



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND

EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

EO/CA/256B

NORTH STAFFORDSHIRE

Approximate Distances:

Leek 4 miles : Ashbourne 12 miles : Macclesfield 10 miles

Within 3 miles of the Peak District National Park

A STUNNING COUNTRY PROPERTY OF APPROX 17 ACRES SET DOWN A 200 YARD PRIVATE DRIVE WITH EXTENSIVE ACCOMMODATION, EXCELLENT EQUESTRIAN FACILITIES, SUPERB TRADITIONAL BARNs AND GLORIOUS VIEWS ACROSS THE ROLLING CHESHIRE AND STAFFORDSHIRE COUNTRYSIDE

OLDFIELD FARM

NR LEEK

ST13 7ET



The Residence



View From The Drive

SUBSTANTIAL DETACHED PERIOD HOUSE WITH FOUR BEDROOMS AND TWO BATH/SHOWER ROOMS (ONE EN-SUITE) ON THE FIRST FLOOR; AND HALL, KITCHEN, CLOAKROOM, PANTRY, DINING ROOM, SITTING ROOM, LOUNGE, UTILITY ROOM AND BOOT ROOM ON THE GROUND FLOOR; TWO CELLAR ROOMS; OIL CENTRAL HEATING; LARGE LAWNS AND VEGETABLE GARDEN

DETACHED HOLIDAY COTTAGE WITH THREE BEDROOMS, BATHROOM AND SHOWER ROOM ON THE FIRST FLOOR; HALL, KITCHEN/DINING ROOM, SITTING ROOM AND CLOAKROOM ON THE GROUND FLOOR; OIL CENTRAL HEATING; PRIVATE GARDEN

RANGE OF TRADITIONAL STONE BARNs INCORPORATING FOUR LOOSE BOXES, WORKSHOP, CARPORTS AND STORES; POLE BARN

MANEGE 40m x 20m WITH SAND AND PVC SURFACE

THE LAND SURROUNDS THE PROPERTY IN THREE MAIN ENCLOSURES OF VERY GENTLY SLOPING, WELL FENCED PASTURE WITH TWO SMALL AREAS OF WOODLAND AND A LARGE DUCK POND

IN ALL APPROX 17 ACRES (About 6.8 Hectares)

THE RESIDENCE

A spacious detached former farmhouse, the main parts of which are understood to date back to 1620 and 1820 with a further large extension added about thirty years ago. The property has attractive part rendered external elevations under a Staffordshire tiled roof and in the inspecting agents' opinion it offers spacious and well presented family accommodation with good ceiling heights throughout and many character features.

There is oil-fired central heating and the accommodation with approx room sizes is as follows:

MAIN ENTRANCE from the courtyard a door leads to:

BOOT ROOM 8'7 x 7'11 (About 2.6m x 2.4m) terracotta tiled floor, doors to:

UTILITY ROOM 11'5 x 8'5 (About 3.4m x 2.5m) side window, terracotta tiled floor, built-in cupboards, single sink with drainer and mixer tap, plumbing for washing machine, tumble dryer vent radiator

CLOAKROOM wc, wash hand basin

HALL radiator, doors to:

KITCHEN 13'4 x 13'3 (About 4m x 4m) side window, tiled floor, base and eye-level units with timber worksurfaces incorporating double sink with drainer and mixer tap; oil fired "Stanley" cooking range (also providing central heating and domestic water) LPG cooker point, integral dishwasher, exposed ceiling beams, door to:

PANTRY 11'3 x 5'3 (About 3.4m x 1.6m) rear window, door back to the hall

DINING ROOM 13'11 x 13'4 (About 4.2m x 4m) French doors to the front, open fireplace (not working), radiator, exposed ceiling beams, large folding doors to:

SITTING ROOM 13'4 x 13'3 (About 4m x 4m) plus bay 6'9 x 6'3 (About 2.1m x 1.9m) brick fireplace with wood-burner, radiator, door to:

