



Crowborough Road
Lask Edge, ST13 8QP

- ACRE FARM & ACRE COTTAGE
- WITHIN APPROX 3.1 ACRES in total
- CATTERY BUSINESS INCLUDED
- STABLES & OUTBUILDINGS
- IDEAL FOR MULTI GENERATION LIVING
- DETACHED RESIDENCE
- 4 BEDROOMS, PLUS ANNEX
- RURAL LOCATION, ATTACHED ANNEX

£840,000





Property Description

INTRO

A brilliant opportunity to acquire Acre Farm a small holding residence within approx. 3 acres in total & Acre Cottage a separate Annex. An ideal Multi generation living property. Including an established beautiful presented a modern, updated professional Cattery business. Stables, outbuildings, paddock of land for grazing of approx. 2.2 acre Acre Farm - A spacious lounge, updated family breakfast kitchen, dining room/ground floor bedroom, modern pet grooming room, three bedrooms, a bathroom. Acre Cottage - an annex is attached, lounge/dining room, kitchen, hall, two bedrooms, bathroom. Externally plenty of parking to the frontage, a long driveway leads to the Cattery buildings, stables, stone outbuilding and landscaped rear gardens. UPVC double glazing, LPG gas heating. The property and business is located within a stunning rural location, yet within easy access to towns/cities. Viewing imperative without delay.



DIRECTIONS

Please follow Sat Nav for Postcode ST13 8QP - from Knypersley follow Park Lane, turn right in to Crowborough Road, follow the road round and the property can be found on the right hand side with an in and out driveway as identified by our for sale sign.

ENTRANCE PORCH

Accessed by a front door with a glazed insert, window to the side, radiator, quarry tiled floor.

LOUNGE

20' 5" x 13' 6" (6.22m x 4.11m)

With an impressive vaulted ceiling with beams, a log stove, radiator, steps to the first floor and a set of steps to an inner hallway and kitchen. Radiator.

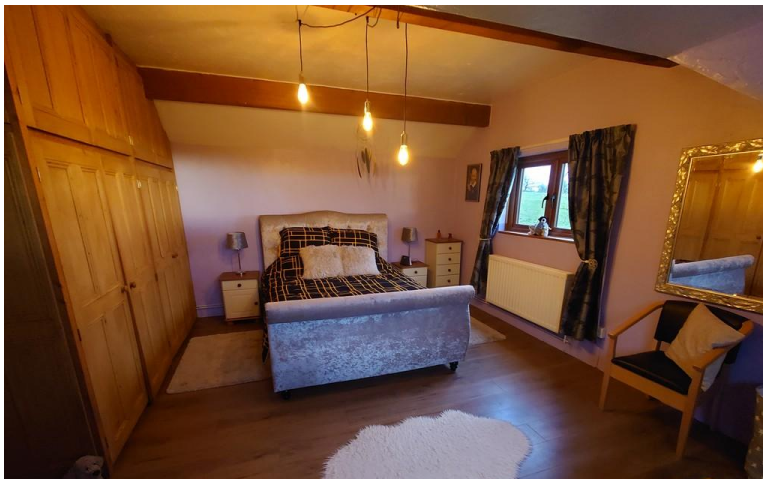
INNER HALLWAY

Window to the rear, windows over looking the landscaped rear garden, radiator, quarry tiled floor.

GROUND FLOOR BEDROOM/DINING ROOM

11' 8" x 10' 3" (3.56m x 3.12m)

Window to the side, radiator.



KITCHEN/DINING ROOM

18' 9" x 13' 10" (5.72m x 4.22m)

Comprising an extensively fitted updated kitchen with plenty of cupboard and drawer space, worksurfaces and inset Belfast sink, plenty of central space for dining table and chairs, space for a free standing range LPG cooker, exposed beams to the ceiling, radiators. Window to the side and rear, door to the garden.

UTILITY

18' 8" x 8' 7" (5.69m x 2.62m)

A range of updated base and wall units with a Belfast sink, work surfaces. UPVC door to the garden, quarry tiled floor. Door to Acre Cottage.



