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Park View Farm

**Stoney Lane, Cauldon, Waterhouses, Staffordshire,
ST10 3EP**



For Sale By Private Treaty

(subject to contract)

Park View Farm, Stoney Lane, Cauldon, Waterhouses, Staffordshire, ST10 3EP

Park View Farm offers the buyer an excellent chance to acquire a small farm in the Staffordshire Moorlands countryside with extensive views over the surrounding countryside.

The property offers a perfect opportunity for anyone looking for a well maintained rural home having excellent business potential (subject to consents).

This is the first time the property has been on the open market.

Park View Farm briefly comprises a substantial three bedroom farmhouse with an adjoining two bedroom cottage, the cottage could remain separate or be integrated into the main farmhouse to provide a substantial five bedroom property. Externally there is a range of brick and tiled outbuildings, some of which could be utilised for alternative uses (subject to consent) having electrics and being well insulated, along with a substantial range of useful portal framed buildings including large workshop with three phase electricity.

The property stands in 13 acres or thereabouts of productive grassland and has the added benefit of separate access to the land and buildings. Extra land is available by separate negotiation.

The property offers an excellent opportunity for anyone looking for a rural immaculate maintained farmhouse, buildings and land set in picturesque countryside with excellent potential for a variety of uses.

Viewing Highly Recommended.-No Upward Chain

Price: £795,000



Directions

If travelling from Leek, take the A523 towards Ashbourne for 5 miles where you will pass 'The Cottage Kitchen' café on the right hand side. Turn right immediately after the café sign posted Alton Towers. Continue along this road for approximately 2.3 miles and turn left onto Stoney Lane, where the farm will be found on the left hand side after a short distance.

The property lies 1 mile from Waterhouses with all its local amenities i.e village shop and school, public house and leisure facilities close by. There is a local bus service that regularly runs along Stoney Lane. The property is 9 miles from Ashbourne and 8.3 miles from Leek.

Description – Park View Farmhouse

The property comprises a substantial family dwelling constructed of brick under a tiled roof with a spacious conservatory. The dwelling has the benefit of hard wood double glazed window units to the front elevation and hard wood doors and UPVC to part of the rear elevation, the house also has the benefit of a security alarm system.

The main dwelling house provides the following accommodation:

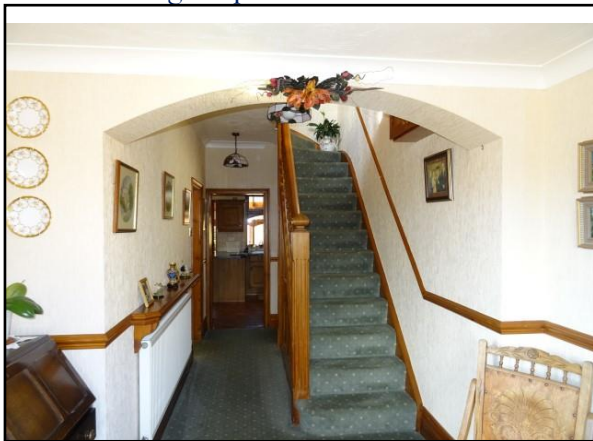
Front Entrance Door

Spacious Entrance Hall

A large light hallway leading to two reception rooms and with open original pine staircase off, telephone point and under stairs cupboard and radiator

Kitchen Diner – 3.07m x 5.72m

A large kitchen diner with ample family dining space along with an excellent range of solid oak finished wall and base kitchen units, stainless steel sink unit, integral dishwasher, Stanley oil fired cooker, which serves the domestic hot water and central heating, radiator, telephone point, feature exposed beams to wall with storage cupboards above, solid floor and part tiled walls and double doors leading to the conservatory.



Sitting Room – 3.67m x 3.67m

With brick fire place and inset log burner, solid floor, radiator, coving to ceiling and window to front elevation

Dining Room – 3.65m x 3.28m

With window to front elevation, solid floor, built in shelves and cupboards, coving to ceiling and radiator

Spacious Conservatory – 5.16m x 3.02m plus 5.92m x 3.68m (average)

The conservatory spans approximately a quarter of the property and provides additional downstairs family/entertaining space. With solid floor and radiator and having rear entrance door and double patio doors leading to the garden, with Utility Room and Wet Room off.

Utility Room – 3.02m x 3.09m

Fitted with shelving with plumbing for washing machine and space for drier

Wet Room – 1.49m x 1.70m

With open shower, wash hand basin, low flush WC, tiled walls, solid floor and radiator

Storage Cupboard

With radiator



Open Staircase leading to **First Floor Landing** with telephone point and giving access to:-

Bedroom Number 1 – 3.66m x 3.36m

With radiator and window to front elevation

Bedroom Number 2 – 3.12m x 2.84m

With radiator, built in wardrobe and airing cupboard and access to an insulated loft.

Bedroom Number 3 – 3.66m x 3.02m

With built in wardrobe, window to front elevation and radiator

Family Bathroom

With bath and shower over, wash hand basin, low flush WC, tiled walls and radiator

Outside

To the front of the property there is a brick and paved forecourt with stone walls around. There is a raised patio area being flagged and gravelled. The garden has the benefit of floral borders.