FRONT HALL tiled floor, front entrance door, door to:

LOUNGE 15'9 x 17'6 (About 4.8m x 5.3m) plus bay 6'11 x 3'10 (About 2.1m x 1.2m) two side windows, rear window, front bay window, oak floor, exposed ceiling beams, fireplace with LPG stove; two radiators

From the hall stairs lead down to:

CELLAR ONE 13'4 x 6'5 (About 4m x 1.9m) narrowing to 3' x 3' (About 0.9m x 0.9m)

CELLAR TWO 13'6 x 8' (About 4.1m x 2.4m)

From the hall stairs lead to the first floor

LANDING with doors to:

FAMILY BATHROOM 14'2 (max) x 5'8 (About 1.3m x 1.7m) side window, panelled bath with shower mixer tap, wc, wash hand basin, radiator, part tiled walls, lino floor, airing cupboard housing lagged hot water tank and immersion heater

BEDROOM ONE 14'3 x 7'7 (About 4.4m x 2.3m) rear window, radiator

BEDROOM TWO 14'5 x 13'8 (About 4.4m x 4.1m) front window, radiator

BEDROOM THREE 13'8 x 13'5 (About 4.1m x 4m) front window, radiator, two fitted wardrobes

BEDROOM FOUR 17'3 x 15'9 (About 5.2m x 4.8m) front window, two side windows, radiator, built-in wardrobes, door to:

EN-SUITE SHOWER ROOM 10'2 x 3'1 (About 3m x 0.9m) rear window, fully tiled walls, wc, wash hand basin, cubicle with electric shower unit, radiator

THE HOLIDAY COTTAGE

Situated adjacent to the main residence, the cottage was converted from a former barn by the present owners in 2003 to provide the following additional accommodation with approx sizes:

HALL 14' (max) x 11'11 (About 4.3m x 3.6m) Indian stone floor, radiator, stairs to first floor, two understairs storage cupboards, doors to:

CLOAKROOM rear window, wc, wash hand basin, radiator

KITCHEN/DINING ROOM 14'8 x 14'5 (About 4.4m x 4.4m) two front windows, rear window, pine floor, range of built-in base and eye-level timber fronted units and worksurfaces incorporating Belfast sink, plumbing for washing machine and dishwasher, built-in electric oven, four ring hob, Worcester combi boiler

SITTING ROOM 13'9 x 12'7 (About 4.2m x 3.8m) two front windows, rear window, pine floor, brick fireplace with log-burner, heavy bressumer beam over, two radiators, tv point

From the hall stairs lead to the first floor

LANDING rear window, pine floor, doors to:

BEDROOM ONE 16'2 x 10'8 (About 4.9m x 3.2m) side window, Velux window, pine floor, radiator

BATHROOM 8' x 7'8 (About 2.4m x 2.3m) front window, Velux window, pine floor, radiator, panelled bath with shower mixer tap, wc, wash hand basin, part tiled walls

SHOWER ROOM 7'8 x 7'6 (About 2.3m x 2.3m) Velux window, pine floor, wc, wash hand basin, cubicle with mains shower unit, radiator

BEDROOM TWO 13'4 x 7'6 (About 4m x 2.3m) side window, Velux window, pine floor, radiator

BEDROOM THREE 13'4 x 7'7 (About 4m x 2.3m) side window, Velux window, pine floor, radiator

OUTSIDE

The property is set well back from the country lane and is approached along an approx 200 yard private tree-lined tarmac drive which is flanked on either side by the properties land. The drive passes the delightful DUCK POND and terminates at the substantial enclosed courtyard adjacent to the residence and outbuildings. The courtyard area has security lighting.

Both the main residence and holiday cottage are set within large lawned gardens which are well maintained and stocked with an abundance of flowers, shrubs and mature trees. Adjoining the front of the residence is a paved patio from which there are fine views.

The well tended vegetable garden lies to the rear of the stone barns and has a number of raised beds, various fruit trees and soft fruit bushes.

