



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek, Staffordshire, ST13 6JL

T: 01538 373308

F: 01538 399653

enquiries@grahamwatkins.co.uk

www.grahamwatkins.co.uk

Old Furnace House, Springwood Road, Newcastle, ST5 6BP



Old Furnace House offers a great opportunity to purchase a substantial two bedroom property in a rural setting. Benefiting from double glazing throughout and a newly fitted kitchen and bathroom. Renovated to a high standard, this property would make an ideal family home. With land extending to almost one acre or thereabouts.

Featuring a Grade II Listed brick built furnace in the grounds which was built in 1790 and used for iron-working.

Viewing highly recommended to appreciate the scope and location on offer.

**Offers In The Region Of £300,000
(Subject To Contract)**

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;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation:

Located down a rural track, the property enjoys views of the surrounding landscape and promotes a peaceful country lifestyle

Directions:

From Leek, join the Newcastle Road following the A . Take a right turn into Clay Lake. At the junction, turn left then immediately right onto Ford Green Road. At the roundabout, take the second exit and then the first exit onto Moorland Road. At the roundabout, take the second exit and continue onto Newcastle Street. At the roundabout, take the second exit onto Porthill Bank. At the roundabout, take the third exit onto Bradwell Lane. Turn right onto Talke Road. At the roundabout, take the first exit onto Parkhouse Road and continue onto Cedar Road. At the roundabout, take the first exit onto Audley Road. Turn right onto Springwood Road and follow the road to the end then bare left and the property will be found on the right hand side indicated by our For Sale board.

Accommodation Comprises:

Comprising uPVC door leading to:-

Front Room 5.169 x 3.318 (17'0" x 10'11")

With fully fitted carpet; uPVC double glazed window to the front aspect; radiator; heating thermostat; electrical points; ceiling light point and wooden exposed ceiling beams. With storage cupboard housing a Worcester boiler. Exposed feature brick wall and feature brick fireplace with tiled hearth.

**Living Room 5.100m x 3.618m (16'9" x 11'11")**

With fully fitted carpet; uPVC to the front aspect; radiator, electrical points, ceiling light point and wooden exposed ceiling beams. With small cupboard housing the electricity meters and feature brick fireplace inset with log burner.

**Inner Hallway 2.145m x 2.779m (7'0" x 9'1")**

With tiled flooring; radiator; electrical points; ceiling light point and giving access to:-

Downstairs W.C 0.966 x 1.826 (3'2" x 6'0")

Continued tile flooring; low level W.C; wash hand basin set in a vanity unit; ceiling light point and uPVC obscured double glazed window.

**Conservatory 2.946 x 5.703 (max) (9'8" x 18'8" (max))**

Continued tile flooring; uPVC double glazed windows to three aspects; uPVC double glazed patio doors leading to outside; three wall lights and corrugated perspex roof.

**Kitchen 4.806m x 2.877m (15'9" x 6'7")**

Featuring tiled flooring; part tiled walls; two uPVC double glazed windows to the side aspect; radiator; electrical points, eight inset ceiling spot lights and loft access. The suite comprises a range of newly fitted wooden base units with wooden worktop; Belfast sink with mixer tap; integrated electric cooker with electric hob and extractor fan above. Integrated appliances include Hotpoint washing machine, Kenwood dishwasher and

Candy fridge and freezer.



Landing

With uPVC double glazed window to the rear aspect; ceiling light point and loft access.

Bathroom 2.051m x 3.037m (6'9" x 10'0")

With tiled flooring; cast iron radiator; uPVC double glazed obscured glass window to the rear aspect; four inset spotlights and wall mounted extractor fan. The suite comprises a low level W.C; wall mounted wash hand basin with waterfall tap and jacuzzi bath with wall mounted waterfall tap.



Bedroom One 4.666m x 2.599m (15'4" x 8'6")

With fully fitted carpet; uPVC double glazed window to front aspect; radiator; electrical points; aerial point; ceiling light point and inbuilt storage cupboards.



Bedroom Two 3.884m x 4.380m (12'9" x 14'4")

With fully fitted carpet; uPVC double glazed window to front aspect; radiator; electrical points; aerial point; ceiling light point and feature brick fireplace.



