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Platt Newhouse Farm, Leek Road, Wetley Rocks, ST9 0AP

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Offers In The Region Of £400,000

(Subject to Contract)

Description

This detached property with good range of outbuildings and land is conveniently situated midway between Wetley Rocks and Cellarhead and as such is well placed for travelling into the market towns of Leek and Cheadle or towards the Potteries conurbation.

The property itself provides spacious four bedroomed accommodation with an adjoining building having potential to be used as an annexe or incorporated into the existing accommodation (subject to any necessary consents).

Externally there is a good sized yard and an excellent substantial brick and concrete block agricultural building, together with adjoining paddock. The whole extends to approximately 2.71 acres or thereabouts.

This is a property which will suit those requiring a conveniently positioned property with a good range of outbuildings and land.

Front Entrance Porch

Kitchen 3.71m x 3.58m (12'2 x 11'9)

Fitted with a range of units consisting of sink unit, base units, working surfaces and wall cupboards. Radiator. Tiled flooring.

Breakfast Area 3.63m x 1.88m (11'11 x 6'2)

With base units, working surfaces and wall cupboards. Tiled flooring. Radiator.

Lounge 7.70m x 3.73m (25'3 x 12'3)

With wood burning stove inset in stone surround which has been extended to form TV shelving. Feature brick pillars and exposed beams. Two radiators.

Rear Hall

Utility Room 2.21m x 2.08m (7'3 x 6'10)

With plumbing for automatic washing machine. Tiled flooring.



Bathroom 3.73m x 3.35m (12'3 x 11')

With a raised corner bath, wash hand basin and wc. Radiator. Part tiled walls. Fitted linen cupboards.

Stairs to Landing 3.71m x 3.66m (12'2 x 12')

With radiator. Cupboard off housing central heating boiler.

Bedroom One 3.89m x 3.73m (12'9 x 12'3)

Radiator.

Bedroom Two 3.73m x 3.63m (12'3 x 11'11)

Radiator.

Bedroom Three 3.73m x 3.38m (12'3 x 11'1)

Radiator.

Bedroom Four 3.63m x 2.06m (11'11 x 6'9)

Radiator.

Shower Room

With shower, wash basin and wc. Radiator. Airing cupboard off.

Outside

Gated access off the road leads to a large yard.

Adjoining the house is a stone outbuilding which is partly converted and providing:-

Ground Floor:

Room One 3.58m x 3.02m (11'9 x 9'11)

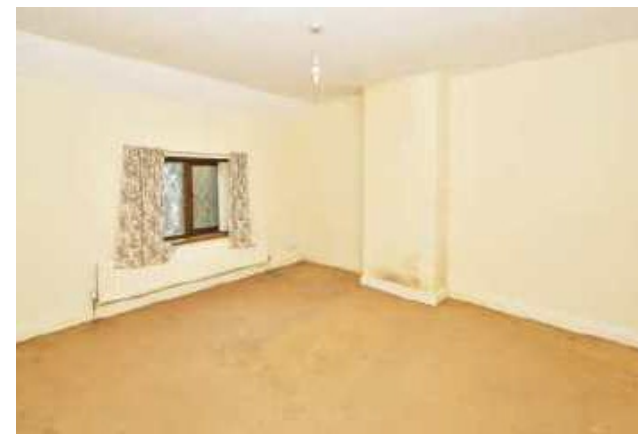
Room Two 6.02m x 3.30m (19'9 x 10'10)

Stairs to Landing

Room 2.46m x 2.57m (8'1 x 8'5)

Room 2.49m x 1.68m (8'2 x 5'6)

Room 2.49m x 1.65m (8'2 x 5'5)



Small stone and brick outbuilding.

Substantial brick and concrete block farm building in two compartments being: 50' x 16'3 and 51' x 44' together with an open fronted lean-to.

Stone and brick loose boxes and stores.

Concreted yard with cattle crush.

