

**gw**

# Graham Watkins & Co.

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)



**Barleycroft**

**Cheddleton Heath, Cheddleton, Leek, Staffordshire, ST13 7DX**

# For Sale By Private Treaty

(subject to contract)

## Barleycroft

### Cheddleton Heath, Cheddleton, Nr Leek, ST13 7DX

Barleycroft offers an excellent opportunity to purchase a delightful three bedroom detached bungalow located down a private drive, with outstanding views of the Staffordshire Moorlands Countryside. Situated in a peaceful location in a rural environment sitting a quarter of an acre or thereabouts.



**Offers in Excess of £300,000**

## **Situation**

Located on the outskirts of the village of Cheddleton, with views of the Staffordshire Moorlands Countryside and access to major road networks and close to Leek Town Centre.

## **Directions**

From our office on Derby Street, continue forward onto Market Street, turn left onto A523 Stockwell Street, turn left onto St. Edward Street, continue onto A520 Compton, then turn left onto Cheddleton Heath road and the property will be found on the right hand side.

From Leek, this journey will take around 10 minutes by car.

## **Accommodation Comprises**

### **Front Entrance Door**

Leading into hallway with fitted carpet and storage cupboard.

### **Front Room - 4.223m x 3.137m (13' 10" x 10' 4")**

With open fireplace with tiled hearth and surround, fully fitted carpet, aerial point, radiator with windows to two aspects.

### **Bedroom One - 3.273m x 3.767m (10' 9" x 12' 4")**

With fireplace not connected, with tiled surround and hearth, radiator and full fitted carpet.

### **Kitchen - 3.739m x 2.866m (12' 3" x 9' 5")**

Having a range of wall and base units, tiled floor, fitted cupboards, windows to two aspects, with utility/pantry off and Trianco oil boiler and door to outside.

### **Bedroom Two - 3.525m x 3.334m (11' 7" x 10' 11")**

Having built in cupboard/wardrobe, radiator, fireplace and fully fitted carpet with large window to front aspect.

### **Bedroom Three - 2.879m x 2.859m (9' 5" x 9' 5")**

With fully fitted carpet and radiator.

### **Bathroom**

With wood effect flooring, panel bath with Triton shower over, hand wash basin and separate W.C.





### **Outside**

Externally the property has the benefit of a good-sized garden and ample parking. The plot extends to almost one quarter of an acre.

The property is approached via a short private drive from Cheddleton Heath Road.

### **Planning**

We understand that the property has the benefit of permitted development rights to extend the dwelling should the successful purchaser desire, with some ground works already taken place for a kitchen extension. Interested parties should satisfy themselves regarding any planning matters.



### **Services**

We believe the property is connected to main electricity and water with drainage is by private means.

### **Tenure and Possession**

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

### **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.

### **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](mailto: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](mailto:enquiries@grahamwatkins.co.uk).

# Energy Performance Certificate



Barleycroft, Cheddleton Heath Road, LEEK, ST13 7DX

**Dwelling type:** Detached bungalow  
**Date of assessment:** 13 June 2016  
**Date of certificate:** 13 June 2016  
**Reference number:** 0941-2857-7864-9396-0535  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 82 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

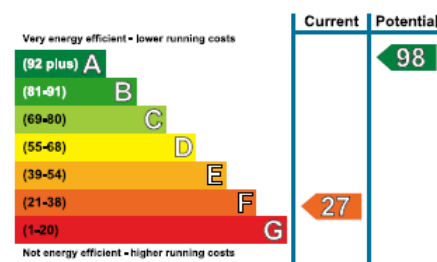
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,995</b>
<b>Over 3 years you could save</b>	<b>£ 2,757</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 162 over 3 years	
Heating	£ 3,900 over 3 years	£ 1,791 over 3 years	
Hot Water	£ 801 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 4,995</b>	<b>£ 2,238</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

