

Cuckoo Lane

Leigh, Stoke-on-Trent, ST10 4QE

John 
German





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Offers over £1,000,000

Hugely impressive equestrian property with stables, ménage and horse walker, a fabulous extended former farmhouse offering versatile accommodation, set in approximately 4 acres enjoying views, peace and tranquillity.



Situated on a private no through lane on the edge of the popular village of Leigh with no near neighbours, viewing and consideration of this fabulous rare opportunity is imperative to appreciate the work done by the current owners over the past 25 years, not only to the property itself but also the outside facilities including stabling positioned adjacent to the home, the ménage and horse walker, the gardens and grounds. In all extending to approximately 4 acres enjoying views, peace, tranquillity and privacy.

The property is also handily located within easy reach of equestrian centres such as Field House in Marchington and Eland Lodge. The village of Leigh provides a range of amenities including All Saints First School, The Star and Farmers Arms public houses, village shop with its small post office, village hall and recreational ground and the picturesque All Saints Church. The towns of Uttoxeter, Stafford, Stone and Cheadle are all within commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways enabling easy access across the UK. The area also provides a choice of education including the regarded three tier school system in Uttoxeter, JCB Academy located in Rocester, Painsley Catholic High School in Cheadle and the nearby private schools of Denstone College and Abbotsholme.

Accommodation - A solid oak door opens to the useful enclosed porch where a further solid door and glazed skylight leads to the extremely impressive and welcoming reception hall setting the tone of the home immediately having natural light, feature floor and a built in cloaks cupboard. Solid oak latch doors lead to the spacious and versatile ground floor living space.

To the left is the kitchen which has an extensive range of base and eye level units plus an island, fitted worksurfaces including some granite tops, an inset Belfast sink set below one of the windows, a Rangemaster with an extractor over, integrated appliances plus a feature tiled floor with underfloor heating. An arch leads to the cosy snug which overlooks the lovely rear garden having a focal exposed brick chimney breast with a slabbed hearth.

Next is the delightful triple aspect living room which includes a wide picture window overlooking the rear garden and French doors opening to outside, oak beamed ceiling, oak floor, focal chimney breast and hearth.

Also to the rear of the home is the equally comfortable sitting room, again with a focal fireplace and brick hearth, a view over the gardens and stairs rising to the first floor.

To the right of the reception hall is the remaining ground floor space providing potential to be remodelled into accommodation for a dependant relative if desired/required. Presently comprising a wonderful triple aspect lounge having many features including a vaulted ceiling with exposed beams, an inglenook fireplace with a log burner set on a slabbed hearth, a wide picture window with French doors opening to the terrace enjoying fabulous far reaching views and a part glazed stable door to the side where the stables are located.

To the front of this 'wing' is a dual aspect formal dining room also having a vaulted ceiling and beams. In between is the study which has a feature tiled floor and fitted cupboards but most importantly a part glazed stable style door overlooking the leading to the stables.

Completing the ground floor space is the fitted utility room which has a range of base and eye level units with work surfaces and inset sink unit, space for appliances and a door to the rear. Finally there is a superb fully tiled downstairs WC having a contemporary two piece suite plus an illuminated mirror.

To the first floor the landing has a skylight and doors leading to the four double bedrooms, all enjoying a fabulous outlook over surrounding countryside, and the superior refitted family bathroom which has a contemporary white suite incorporating a roll top bath and separate walk in shower cubicle, feature tiling, lighting, under floor heating and display niches.

The impressive master suite includes a dressing area and extends to the full depth of the home having a notable feature of French doors and a Juliet balcony to the rear overlooking the paddocks and surrounding countryside, a bank of built in wardrobes and a superior fully tiled en suite bathroom having a suite incorporating both an inset spa bath and a separate corner shower cubicle, lighting, underfloor heating and a heated towel rail.

Outside - The southerly facing gardens are predominantly laid to lawn wrapping around the rear and side elevations of the home with well stocked beds and borders containing a large variety of fruit trees, shrubs and plants. It has two absolutely lovely seating areas - one is a decked terrace adjoining the lounge enjoying views over paddocks and countryside, the second being a flagstone paved patio with gravelled edging with gated access to the paddocks and an ideal spot to watch the horses.

To the side are the excellent equestrian facilities including a stable block with three stables, storage for feed and hay, a tack room and a workshop, all with power and light, set on a concrete secure yard. On the opposite side of the yard is a further useful steel framed and brick barn, presently incorporating two stables and a further storage area that is also adaptable to use for other purposes if required that is currently used for hay and bedding storage.

Beside the yard is the all weather silica sand and fibre ménage measuring just over 40 x 20, the membrane having been replaced two years ago. Behind the stables is the electric Monarch four horse walker.

The stock fenced paddocks extend to the rear and side of the property and stabling enjoying a good degree of privacy and views, currently divided into three main sections. Additionally there is a further steel framed barn situated along the no through lane providing extra storage and currently also houses a 7.5 tonne horsebox.

Please note: The property is on two Titles, one of which is currently being registered with Land Registry.

what3words: removals.zest.paddocks

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

Property construction: Standard **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Private septic tank drainage

Heating: Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire (high speed)

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA/13052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor Building 1

Approximate total area⁽¹⁾

2484.92 ft²
230.86 m²

Reduced headroom

14.5 ft²
1.35 m²



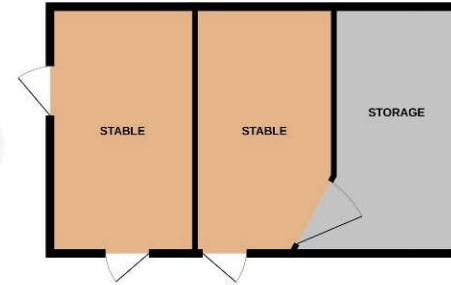
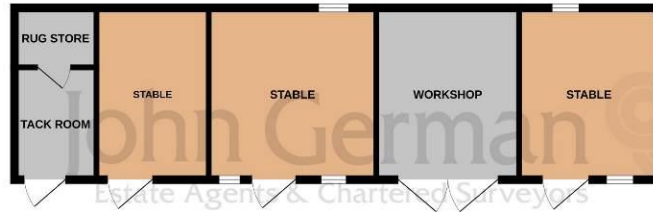
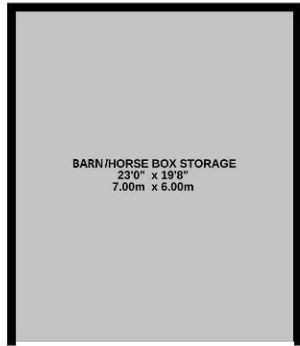
Floor 1 Building 1

(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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German
9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