PET GROOMING ROOM

10' 10" x 10' 4" (3.3m x 3.15m)

A professionally fitted out room with fitted base and wall units, inset sink, three windows, shower screen walls and pet stainless steel sink pet washing. Radiator.

FIRST FLOOR LANDING

A galleried landing area, with windows to the rear, airing cupboard,

BATHROOM

Window to the side, a white suite of a panelled bath and over bath shower, low level w.c wash hand basin, radiator.





BEDROOM ONE

16' 8" x 14' 1" (5.08m x 4.29m)

With window to the rear with a view over the garden, outbuildings stables and a far reaching view window to the side, exposed beams, storage to the eaves, fitted wardrobes, radiator.

BEDROOM TWO

11' 6" x 7' 8" (3.51m x 2.34 m)

Window to the side, radiator.

BEDROOM THREE

8' 6" x 7' 8" (2.59m x 2.34 m)

Window to the front with a deep cill, radiator.



ACRE COTTAGE

INNER HALL

With a window to the front, staircase to the first floor. A front entrance door. Radiator.

LOUNGE

19' 6" x 11' 7" (5.94m x 3.53m)

Chimney breast with a fitted log stove, three windows, two radiators.

KITCHEN

19' 10" x 6' 1" (5.79m x 1.96m)

Comprising updated fitted base and wall units, work surfaces, single drainer sink, window to the rear, external access door to the garden.



FIRST FLOOR LANDING

With a boiler cupboard with modern Worcester combi gas boiler.

BEDROOM ONE

15' 3" x 12' (4.65m x 3.66m) max

Window to the rear with a far reaching view, exposed beams, radiator.

BEDROOM TWO

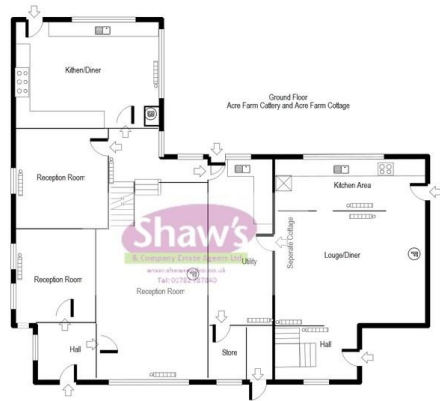
15' x 8'7 (4.57m x 3.63m)

Window to the rear, radiator.

BATHROOM

Window to the rear, exposed beams, a panelled bath over bath shower, low level W.C, wash hand basin, recessed spotlight to the ceiling.





EXTERNALLY

The property is set behind a stone wall entrance and in and out driveway with a stoned finish and the driveway via gates extends down to the rear of the property, garden, stables, cattery and stables. Leading towards the paddock situated to the rear of the property all of approx 3.1 Acres or thereabouts.

REAR GARDEN

A landscaped rear garden area with a good sized garden area laid to lawn, extending behind the house with patio areas and a concrete patio area adjacent to the paddocks over looking the land. A stone built outbuilding with a pitched tiled roof, inner block built walls measuring approx. 10 x 9

STABLES

Timber stables with lighting, consisting of a tack room 11'4 x 7'4 and three stables each approx. 12 x 12 A timber outbuilding which could split to form 3 more stables, this building has two large area each approx. 29 x 11

CATTERY RECEPTION

16' 0" x 16' 0" (4.88m x 4.88m)

UPVC double glazed windows and door. Inner hall and storage room approx. 9 x 5'8



KITCHEN

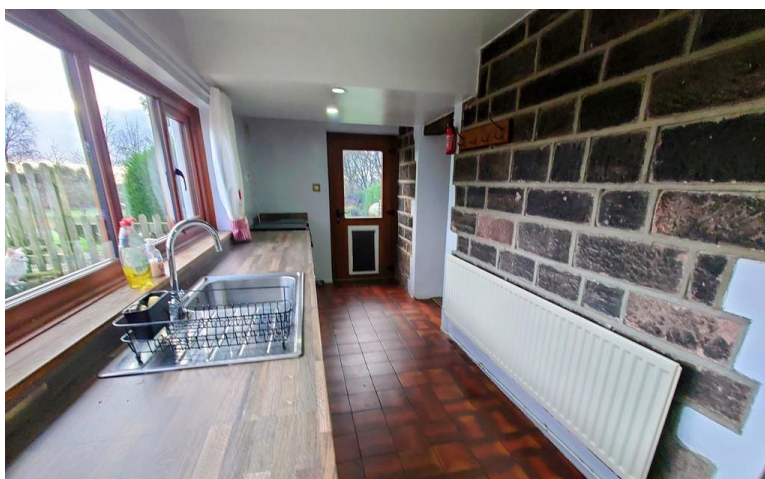
13' 8" x 9' (4.17m x 2.74m)