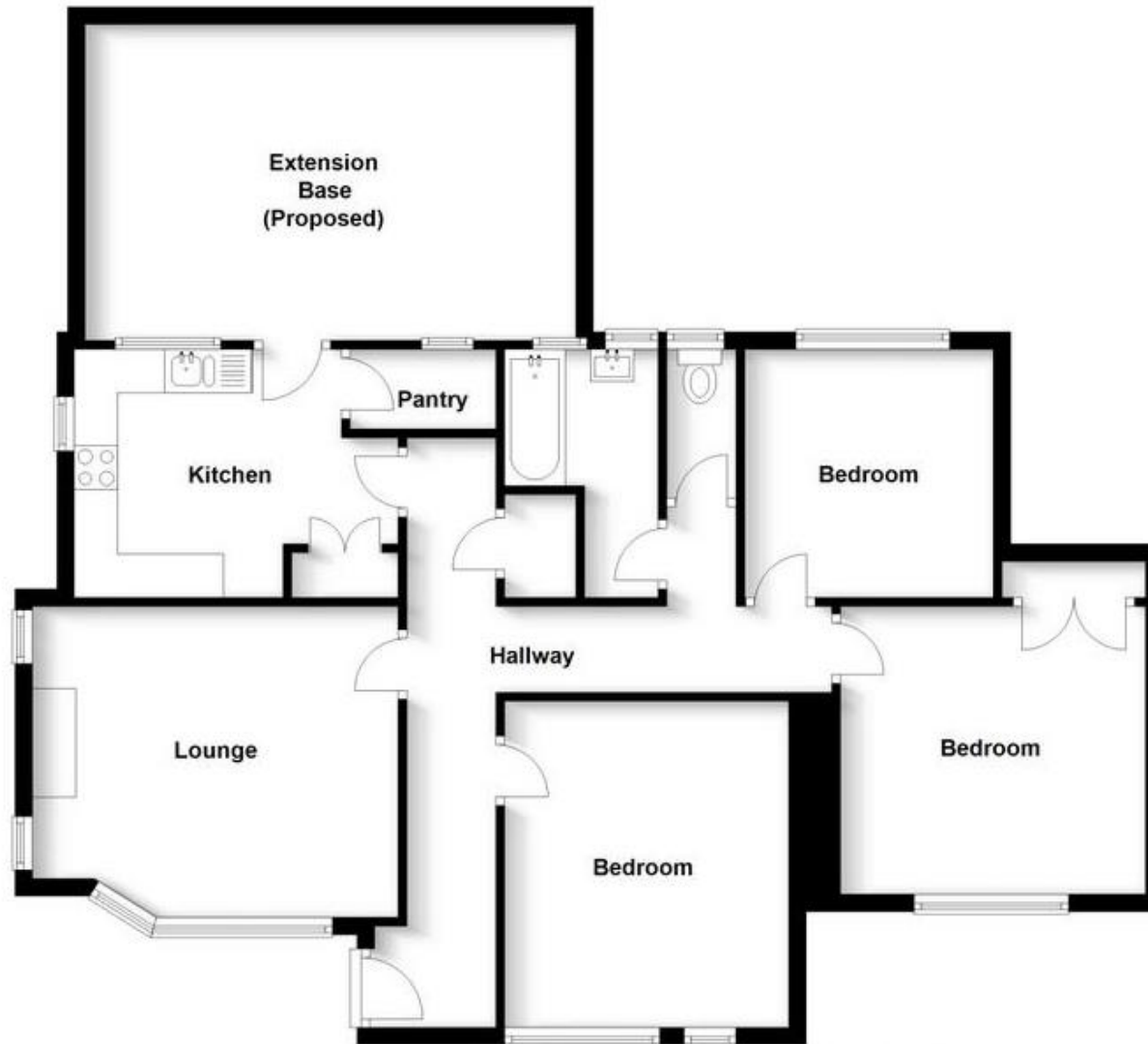
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 249	✓
2 Cavity wall insulation	£500 - £1,500	£ 837	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 381	✓

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.

## Ground Floor

Approx. 103.8 sq. metres (1117.8 sq. feet)



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

## Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.primelocation.co.uk](http://www.primelocation.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

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.
6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.