



**Graham Watkins & Co**

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## Hurdon Lowe, Grindon, Nr Leek, ST13 7TT



**\*\*\*\*\*FOR SALE OR TO LET\*\*\*\*\***

A unique opportunity to purchase a two bedroomed detached bungalow situated in a quiet village location with views of the surrounding village and countryside. The accommodation comprises kitchen, dining room, lounge, two bedrooms, bathroom and spacious gardens to three sides, patio area to the rear and large forecourt providing parking for up to 4 vehicles. There is also an integral single garage to the property.

**PLEASE NOTE** The property is subject to an agricultural occupancy condition.

**Asking Price £295,000  
(Subject To Contract)**

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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;
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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**

This property has views of the surrounding countryside and is located in an idyllic location within the rural village of Grindon in the Peak District National Park. Within easy reach of the market towns of Leek and Buxton.

## **Directions**

Travelling from Leek, take the A523 Ashbourne Road and stay on this road for approximately 5.5 miles, then turning left into Back Lane, continue straight ahead onto Ford Road, follow the sign for Grindon and Manifold Valley, as you enter the village at the green grassy triangle bear right, as you drive past what was previously "The Cavalier" pub on your right the bungalow is straight ahead of you at the start of an unmade road leading off to the left. Access is via the double metal gates.

## **Accommodation Comprises**

### **Front Entrance Porch**

Inset entrance porch with ceiling light and tiled floor and a hardwood and glass entrance door provides access to : -

### **Entrance Hall**

With a ceiling light, fully carpeted floor; coat hook and "Potterton" heating control panel.

### **Inner Hall 10'8" x 5'9" (3.25m x 1.75m)**

Having a ceiling light and smoke alarm; and providing loft access the inner hall is fully carpeted, has a hardwood double glazed window to the side aspect, fitted store cupboard housing shelving; radiators, wall lights, coat hooks, electrical points and BT phone point.

### **Bathroom**

With full linoleum fitted floor and hardwood double glazed window to the front aspect; the suite comprises a bath with shower over and mixer tap; low level W.C.; pedestal wash hand basin; mirrored cupboard; additional corner cupboard and shelf over; part tiled walls; radiator; towel rail; ceiling light and store cupboard with wooden slatted doors and housing stop taps.

### **Lounge 11'10" x 17'10" (3.61m x 5.44m)**

With fully fitted carpet; hardwood double glazed windows to both the front and rear aspects; and electric fire set in a stone surround on a stone hearth; feature stone wall/shelf continuing into the corner; two radiators; wall lights; ceiling light; electrical points and an aerial point.

### **Dining/Living Room 9'11" x 18'7" (3.02m x 5.66m)**

With fitted carpets in two styles; hardwood double glazed windows to both front and rear aspects; wall shelves; radiator and an open fire set in a tiled surround with tiled mantelpiece and hearth; ceiling light; electrical points and aerial point.

### **Kitchen 6'6" x 14'11" (1.98m x 4.55m)**

Providing further loft access; a fully tiled floor; hardwood double glazed window and hardwood and glass door to the side aspect; a range of oak fitted kitchen base cupboards and drawers; with formica worktops and tiled splash-backs; inset stainless steel sink and drainer unit; space for a fridge; space for a freezer; plumbing for an automatic washing machine; space for an electric cooker; a range of matching wall units also housing an extractor; part tiled walls; radiator; ceiling light and electrical points.

### **Bedroom One 12'11" x 9'11" (3.94m x 3.02m)**

With fully fitted carpet; hardwood double glazed window to the side aspect; radiator; wall light; fitted wardrobe housing shelving and hanging space; ceiling light and power points.

### **Bedroom Two 11'10" x 15'11" (3.61m x 4.85m)**

With fully fitted carpet; hardwood double glazed windows to both side aspects; radiator; wall light; ceiling light and power points.

### **Outside**

The property is surrounded by lawned gardens, a patio area to the rear with the benefit of a greenhouse to the side and ample parking for 4 vehicles on the tarmac drive to the front. All surrounded by mature planted

borders.

### **Services**

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

### **Agricultural Occupancy Clause**

The property is subject to an Agricultural Occupancy Condition, which any potential tenant/buyer must satisfy prior to renting/purchasing the property. Due to this condition, the potential tenant must be wholly or mainly employed in agriculture and they will be required to supply verifiable evidence to that effect.

### **Council Tax Band**

The property's council tax is Band E

### **Tenure & Possession**

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

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Measurements**

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

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.

### **Wayleaves**

The property is let 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 lease.

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk);  
[www.onthemarket.com](http://www.onthemarket.com)





## Energy Performance Certificate



Hurdon Lowe, Grindon, LEEK, ST13 7TT

**Dwelling type:** Detached bungalow  
**Date of assessment:** 11 August 2014  
**Date of certificate:** 11 August 2014

**Reference number:** 8954-7628-2720-7629-5992  
**Type of assessment:** RdSAP: existing dwelling  
**Total floor area:** 100 m<sup>2</sup>

**Use this document to:**

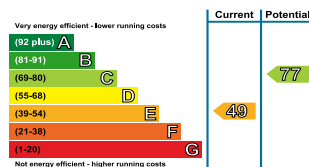
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,650</b>
<b>Over 3 years you could save</b>	<b>£ 1,785</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 180 over 3 years	
Heating	£ 3,366 over 3 years	£ 2,292 over 3 years	
Hot Water	£ 927 over 3 years	£ 393 over 3 years	
<b>Totals</b>	<b>£ 4,650</b>	<b>£ 2,865</b>	

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



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 Cavity wall insulation	£500 - £1,500	£ 491
2 Floor Insulation	£800 - £1,200	£ 566
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 51

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](http://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.