THE OUTBUILDINGS

There are the following buildings with approx sizes:

STONE BARN ONE with a tiled roof, light and power supplies incorporating:

COVERED STABLE YARD 39' x 16' (About 11.9m x 4.9m) overall with THREE INTERNAL LOOSE BOXES

STORE/TACK ROOM 15'8 x 9'2 (About 4.7m x 2.7m)

STONE BARN TWO with a tiled roof, light and power supplies; incorporating:

LOOSE BOX 15' x 12' (About 4.6m x 3.6m)

WORKSHOP 15' x 13' (About 4.6m x 4m) with steps leading up to:

STORAGE LOFT 25'6 x 15' (About 7.8m x 4.6m)

DOUBLE CARPORT 17' x 16' (About 5.2m x 4.9m)

SINGLE CARPORT 10'8 x 16' (About 3.2m x 4.9m)

POLE BARN 60' x 25' (About 18.4m x 7.6m) timber framed with box profile cladding

Adjoining the holiday cottage are TWO FORMER PIG STIES each 7' x 7' (About 2.1m x 2.1m) currently used for wood and fuel storage.

MANEGE 40m x 20m post and railed surround, sand and PVC surface

THE LAND

Completely surrounds the property in three main enclosures of very gently sloping pastureland enclosed with excellent fencing and hedging. Each enclosure has a mains fed field trough.

In addition to the main enclosures there is a small turnout paddock plus two small parcels of woodland.

**IN ALL APPROX 17 ACRES
(About 6.8 Hectares)**

SERVICES

MAINS ELECTRICITY, MAINS WATER, NEW SEPTIC TANK DRAINAGE, OIL CENTRAL HEATING (with new oil storage tank), TELEPHONE AND BROADBAND (connected and available subject to normal transfer regulations)

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Oldfield Farm, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

LOCAL AUTHORITY

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL – currently Council Tax band G

GENERAL AND SITUATION

The sale of Oldfield Farm provides an opportunity to acquire a gloriously situated and extremely well presented country property with fine views across the surrounding Cheshire and Staffordshire countryside.

We understand from the vendors that outriding is widely available in the immediate locality along a good network of bridleways and the Peak District National Park is within comfortable boxing distance. Beaver Hall, Marchington and England Equestrian Centres are all within one hours drive.

The rural hamlet of Basford is situated close to the village of Cheddleton where there is a Post Office, church and several pubs and a wider range of local amenities can be found in Leek which is about 4 miles. Further facilities can be found in Ashbourne (about 12 miles to the south east) and Macclesfield (about 10 miles to the north). There are main line railway stations at Stoke on Trent, Macclesfield, Chesterfield and Derby. International airports are at Manchester and Birmingham plus there are regional airports at East Midlands International and Liverpool.

DIRECTIONS

From Leek take the A523 towards Ashbourne and after a few miles turn right signposted "Basford and Coombes Valley Nature Reserve". Follow this lane for about 1½ miles and the entrance drive to Oldfield Farm will be seen on the right hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE £1,150,000



The Residence And Cottage



The Holiday Cottage



The Traditional Barns



The Vegetable Garden



The Internal Stables



The Manège



The Duck Pond



View Over The Land



The Residence



The Lounge



The Dining And Sitting Room



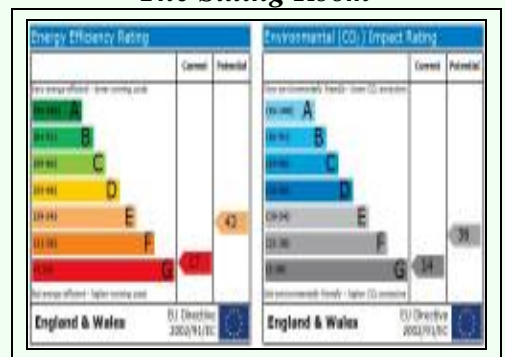
The Sitting Room



The Kitchen (Main Residence)



The Kitchen (Holiday Cottage)



EPC Graph