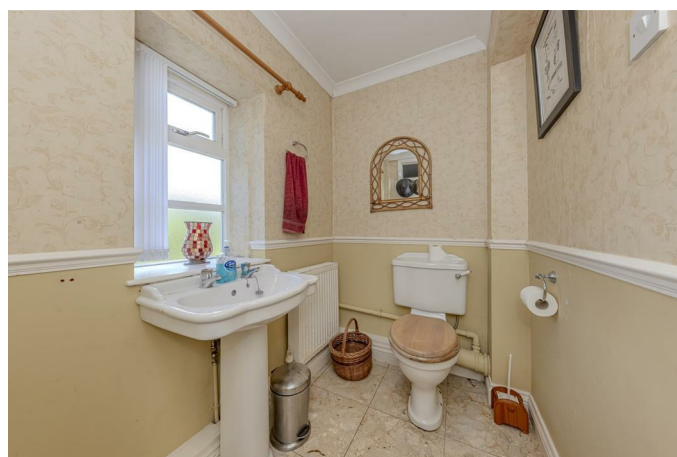
17'0" x 12'3" (5.19 x 3.74)



Wooden entrance door to the front aspect. Wooden flooring. Radiator. Stairs leading to the first floor. Hardwood door the side aspect leading to the courtyard. Two wall lights. Doors leading into:-

WC

6'10" x 4'4" (2.10 x 1.34)



Fitted with a low-level WC and pedestal wash hand basin. Tiled flooring. Radiator. Obscured sealed unit double glazed window to the front aspect. Ceiling spotlights.

Kitchen

15'7" x 16'0" (4.76 x 4.90)



Fitted with an extensive range of wall and base units with work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap. Integrated four ring ceramic hob and single electric oven. Oil fired Aga. Plumbing for automatic washing machine and dishwasher. Space for an American style fridge freezer. Vinyl flooring. Part tiled walls. Sealed unit double glazed windows to the front and side aspects. Two ceiling lights. Door leading into:-

Lounge

23'9" x 13'10" (7.26 x 4.24)



Partial wooden flooring and partial carpeted flooring. Multi fuel stove set on a stone flagged hearth with feature stone surround. Two radiators. Sealed unit double glazed window to the rear aspect. Hardwood door leading to the rear aspect. Four wall lights. Doors leading to the Dining Room, Kitchen and Orangery.

Orangery

23'0" x 8'10" (7.02 x 2.71)



Stone flagged flooring. Hardwood frame with sealed unit double glazed windows and French doors leading to the side aspect. Two wall mounted electric heaters. Two wall lights.

Dining Room

13'10" x 12'9" (4.23 x 3.91)



Carpet. Feature stone fireplace housing and electric log burning effect stove. Radiator. Sealed unit double glazed window to the rear aspect. Three wall lights. Doors leading to the Lounge and Entrance Hallway.

First Floor Landing

12'2" x 8'10" (3.73 x 2.70)



Carpet. Radiator. Window to the front aspect. Two wall lights. Stairs leading to the second floor with under stair storage. Doors leading into:-

Bedroom One

15'8" x 13'0" (4.78 x 3.98)



Fitted with an extensive range of built-in wardrobes and overhead storage. Carpet. Two radiators. Sealed unit double glazed window to the side aspect. Window to the front aspect. Ceiling light. Two wall lights. Door leading into:-.

En-suite Bathroom

9'1" x 6'5" (2.78 x 1.98)



Fitted with a suite comprising of panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Carpet. Part wooden panelled walls. Part tiled walls. uPVC window to the side aspect. Ceiling spotlights.

Bedroom Two

14'4" x 14'1" (4.39 x 4.31)



Fitted with a range of built in wardrobes with overhead storage. Carpet. Radiator. Sealed unit double glazed window to the rear aspect. Pedestal wash hand basin. Four wall lights.

Bedroom Three

13'10" x 14'2" (4.22 x 4.34)



Fitted with a range of built-in wardrobes with overhead storage. Carpet. Radiator. Pedestal wash hand basin. Sealed unit double glazed window to the rear aspect. Four wall lights.

Bathroom

10'7" x 5'8" (3.24 x 1.74)



Fitted with a suite comprising of panelled bath with shower over, low-level WC, bidet and pedestal wash hand basin. Carpet. Radiator. Part wooden panelled walls. Part tiled walls. Sealed unit double glazed window to the front aspect. Ceiling spotlights.