Outside

To the front of the property there is a driveway and lawn area.

To the rear of the property there is a patio area and access to the rear of the furnace.



Stables 11.020 x 3.687m (36'2" x 12'1")

The stables are situated to the front of the property and are of wood and metal construction.



The Furnace History

Constructed in 1790, this Grade II Listed furnace was in operation from 1790 - 1801 and was used for Iron-working. It was powered by a steam engine to provide the blast. The furnace was restored and in 1982. Further history information of the furnace can be found on an information plaque on the inside of right hand wall.

**Land**

The land extends to almost one acre and is shown on the attached plan edged in red.

Council Tax Band

We believe the property is in band C.

Local Authority

We believe that the local authority is Newcastle-under-Lyme District Council.

Measurements

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.

Services

We believe that the property is connected to mains electricity and water, with drainage being by private means.

Tenure and Possession

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

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

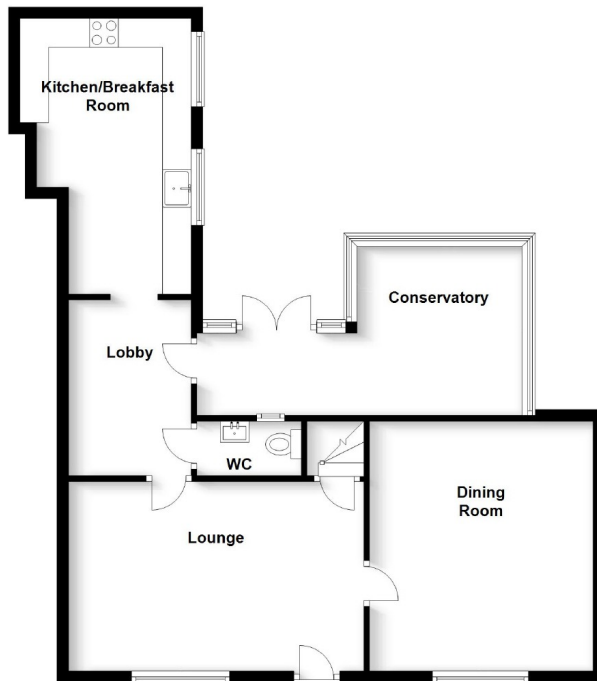
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves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

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk;
www.onthemarket.com

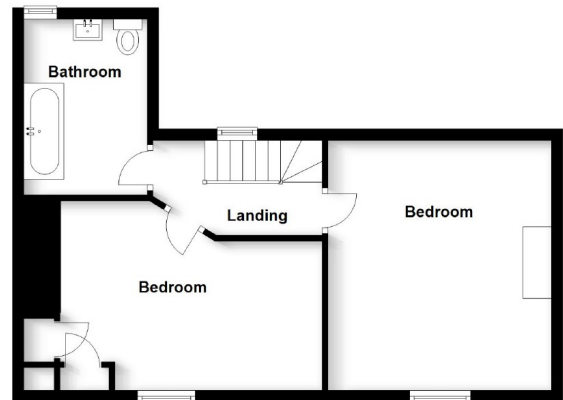
Ground Floor

Approx. 759.2 sq. feet



First Floor

Approx. 482.7 sq. feet



Total area: approx. 1242.0 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Performance Certificate



Old Furnace House, Springwood Road, NEWCASTLE, ST5 6BP

Dwelling type: Semi-detached house
Date of assessment: 05 September 2018
Date of certificate: 06 September 2018
Reference number: 0955-2905-7515-9608-1881
Type of assessment: RdSAP: existing dwelling
Total floor area: 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

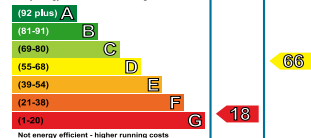
Estimated energy costs of dwelling for 3 years:	£ 7,245
Over 3 years you could save	£ 3,840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 201 over 3 years	 You could save £ 3,840 over 3 years
Heating	£ 6,114 over 3 years	£ 2,694 over 3 years	
Hot Water	£ 783 over 3 years	£ 510 over 3 years	
Totals	£ 7,245	£ 3,405	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,878
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,038
3 Floor insulation (suspended floor)	£800 - £1,200	£ 174

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

