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The Firs

Tompkin Lane, Stanley, Staffordshire, ST9 9LX



For Sale By Private Treaty

(subject to contract)

The Firs **Tompkin Lane, Stanley, Staffordshire, ST9 9LX**

The Firs is a delightful four bedroom detached family residence situated in the sought after village of Stanley offering spectacular views over the surrounding countryside. Boasting spacious accommodation to the ground and first floor having been tastefully modernised to an exceptional standard with quality fixtures and fittings, including cat 5 cable data sockets all through the property and fitted Sonos speakers throughout the ground floor and in the master suite and family bathroom. This beautifully presented home is positioned on a sizeable plot offering formal established gardens, gravelled driveway and a paddock of land laid to grass with gated access from the main drive. This home further benefits from a detached Barn with full Planning Permission for 'Extension and Alterations to the domestic Outbuilding'. This could prove suitable for a self contained Annex or Holiday Let subject to approval. An early viewing is advisable to fully appreciate the level of accommodation, views and quality offered.



Offers in the Region of
£1,250,000



Situation

The rural village of Stanley is situated in the heart of the Staffordshire Moorlands with easy commuting to The Potteries, Staffordshire and Cheshire borders. Spectacular views over the surrounding countryside, together with a golf club and driving range, popular restaurants and country style public houses.

Directions

From our Derby Street Leek Offices proceed along Haywood Street. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. The Firs is situated on the left hand side identifiable by our For Sale board.

Accommodation comprises:

Covered Porch

Entrance Hall

Double glazed window and door to side aspect, stone floor with underfloor heating, built-in Cloak cupboard housing hanging space and shelving.

Inner Hall

Oak floor with underfloor heating, staircase off, external door to front aspect. Access to Cellar having light and power.

W.C

Housing Heritage low level lavatory, wash hand basin, stone floor with underfloor heating.

Office/Study/Bedroom - 4.16m x 1.97m

Two double glazed windows to side and rear aspects, oak floor with underfloor heating. Loft access with ladder, light and power. Being fully boarded and insulated, housing gas fired central heating boiler.



Lounge - 4.36m x 4.24m

Double glazed picture window incorporating pair of patio doors to front gardens, feature fireplace having inset multi fuel stove, double glazed window to rear aspect, oak floor with underfloor heating and built-in Bose sound system.

Dining Kitchen - 7.34m x 5.58m

Excellent range of bespoke base and wall units having inset baskets and wine rack, granite work surfaces and splashbacks, double bowl sink unit with mixer tap, integrated fridge, freezer and dishwasher, Aga providing cooking facilities. Central island with matching base cupboards and drawers with granite work surfaces over, built-in electric oven and bin storage. Double glazed windows to front and rear aspects set on granite sills, stone floor with underfloor heating,

Dining Area within the Kitchen comprises - Double glazed picture window incorporating pair of patio doors to front gardens and fitted and fitted Sonos speakers.



Conservatory - 3.70m x 3.61m

Having double glazed windows on plant display shelving with patio doors leading onto an Indian stone patio, stone floor with underfloor heating and fitted and fitted Sonos speakers.



Utility Room - 4.26m x 1.54m

Range of base and wall cupboards, work surface with inset Siemens ceramic hob, one and a half bowl sink unit with mixer tap over, plumbing for washing machine and space for tumble dryer, double glazed stable door to front aspect with covered rustic porch over, stone floor with underfloor heating.

First Floor Landing

Oak floor, radiator, double glazed window to rear aspect. Sizeable Loft with ladder, light and power, being fully boarded and insulated.

Bedroom Three - 4.36m x 3.62m

Double glazed windows to front and rear aspects, radiator.

Family Bathroom - 2.99m x 2.97m

(Maximum Measurement). White Heritage suite comprising roll top bath on claw and ball feet with central mixer tap and shower attachment, pedestal wash hand basin, low level lavatory, fully enclosed shower cubicle incorporating mixer shower fitment, heated towel rail, double glazed window to front aspect, part panelled walls, oak floor and fitted and fitted Sonos speakers.



Bedroom Two - 3.70m x 3.68m

Double glazed window to side aspect, radiator. Built-in Airing Cupboard housing pressurised hot water cylinder and shelving.

With En Suite

White Heritage suite comprising wash hand basin and low level lavatory, in vanity unit, fully enclosed shower cubicle incorporating mixer shower fitment, double glazed skylight window, heated towel rail, and oak floor.



Bedroom Four - 3.33m x 2.70m

Double glazed window to front aspect, radiator



Master Suite - 5.39m x 4.26m

Master Bedroom

Double glazed windows to front and rear aspects, two radiators, oak floor, exposed beams and fitted Sonos speakers.