To the rear of the dwelling house there is a brick and paved spacious yard area which gives access to a ***Stone Built Garage – 5.45m x 4.36m*** with a concrete floor and electric roller shutter door.

To the rear of the property is also a ***Greenhouse – 2.5m x 1.87m***, constructed of aluminium on a Concrete base.

The property sits in a sizeable plot with access to the front or rear of the property from the road with ample parking.



Description – Park View Cottage

This cottage is semi-detached to the main farmhouse and is constructed of brick under a tiled roof with LPG gas. The property could be integrated into Park View Farm to produce a larger 5 bedroom property.

The property currently comprises the following accommodation:-

Front Entrance Door leading into:-

Porch –2.43m x 1.55m

With tiled floor

Entrance Hall

With staircase off.

Downstairs Cloakroom

With wash hand basin and low flush WC

Sitting Room - 3.82m x 3.63m

With gas fire and wooden surround, telephone point and window to the front elevation and radiator.

Kitchen - 2.40m x 3.02m

With range of wall and base kitchen units, plumbing for washing machine, part tiled walls, linoleum flooring and radiator and benefiting from an alcove suitable for storage.

Bathroom

With bath and shower over, wash hand basin.

Tiled walls and radiator.



Bedroom Number 1 – 3.88m x 2.90m

With fitted wardrobes, window to front elevation and radiator.

Bedroom Number 2 – 2.39m x 3.04m

With radiator

Walk in Wardrobe / Storage Room – 1.64m x 3.05m

Off bedroom with radiator



Outside

Associated with the cottage, there is ample parking along with a ***brick built store – 1.84m x 3.65m.***

Occupation

Park View Cottage is currently let out on an Assured Shorthold Tenancy. Full details from the agents.

Out Buildings

There is a comprehensive range of buildings associated with the property being suitable for a variety of purposes being subject to any necessary consents

These buildings briefly comprise the following:-

Brick and Tiled Range – 5.34m x 9.30m

Currently used for storage purposes with windows to three elevations and solid wooden entrance door, also suitable for an office, gym, games room or craft room having concrete floor, electrics and being well insulated.

Former Shippon – 4.24m x 17.00m

With loft over part, constructed of brick and part stone under a tiled roof with solid wooden entrance doors, to the rear there is a storage room constructed of brick with a mono pitched roof – 8.67m x 3.69m

Former Dairy – 3.08m x 3.04m

With mono pitched roof, constructed of brick with a tiled roof

Spacious rear ***Yard Area*** with:-

Garage – 4.00m x 5.32m

Constructed of stone with a tiled roof and solid double entrance doors



Farm Buildings

There is an impressive range of modern portal frame buildings which lie to the rear of the brick and tiled buildings and have their own associated yard area and access gate.

These buildings briefly comprise the following:-

Portal Framed Storage Building – 8.89m x 13.92m

With concrete block and corrugated side cladding under a cement fibre roof with roller shutter door and concrete floor.

Portal Framed Storage Building – 11.59m x 16.07m

With concrete block and corrugated side cladding under a cement fibre roof with roller shutter door and concrete floor.

Portal Framed Storage Building – 24.08m x 25.80m

With concrete block and Yorkshire board walls under a cement fibre roof with roller shutter door and concrete floor

Workshop – 23.03m x 14.95m

With 3 phase electricity, concrete block walls, cement fibre roof, roller shutter door and inspection pit. Within this building there is a concrete block built store room – 5.34m x 6.65m. Within the workshop are stairs leading to a loft area. There is a small kitchen garden to the side of the workshop.



Land

The property stands in 13.32 acres or thereabouts, with the homestead including the dwelling, building and yard accounting for approximately 1.64 acres and the remainder being productive grassland, suitable for either mowing or grazing.

The extent of the property is shown edged in red on the attached plan.