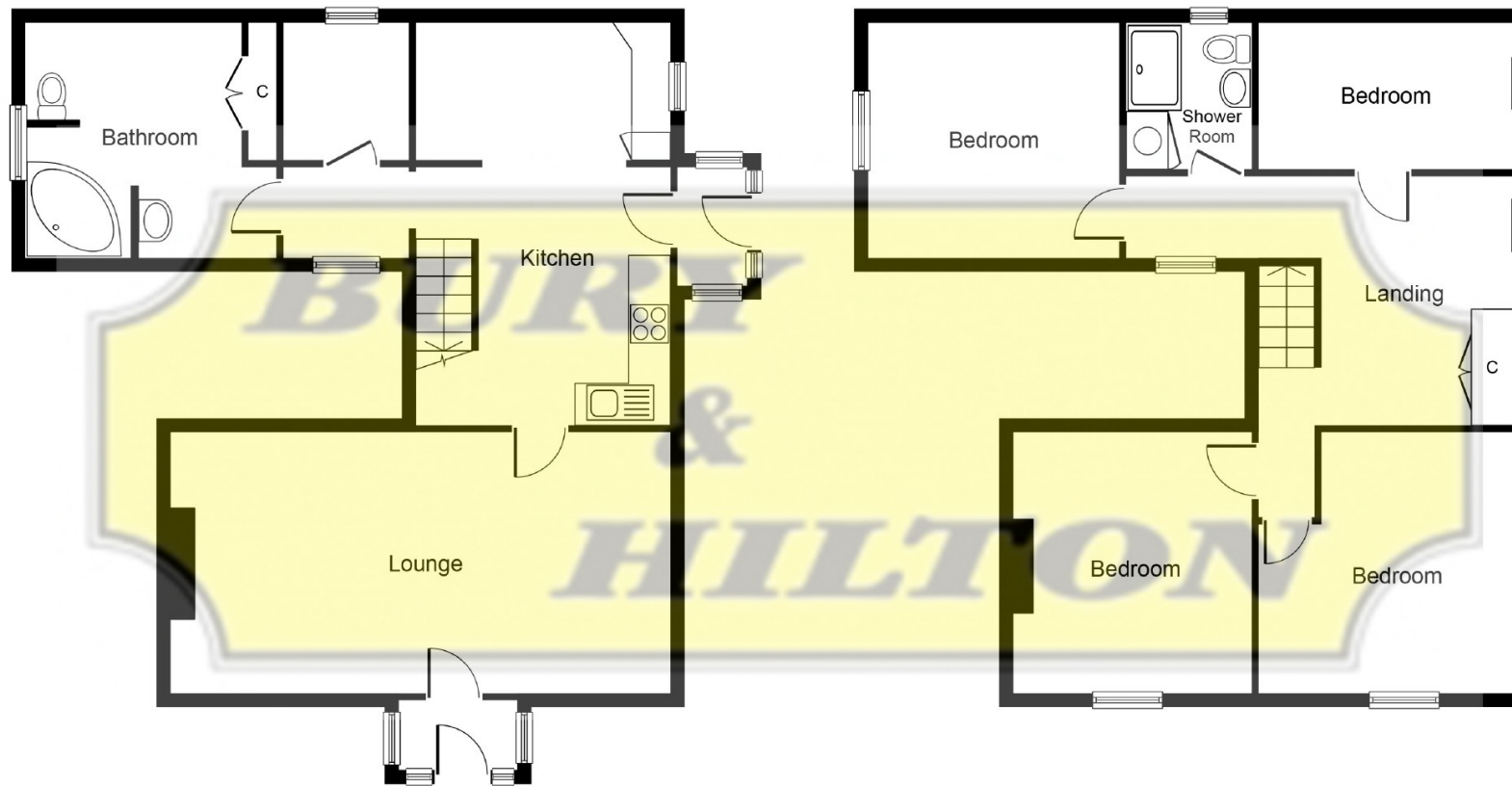
Adjoining paddock with the whole extending to approximately 2.7 acres.

Viewing

Strictly by prior appointment through the Agents.







Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		93			
		61			
					1
					1
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		