En Suite

Fully enclosed shower cubicle incorporating mixer shower fitment, pedestal wash hand basin, low level lavatory, double glazed Velux window, heated towel rail, oak floor.

Dressing Room

Open fronted wardrobes incorporating hanging space and shelving, oak floor.



OUTSIDE

The Firs is approached via double gated electric gates leading to a gravelled driveway providing ample off road parking. Gated access to paddock.

Outbuildings

Barn

Two double doors to front, concrete floor, staircase to first floor, hot and cold water supply, mains drains connected, fully insulated throughout. Adjoining room with double doors to front and plumbing for wash room fittings.

Note: Planning Permission has been granted for Extension and Alterations to Domestic Outbuilding.

Please refer to Application Number: SMD/2014/0792.

Timber Car Port

Lean-to with gravelled floor and cold water tap and car port.

Adjoining Timber Garden Shed

Being fully insulated to walls and floor.

Gardens

Enclosed front patio laid to Indian Stone with gated access to rear gardens.

Established low maintenance front and rear gardens are mainly laid to lawns with mature trees and shrubs, cold water taps, power connection and courtesy lighting all surround the property. Formal rear patio laid to Indian Stone with well stocked borders. Timber and felt Garden Shed to the side aspect incorporating light and power. Path to paddock of land.

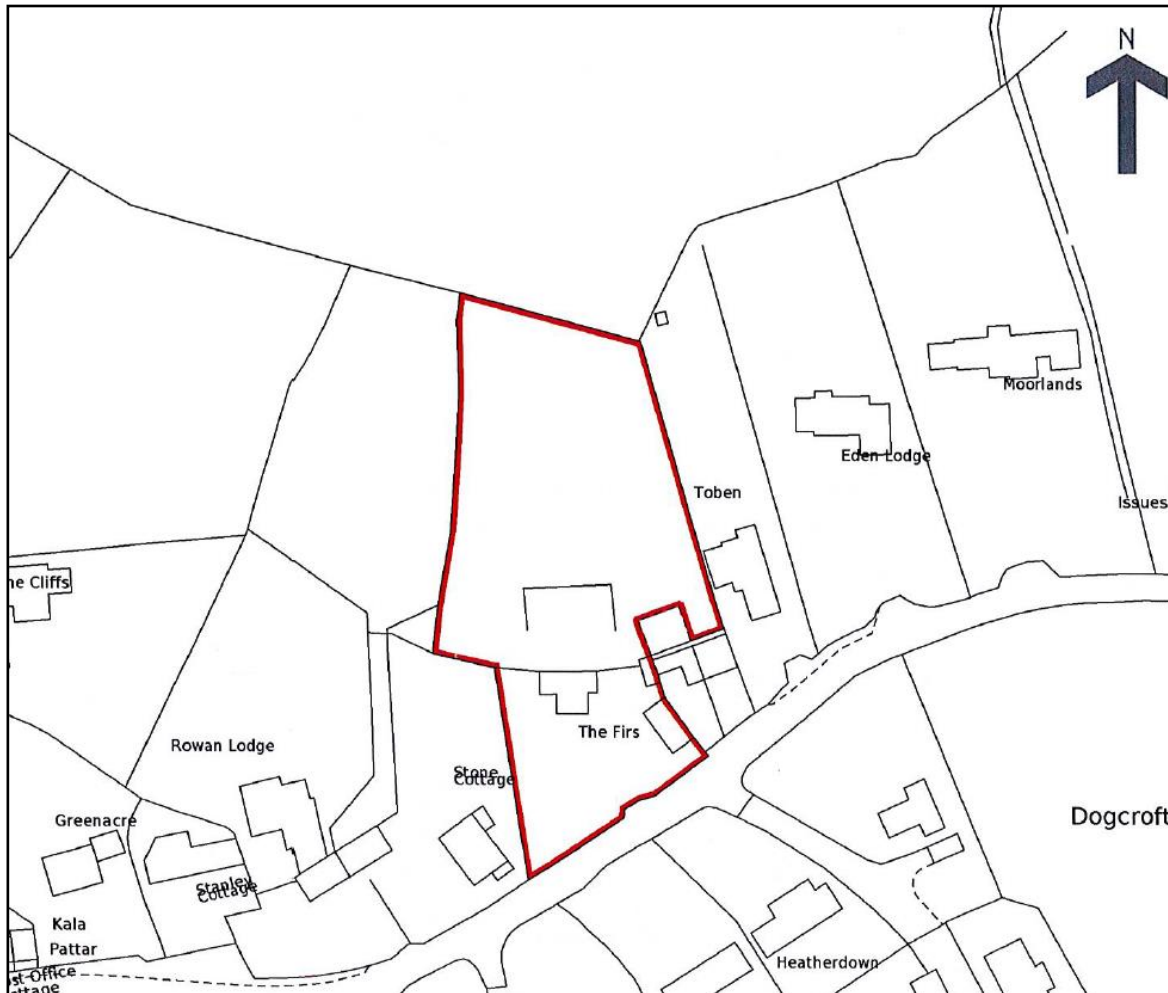


LAND

Paddock of land situated to the rear of the property with gated access from the main driveway. Laid to grass with water supply and small field shelter. Approximately 0.5 acres or thereabouts.

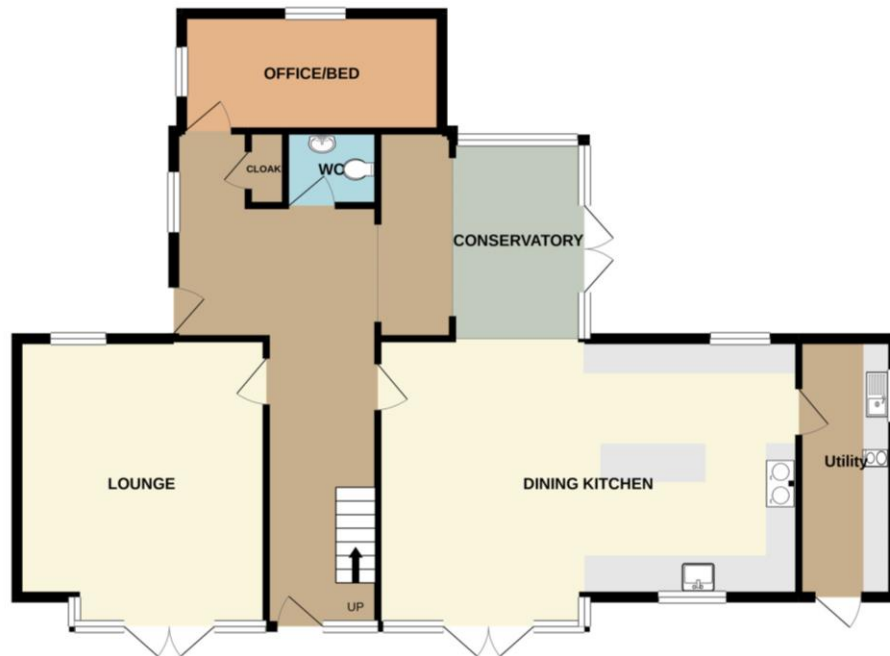
FOR IDENTIFICATION ONLY – NOT TO SCALE

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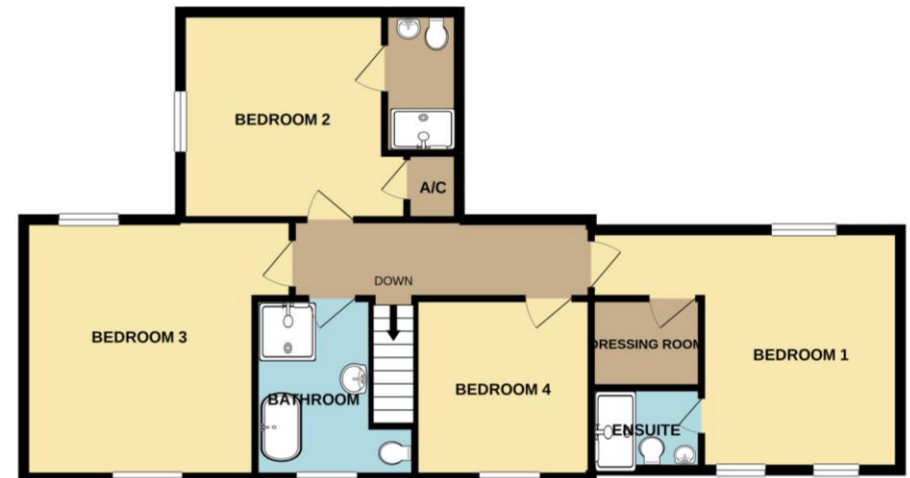


Floor Plan

GROUND FLOOR



FIRST FLOOR



Council Tax Band

We believe the property is in band F.

Local Authority

The local authority is Staffordshire Moorlands District Council.

Measurements

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

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

PLEASE NOTE: The property has cat 5 cable data sockets throughout.





Tenure and Possession

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

Mapping

The plans provided in these particulars are inductive 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.

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.

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