With twin stainless steel sinks and food preparation areas etc. Windows to the front, cat isolation pens.



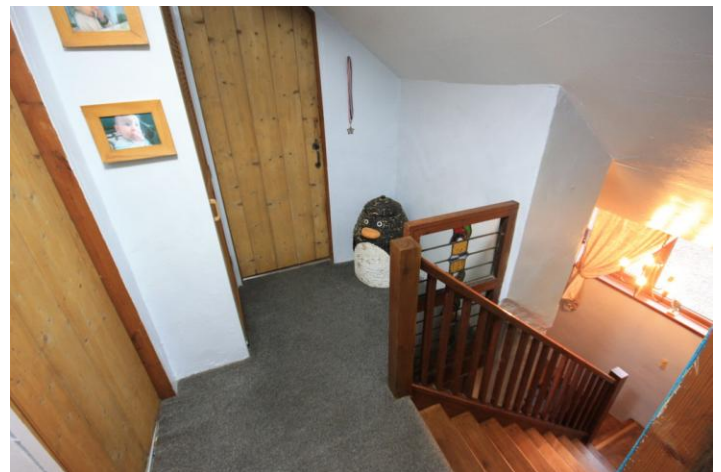
CATTERY

A beautifully presented purpose built Cattery comprising a good sized reception area for clients and pets. Access to the kitchen area which is a good sized room for preparation and store area. Comprising a modern well constructed Cattery area providing pleasant environment for residents, of 42 cat pens with a walk around pathway/safety area, individual pens with natural light and air as well as covered accommodation. A central area provides and pleasant outlook. Electric light and power. Water supply.



LAND

The land is located to the rear of the outbuildings laid to pasture of approx 2.2 acres and is of good grazing, with far reaching views over open countryside towards Mow Cop and the surrounding beautiful countryside.





FINANCIAL DETAILS

An established and well regarded Cattery business with all update modern facilities with an approx. turn over approx £58k PA

Gross profit approx TBC Stock TBC The last years accounts have yet to be finalised.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

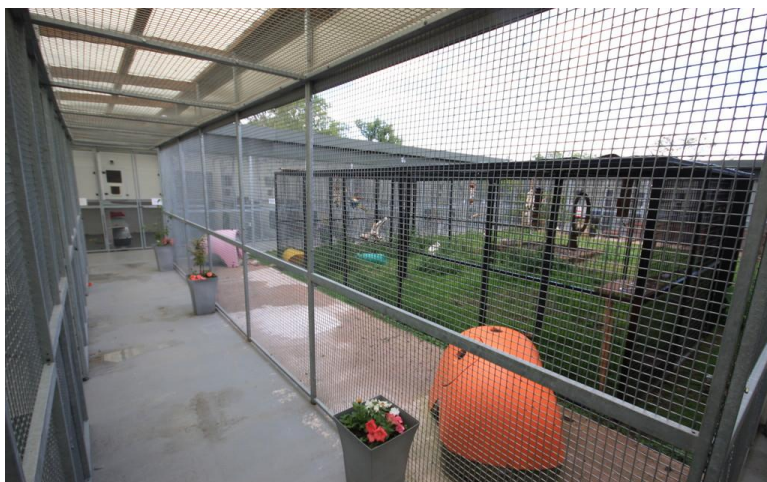
LOCAL AUTHORITY

Staffs Moorlands District Council.

COUNCIL TAX BANDS - E for Acre Farm and Band B for Acre Cottage

EPC RATING (PDF available online)

Current: 13G Potential: 61D





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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements