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Trouts Dale Farmhouse, Springbank Wood, Blackshaw Moor, Leek,,



A location of natural beauty sets this property out from any other; overlooking Tittesworth reservoir and further panoramic countryside views and nestled at the end of a private country lane with large private garden to the rear including barbecue area and planted garden to the front; with parking for three to four vehicles. Briefly comprising an entrance Porch with W.C.; Boiler Room & Utility off; Large Kitchen; Dining Room; Living Room & expansive Lounge to the ground floor; having Five Bedrooms; Family Bathroom; separate Shower Room & Linen/Dressing Room to the First Floor. Viewing is recommended to take in this fantastic location. NO PETS.

**£975 Per Calendar Month
(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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Situation

Located just over a mile outside Leek's market town and nestled on a private country lane; taking in panoramic countryside views including a view directly over Tittesworth Reservoir. Also close to the village of Meerbrook with the Tittesworth visitor centre; Church; Village Hall and Public House.

Directions

From our Leek office take the A623 Ball Haye Street to the traffic lights and turn right onto Buxton Road A523(A53); stay on this road for approximately 2 miles; after Solomen's Hollow take the first turning on your left onto a light tarmac lane with metal rail fencing to either side; follow this lane and the clear sign marking to the last yard where the entrance to Trouts Dale Farmhouse can be seen. Please note there is NOT a To Let board at the property.

Accommodation Comprises

A solid wood main rear entrance door leading into: -

Entrance Porch 2.491 x 1.176 (8'2" x 3'10")

Benefitting from a fully tiled floor and having a ceiling light point.

Giving access to the W.C.; Boiler/Cloakroom; Utility and Kitchen.

Kitchen 5.612 x 3.023 (18'5" x 9'11")

With continued tiled floor; large window to the front aspect; this family Kitchen has a quality modern suite with a range of solid wood base units; "formica" work surfaces over and tiled splash-backs; inset stainless steel sink and drainer unit with mixer tap; space for a fridge; plumbing for a dishwasher; space for an electric cooker with extractor hood over; matching wall units; radiator; electrical points and ceiling strip light.



Dining Room 3.722 x 2.857 (12'2" x 9'5")

With fully fitted carpet; window to the rear aspect; radiator; electrical points; aerial point and ceiling light point.



Living Room 4.836 x 3.732 (15'11" x 12'3")

With fully fitted carpet; window to the rear aspect; a cast iron open fire grate in a stone surround with wooden mantelpiece and hearth; radiator; electrical points; aerial point and ceiling light point.





Hallway 3.617 x 1.151 (11'11" x 3'9")

With wood and glass front entrance door; window to the front aspect; fully fitted carpet; useful under stair store cupboards; radiator; electrical point and ceiling light point; giving access to stairs to the first floor; Lounge; Living Room and Kitchen.

Lounge 6.864 x 6.046 (22'6" x 19'10")

With fully fitted carpet; two windows to the front aspect; patio doors to the rear aspect and garden; an open cast iron fire grate in a marble surround, hearth and wooden mantelpiece; four radiators; electrical points; aerial points; BT phone point and three ceiling light points in an exposed beam ceiling.



Separate W.C.

With continued tiled floor from the Porch; frosted window to the front aspect; low flush W.C.; wall hung sink; coat hooks and ceiling light point.

Boiler Room/Cloakroom 2.193 x 0.877 (7'2" x 2'11")

With continued tiled flooring; window to the side aspect; coat hooks and ceiling light point.

Utility 3.627 x 2.716 (11'11" x 8'11")

With continued tiled flooring; window to the rear aspect; Belfast sink and work surface; plumbing for an automatic washing machine; electrical points; ceiling light point and loft access.



First Floor

Stairs with fully fitted carpet; banister rail and wooden stair gate; leading to: -

Landing

With fully fitted carpet; steps to both left and right; wall light; two ceiling light points ; smoke detector and loft access.

