



# Graham Watkins & Co.

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**Field House Farm**  
**Reapsmoor, Longor, SK17 0LL**



# For Sale By Private Treaty

## **Field House Farm Reapsmoor, Longor, SK17 0LL**

Field House Farm is a stone built two bedroom detached farmhouse which commands far reaching views over the surrounding countryside. The farmhouse is in need of some internal modernisation and updating with great potential to put your own stamp on. Offering a variety of well built outbuildings and an adjoining barn with potential to extend subject to obtaining the relevant planning permission. The land which extends to approximately 4 acres or thereabouts is situated to the front and rear elevation and is all laid down to grass. Would be ideal for a Smallholding or Equestrian use. An internal viewing is HIGHLY recommended to be fully appreciated. Offered for sale with NO CHAIN.



Offers in the Region of  
£625,000



## Directions

From our Derby Street office, proceed on the A553 Buxton Road out of the town, follow and turn right into Thorncliffe Road and continue through Thorncliffe. Upon reaching the Mermaid Inn, turn right, signposted for Warslow. Follow this road and turn left into Stoneyfold Lane. Continue along this road and just prior to reaching the Ye Old Butchers Arms on the left hand side, Field House is situated and is identified by our 'for sale' board.

## Accommodation Comprises:

### **Entrance Porch**

With uPVC double glazed external door to the front aspect, staircase off and double radiator.

Note: black and red Minton tiled flooring is situated underneath the carpet.

### **Sitting Room - 3.83 x 3.46**

Having windows to the front and rear aspects, double radiator and gas fire (not connected) set in a stone surround on a tiled hearth.

### **Living / Dining Room - 4.20 x 2.85**

Having windows to the front and rear aspects, double radiator, multi fuel stove set on a tiled hearth and tiled hearth.

Note: black and red Minton tiled flooring is situated underneath the carpet.

### **Kitchen - 3.66 x 2.19**

Having a range of base cupboards and drawers with work surfaces over, plumbing for an automatic washing machine, stainless steel sink unit, window to the rear aspect overlooking the countryside, double radiator, pantry off with fixed shelving with black and red Minton tile flooring.



## Stairs to First Floor

### Bedroom One - 4.09 x 3.98

With a window to the front aspect, double radiator and built in wardrobe.

### Bedroom Two - 4.00 x 3.68

With window to the front aspect and single radiator.

### Bathroom - 3.96 x 1.85

With panelled bath with shower fitment over, wash hand basin set in a vanity unit with cupboards beneath, low level lavatory, single radiator, window to the rear aspect over looking the countryside and built in airing cupboard.



## Outside

Externally there is an enclosed forecourt leading to lawned gardens to the front aspect, yard area giving access to multiple outbuildings.

### Adjoining Stone Barn - 7.00 x 3.95

Divided in to two sections, with concrete floor, lighting and loft storage.

### Adjoining Lean To - 3.44 x 1.93

With concrete floor and lighting.

### Adjoining Boiler Store

With oil tank and boiler.

### Range of Stone Built Sheds

With tiled roof.

- 1) Cow Shed - 10.70 x 5.56m - with concrete floor.
- 2) Adjoining Store - 3.04 x 2.78m - with concrete floor and lighting

### Garage - 5.57 x 3.81

With concrete floor, lighting and sliding door to the front aspect.

### Further Store Room - 3.04 x 2.61

Off from the garage - with concrete floor, lighting and water connected.

### Farm Buildings

- 1) Cow Shed - 35' x 45' - with concrete floor and water connected.
- 2) Inner Shed - 13.0m x 5.06m - with concrete floor and water connected.
- 3) Hay Shed - 65' x 45' - having soil floor, lighting and water connected.



### **Land**

Field House Farm has land that is situated to the front and rear aspects and extends to 4.1 acres or thereabouts.

### **Services**

We understand that the property is connected to mains electricity and water, oil fired central heating and drainage by private means.

### **Local Authority**

Staffordshire Moorlands District Council and Peak District National Park Authority is the planning authority.

### **Council Tax Band**

We believe the property is in band D

### **Viewing**

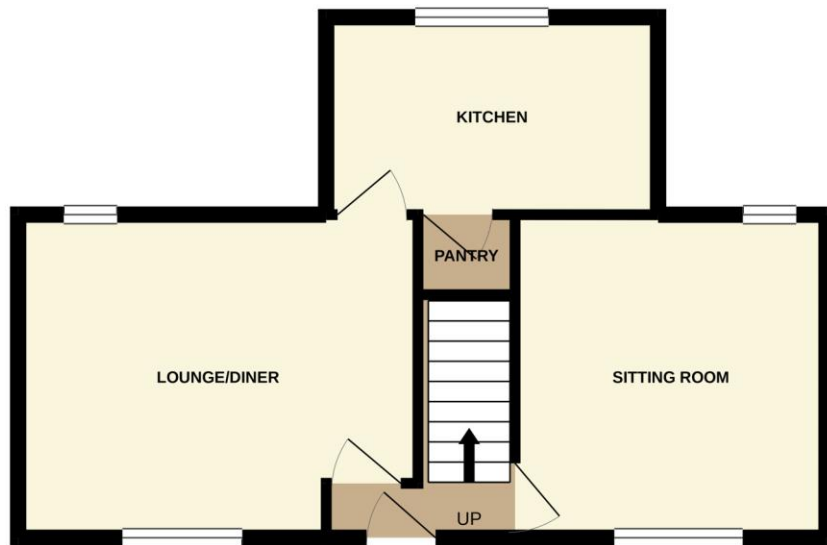
By prior arrangement through Graham Watkins & Co.

Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone the office.

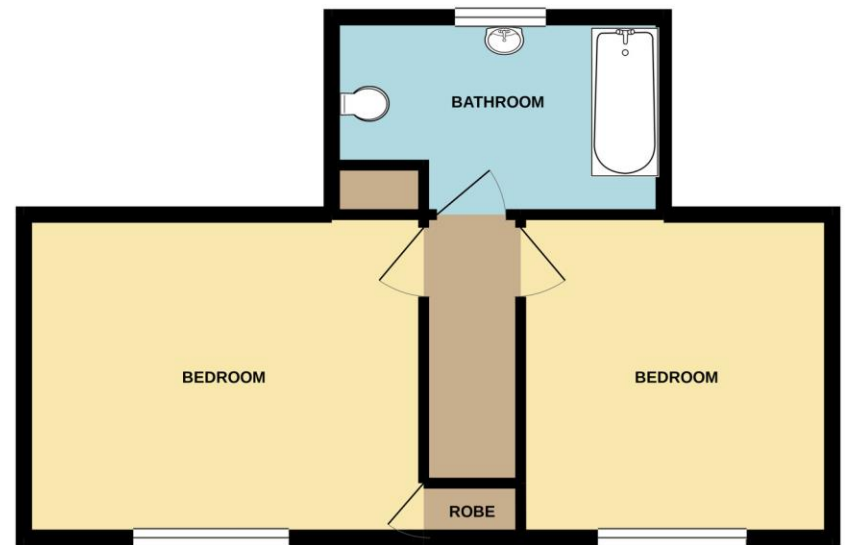


# Floorplan

GROUND FLOOR



FIRST FLOOR

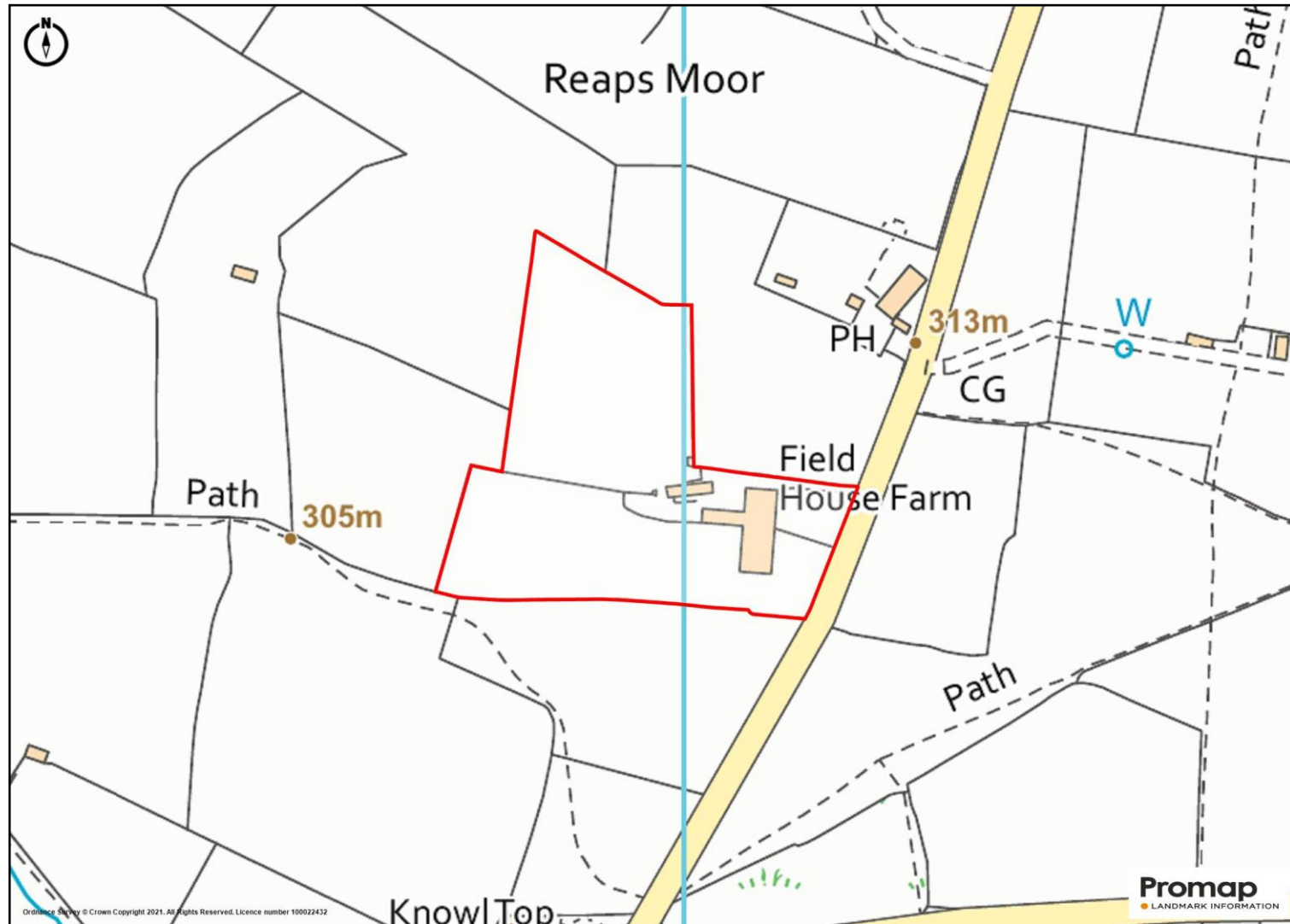


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Plan

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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### **Tenure and Possession**

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

### **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.

### **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).

### **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)

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