

Abbey Green Road

Leek, Staffordshire, ST13 8SA

John 
German





A stone archway with a dark door leading to a garden, with a Tudor-style building in the background.

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Offers Over £600,000

Extremely handsome period semi detached home dating back to 1612 with well maintained accommodation extending to approximately 2400 sq.ft, retaining a wealth of character and features with a lovely garden overlooking fields.

Character, character and more character – plus a wealth of retained original features, charm and history. This Grade II listed home dates back to 1612, the Stuart period, and provides extremely spacious and well-proportioned accommodation. It enjoys a lovely position adjacent to a small working dairy farm and has a good sized garden overlooking fields.

Situated on the rural outskirts of the picturesque market town of Leek in the Churnet Valley combining views over the surrounding farmland with easy access to the wide range of amenities found in the town.

For sale with no upward chain involved, viewing of this unique residence is highly recommended to appreciate its fabulous amount of character and features, room dimensions, views, tranquillity combined with convenience, exact position and the sympathetic work done by the current owners.

Accommodation - An extremely impressive and imposing entrance porch has a stone arch and quarry tiled floor with a solid timber door opening to the hall. It also has a beautiful tiled floor leading to a second lobby area and a door leading to the main living room, an extremely generous sized room with a focal stone fireplace, dual aspect windows and some fabulous timber beams and large pillars.

The lobby leads to the downstairs WC that also houses the freestanding central heating boiler and has space for a washing machine. A door leads to the separate dining room which extends to the full depth of the property having a feature fireplace and dual aspect windows.

A further hall at the rear of the property has a timber door to the outside and doors to the remaining ground floor accommodation plus a useful under stairs cupboard/pantry. A door also leads to the stairs rising to the first floor.

The delightful sitting room could easily be used as a study, having an inset shelving unit and a window overlooking the garden.

Also overlooking the garden is a breakfast room which has a serving hatch to the fitted kitchen that has a range of base and eye level units with work surfaces and inset sink unit set below a window, space for an electric cooker plus plumbing for a dishwasher and space for a fridge freezer.

To the first floor the long landing has a wonderful beamed wall plus two rear facing windows and a walk-in airing cupboard. Original latch doors open to the four large bedrooms, each easily able to accommodate a double bed and further furniture, with exposed beams and views over the garden and surrounding farmland. The master bedroom has a further dressing room which could easily be used as a nursery depending on requirements.

Completing the accommodation is the fitted family bathroom which has a white period style suite incorporating a ball and claw bath with an electric shower and fitted glazed screen above plus complementary tiled splash backs.

Outside - To the front is a gravelled seating area and good sized garden laid to lawn which is enclosed to three sides by a mixture of hedges and fencing. There is a shed and views over the surrounding countryside and farmland.

To the rear is a hardstanding area (please note the neighbouring property does have pedestrian access over this area).

The property is approached along a long drive with post and rail fencing and trees providing a hugely impressive introduction to the property and views over the farmland. This leads to allocated off road parking spaces (please note there is a 10% contribution towards any required maintenance to this drive).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Drainage is via a shared septic tank. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/22092022

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band E

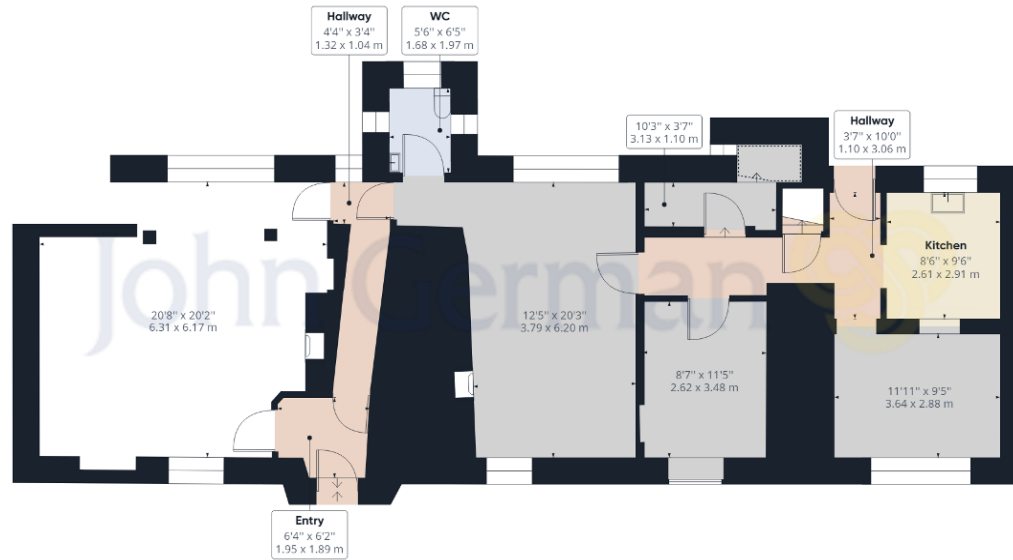












Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2275.47 ft²

211.40 m²

Reduced headroom

12.77 ft²

1.19 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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