Second Floor Landing

14'1" x 23'3" (4.31 x 7.10)



Carpet. Radiator. uPVC window to the side aspect. Loft access. Roof window. Ceiling spotlights. Door leading into:-

Bedroom Four

19'10" max x 13'8" (6.05 max x 4.18)



Carpet. Radiator. uPVC window to the side aspect. Roof light. Ceiling spotlights. Under eaves storage.

Outside



The property is approached via a sweeping in-and-out driveway which winds gracefully through paddocks of grazing land, immediately creating an impressive sense of arrival whilst perfectly complementing the idyllic rural setting. The driveway opens onto a substantial parking and turning area providing ample space for numerous vehicles and leading directly to the four-bay carport and range of outbuildings.

The gardens are positioned predominantly to the front and side aspects of the farmhouse, enjoying an excellent degree of privacy together with uninterrupted views across the surrounding paddocks and rolling countryside beyond. Laid mainly to lawn with established borders, mature shrubs and a variety of seating areas, the gardens provide the perfect setting for outdoor entertaining, family enjoyment or simply relaxing whilst taking in the peaceful surroundings. Adjoining the orangery is a delightful patio seating area, ideally positioned for alfresco dining and enjoying the peaceful surroundings.

A particular feature of West Side Farm is the superb range of traditional stone-built outbuildings which offer enormous versatility and future potential. Across the courtyard sits the beautifully converted stone barn currently utilised as a successful holiday let, alongside a substantial workshop and an additional large stone barn which presents exciting scope for further conversion or redevelopment,

subject to obtaining the necessary planning permissions and consents. Further useful stores and outbuildings are positioned throughout the grounds, including traditional stone stores and a large timber-framed storage building, all of which could lend themselves to a variety of uses including workshops, hobby spaces, home offices or garden rooms.

The land extends in total to approximately five acres and is divided into four well-maintained paddocks, making the property ideally suited to those with equestrian interests, smallholding ambitions or simply those seeking space and privacy within a spectacular countryside setting. The grounds enjoy a wonderful open aspect whilst still feeling sheltered and secluded, creating a truly exceptional outdoor environment rarely found.

Annexe Barn Conversion



Entrance Hall

9'1" x 6'7" (2.77 x 2.02)



Sealed unit double glazed entrance door to the front aspect. Tiled flooring. Radiator. Stairs leading to the first floor. Exposed beams to the ceiling. Ceiling spotlights. Doors leading into cool –

Living Kitchen

18'5" x 14'0" (5.62 x 4.29)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap. Integrated for ring electric hob with extractor over and single electric oven. Tiled flooring. Two radiators. Hardwood windows to the front side and rear aspects. Folded ceiling with exposed beams and feature wooden trust. Multi fuel stoves sat on a Stonehouse. Five wall lights.

Wetroom

8'7" x 7'4" (2.62 x 2.24)



Fully tiled wet room with mixer shower and vanity unit housing a wash hand basin and low-level WC. Wall mounted heater towel rail. Storage cupboard off housing the plumbing for an automatic washing machine. Ceiling spotlights.

Bedroom Two

14'4" x 11'8" (4.39 x 3.58)



Carpet. Radiator. One single glazed and one sealed unit double glazed window to the front aspect. Exposed beams to the ceiling. Built-in storage. To ceiling lights.

First floor landing



Vaulted ceiling with exposed beams. To ceiling lights. Roof window. Doors leading into Colin –

Bedroom One

11'10" x 14'3" (3.61 x 4.35)



Wooden flooring. Radiator. Hardwood window to the front aspect. Hardwood door leading to a fire escape at the side aspect. Voltage ceiling with exposed beams. Two ceiling lights. Door leading into Kalon –

En-suite Bathroom

9'8" extending to 13'4" max x 5'10" (2.95 extending to 4.08 max x 1.78)



This is a sweet comprising of panelled bath with the shower over and vanity unit housing a wash and basin and low-level WC. Tiled flooring. Part tiled walls. Radiator. Vaulted ceiling with exposed beams. Ceiling spotlights.

Bedroom Three

9'8" x 7'11" (2.96 x 2.42)



Wooden flooring. Radiator. Fire escape window to the rear aspect. Folded ceiling with exposed beams. Ceiling light.

