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Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Mill House Farm, Dilhorne, Staffordshire, ST10 2PS

For Sale by Private Treaty

O.I.R.O £750,000



Mill House Farm offers an exciting opportunity to purchase a well sized family home with adjoining paddock in the South of the Staffordshire Moorlands. The property comprises a well positioned 3 bedroom family home, a secondary dwelling in need of modernisation, traditional brick and tile outbuildings, and a 5 acre or thereabout paddock.

With far reaching views to the East and South, Mill House Farm is perfectly situated for those wanting a slice of the countryside without being too rural. The property would be of interest to those with equestrian or smallholding interests or those looking for a simple semi rural family home, being close to all local amenities and having brilliant commuter links.

The property is offered as a whole, and an early viewing is highly recommended to appreciate all this property has to offer.



SITUATION

Mill House Farm is situated near Dilhorne a quiet semi rural village in the South of the Staffordshire Moorlands.

The property is within close proximity to good commute links and near all local amenities.

Mill House Farm is approximately 3 miles from Cheadle, 6 miles from Stoke - on - Trent and 7 miles from Leek.

DIRECTIONS

From our Leek office, take the Cheddleton Road towards Leekbrook. Continue along Cheadle Road until reaching Wetley Rocks, and then bare left to stay in Cheadle Road. At the junction turn right onto Kingsley Road. Mill House Farm is the first property situated on the left-hand side and will be sign posted by one of the Agents 'For Sale' signs.

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MILLHOUSE FARM

Mill House Farm comprises a rendered and tile 3 bedroom detached dwelling, further dwelling, traditional stone and tile outbuildings, garage and approximately 5.5 acres or thereabouts of sound level grassland.

Front Door Entrance

Giving access to: -

Porch – 2.82m x 1.48m

With tiled floor, window to two elevations, radiator and door leading to Kitchen.

Kitchen – 2.74m x 6.62m

With tiled floor, fitted base and wall units, windows to two elevations, radiator and under stairs storage off.

Dining Room – 3.66m x 3.65m

With carpet floor, windows to two elevations and radiator.

Living Room – 4.44m x 3.66m

With carpet floor, windows to two aspects, and radiator.

Staircase leading to **First Floor Landing** and giving access to: -

Bedroom One – 3.89m x 3.67m

With carpet floor, built in wardrobe, window to one elevation.

Bedroom Two – 3.64m x 6.65m

With carpet floor, window to one elevation and radiator.

Bedroom Three – 2.74m x 2.748m

With carpet floor, windows to two elevations and radiator.

Bathroom

With WC, hand wash basin, bath with shower overhead, glazed window to one elevation and vinyl flooring.



MILL HOUSE BUNGALOW

This secondary dwelling is a bungalow type property for which planning permission was granted in 1985 and which has previously been lived in and council tax paid although currently it is not occupied and no council tax is paid at present.

The Bungalow measures **67.86m²** and of course offers additional accommodation for either extended family or possibility of an air bnb (subject to necessary consents).

OUTBUILDINGS

The property benefits from a small range of traditional outbuildings.

The outbuildings briefly comprise the following:-

Boiler House – 2.914m x 3.13m Adjoining the Property

Block & Sheeted Garages – 8.07m x 4.00m
With Concrete Floor

Additional Further Store – 6.80m x 5.02m
With Concrete Floor

Brick & Tile Traditional Barn – 4.33m x 6.95m
With concrete Floor and storage Space

With adjoining Brick & Tile Building – 9.12m x 4.91m
With concrete flooring and electrics.

Adjoining Stone & Tiled Traditional Barn – 3.22m x 7.65m
With concrete flooring & windows to one elevation.





FLOOR PLAN

ENERGY PERFORMANCE CERTIFICATE



LAND

The land extends to approximately 5 acres or thereabouts in one parcel, is relatively level in nature and is considered to be in good heart, capable of growing good crops of grass and suitable for mowing or grazing purposes. The land extends to the East of the dwelling, with good road frontage to Kingsley Road (A52) and good gated access from drive.

The land would suit those with equestrian or smallholder pursuits.

The land can be further described in the following schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
2003	Grassland	<u>2.29</u> 2.29 Hectares Or 5.65 Acres Or Thereabouts





PLAN



SERVICES

Both Mill House Farm and Mill House Bungalow are connected to mains electricity and water, with drainage by private means and heating via oil fire.

COUNCIL TAX BAND

Mill House Farmhouse is in council tax band E and the further dwelling, classed as Mill House Bungalow, is in council tax band A. However, the property is currently unoccupied therefore exempt.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Stafford Borough Council, to whom all enquiries of planning or other relevant matters should be addressed.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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, quasieasements 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.

MEASUREMENT

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

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.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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