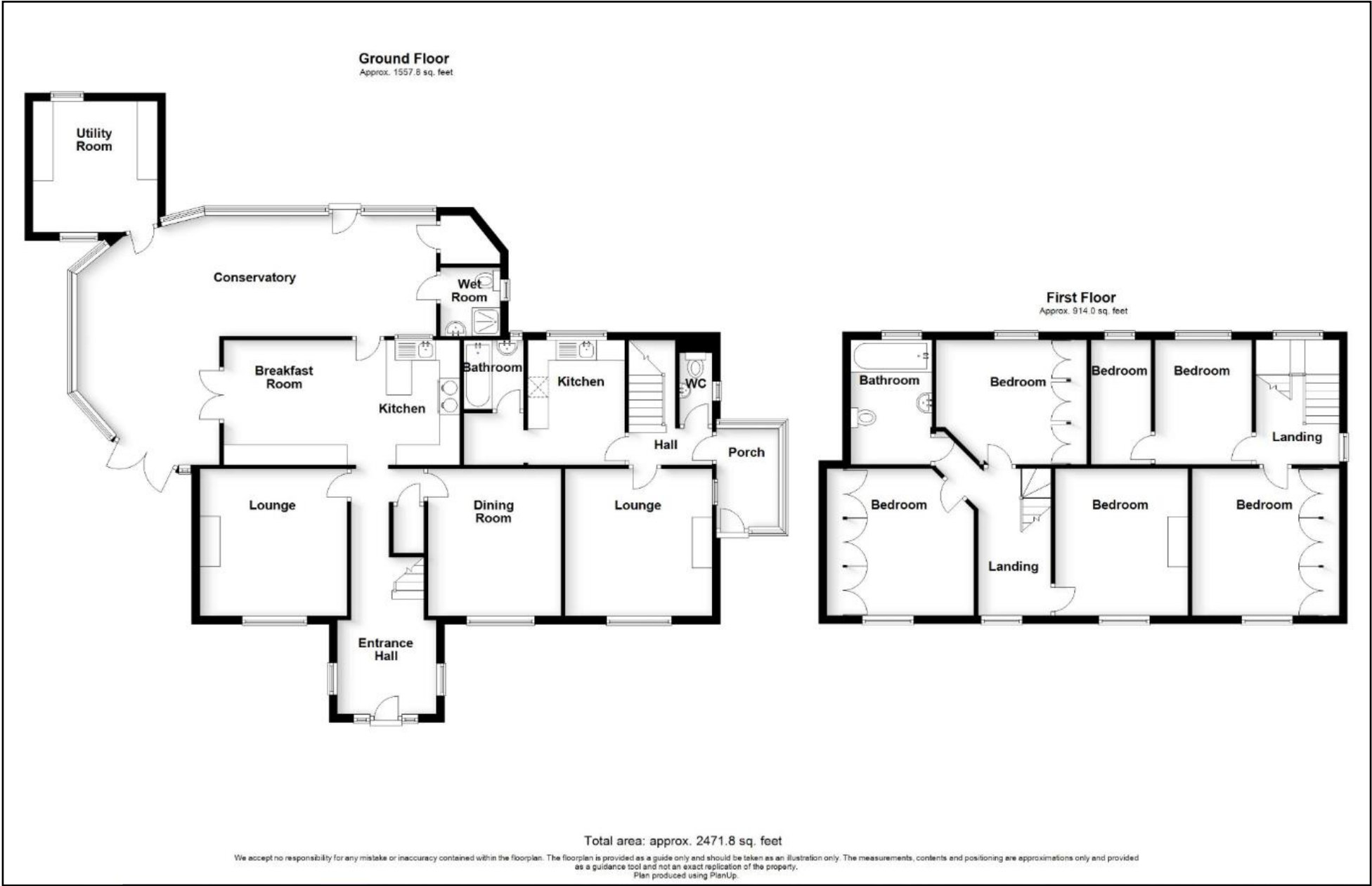
Extra land is available by separate negotiation if required.

Services

We understand that the property is connected to mains electricity, water and sewage with LPG connected to the cottage only.



Floor Plan of Park View Farm and Park View Cottage



Energy Performance Certificate



Park View Farm, Stoney Lane, Cauldon, STOKE-ON-TRENT, ST10 3EP

Dwelling type: Semi-detached house Reference number: 9198-6981-7280-6008-8934
 Date of assessment: 11 October 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 October 2018 Total floor area: 147 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

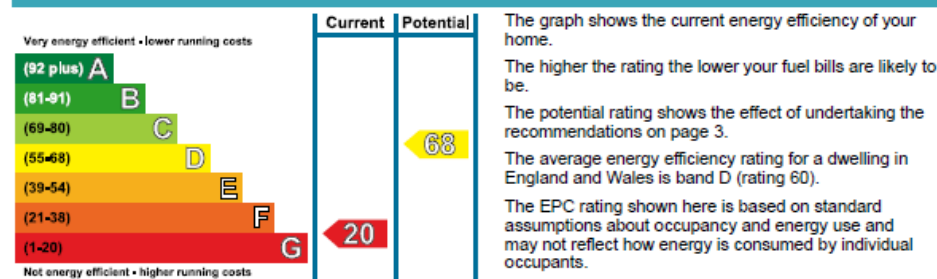
Estimated energy costs of dwelling for 3 years:	£ 6,657
Over 3 years you could save	£ 3,495

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 483 over 3 years	£ 240 over 3 years	
Heating	£ 4,518 over 3 years	£ 2,694 over 3 years	
Hot Water	£ 1,656 over 3 years	£ 228 over 3 years	
Totals	£ 6,657	£ 3,162	

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



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	£ 162
2 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 684
3 Low energy lighting for all fixed outlets	£60	£ 207

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.

Basic Farm Payment

Although the land is registered for Basic Farm Payment, no entitlements are included with the sale of the property. They maybe available by separate negotiation if required.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion, however as detailed the cottage is currently let out on an assured shorthold tenancy

Mapping

The plans provided in these particulars are indictive 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.

Wayleaves and 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.

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.

Viewing

By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

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.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

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Location Plan