The Barn

31'2" x 18'3" (9.50 x 5.57)



Large stone built Barn sectioned in to three spaces, with power and light connected, measuring as follows:-

Large Barn - 9.50m x 5.57m (31'2" x 18'3")

Barn Two - 3.76m x 3.63m (12'4" x 11'10")

Barn Three - 4.05m x 3.90m (13'3" x 12'9")

The main roof of the barn has been replaced in recent years, providing a solid foundation for further renovation.

Workshop

32'8" x 17'3" (9.98 x 5.28)



Sealed unit double glazed French doors to the front aspect. hardwood windows to front and rear aspects. Power and light. Internal door leading to The Barn.

Shippon

11'7" x 9'7" (3.54 x 2.94)



Stone built outbuilding located on the driveway to the rear of the property. With power and light connected.

Shippon Utility Room

11'3" x 7'3" (3.43 x 2.23)

With power and light connected together with plumbing for an automatic washing machine.

Boiler Room

5'3" x 4'11" (1.62 x 1.52)

Attached to the rear of the property, accessed externally from the driveway. Housing the oil fired central heating boiler.

What3words

///solve.receiving.smaller

Agents Notes

Tenure: Freehold

Services: Mains water and electricity connected. Oil fired central heating. Septic Tank drainage.

Council Tax: Staffordshire Moorlands Band

No chain involved with the sale

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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

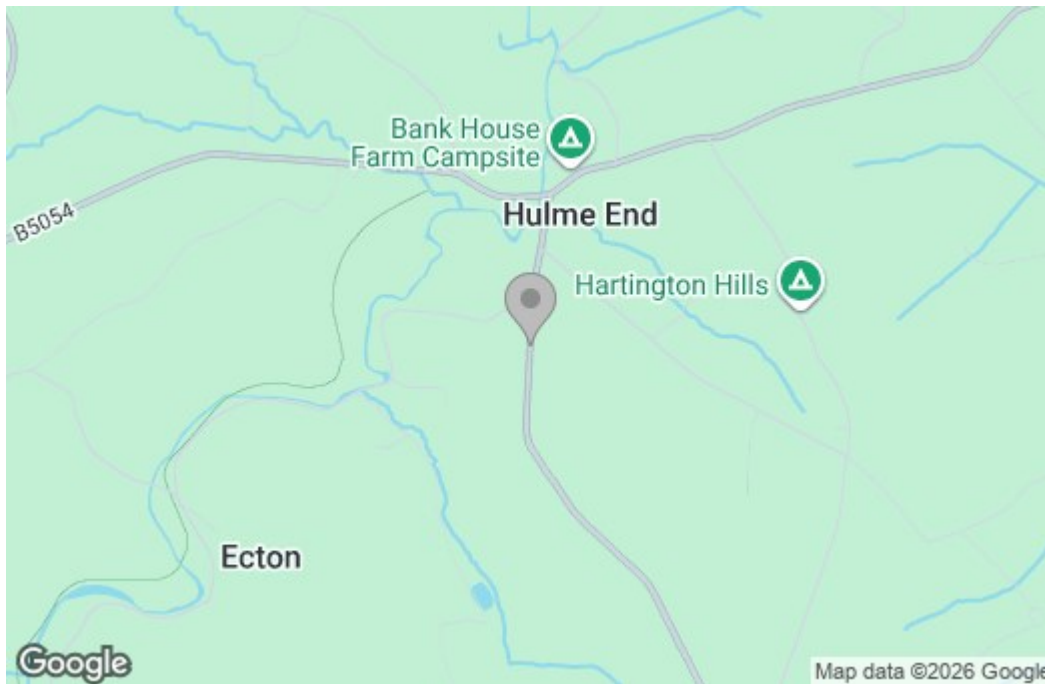
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

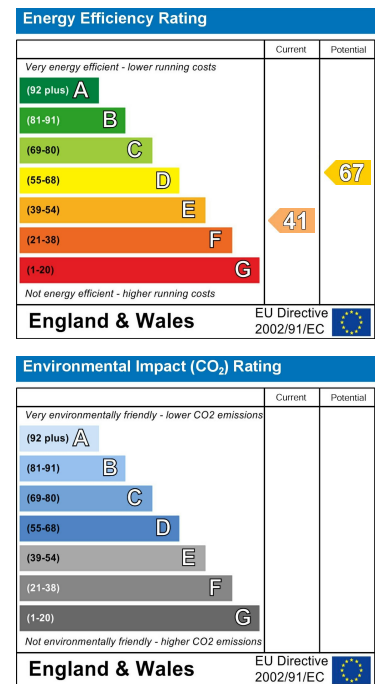
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.