Shower Room

Benefitting from a vinyl floor; with frosted window to the front aspect and frosted window to the Landing; the suite comprises a large enclosed shower cubicle with mains fed shower and glass screen; tiled shower area; pedestal wash hand basin; low flush W.C.; radiator; heated towel rail and two ceiling light points.



Bedroom One 3.523 x 3.097 (11'7" x 10'2")

With fully fitted carpet; window to the front aspect; radiator; electrical points and ceiling light point.



Bedroom Two 4.752 x 3.673 (15'7" x 12'0")

With fully fitted carpet; windows to both side and rear aspects; radiator; electrical points and ceiling light point.



Linen/Laundry/Dressing Room 3.667 x 1.196 (12'0" x 3'11")

With fully fitted carpet; window to the rear aspect; wood shelving to one side; ceiling light point and loft access.



Bedroom Three 4.099 x 3.708 (13'5" x 12'2")

With fully fitted carpet; window to the rear aspect; fitted wardrobes; radiator; electrical points and ceiling light point.



Bedroom Four 3.709 x 2.950 (12'2" x 9'8")

With fully fitted carpet; window to the rear aspect; fitted wardrobes; radiator; electrical points and ceiling light point.



Family Bathroom

Benefitting from a vinyl floor; with frosted window to the side aspect; the suite comprises a panelled bath and tiled bathing area; pedestal wash hand basin; low flush W.C.; radiator and ceiling light point.



Bedroom Five 5.126 x 2.034 (16'10" x 6'8")

With fully fitted carpet; two windows to the front aspect; fitted wardrobes; radiator; electrical points; two ceiling light points and two doorways.



Outside

Parking for three or four vehicles facing the house; a stone walled boundary gives access to a mature planted front garden with indian stone flagged pathway and patio allowing access to front and rear entrances.

The private rear garden is an extensive one; mainly laid to lawn with planted borders and small orchard area; as well as a block paved barbecue patio; indian stone flagged patio and taking in panoramic countryside views over the Tittesworth Reservoir.

A further option to use the greenhouse and vegetable garden is available within the rent; however it is understood this may not be of interest to all prospective tenants so can be trellis fenced off if not required.



Barbecue Area



Views



Views



Optional Extra Greenhouse

There is an option to use a greenhouse and vegetable garden with the tenancy; however; it is understood this will not suit all tenants as it does require time and manual work; a trellis fence will be put up to separate it, should it not be required.



Private Drive To The Property



Private Drive To The Property



Services

We believe all mains services are connected. The property is on oil fired central heating.

Viewings

By prior arrangement through the Agent.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

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.

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;

www.zoopla.co.uk;

www.onthemarket.com

www.rightmove.co.uk;

www.primelocation.co.uk;

Energy Performance Certificate



Trouts Dale Farm, Springbank Wood, Blackshaw Moor, LEEK, ST13 8TJ

Dwelling type: Detached house Reference number: 8497-1877-7929-4406-5043
 Date of assessment: 03 October 2014 Type of assessment: RdSAP: existing dwelling
 Date of certificate: 03 October 2014 Total floor area: 211 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

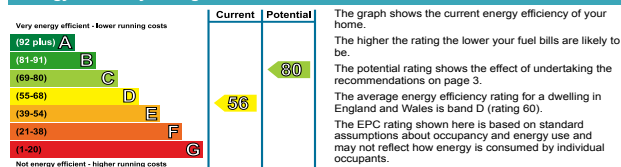
Estimated energy costs of dwelling for 3 years:	£ 7,092
Over 3 years you could save	£ 2,805

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 276 over 3 years	
Heating	£ 6,126 over 3 years	£ 3,651 over 3 years	
Hot Water	£ 573 over 3 years	£ 360 over 3 years	
Totals	£ 7,092	£ 4,287	

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 Increase loft insulation to 270 mm	£100 - £350	£ 492
2 Cavity wall insulation	£500 - £1,500	£ 1,055
3 Floor Insulation	£800 - £1,200	£ 497

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.