Moorlands Farm
Ellastone Road, Cauldon Lowe, Staffordshire, ST10 3ET
For Sale By Private Treaty
(subject to contract)

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Privately located property with thirty four acres and stunning views with barn development opportunity. No Chain!

A wonderful opportunity to purchase a detached stone dwelling situated in a fantastic rural setting in the Staffordshire Moorlands close to major commuter links and the market towns of Ashbourne and Leek. Stunning views from the property look down into Cotton Dell and across to Shropshire & the Welsh Borders. With good sized accommodation including three bedrooms, outbuildings and spacious garden. The whole plot extends to thirty four acres with opportunity to purchase an additional five acres by separate negotiation.
The property benefits from useful outbuildings, including a stone barn which has planning permission granted for a separate residential dwelling.

Viewing highly recommended to appreciate the location and opportunity on offer.

Offers in Excess of: £750,000
**Situation**
Located in the open countryside, with views over the surrounding countryside.
The property is approximately 6.5 miles from Cheadle, 9 miles from Leek and 12 miles from Uttoxeter.

**Directions**
From our Leek office on Derby Street, take the A523 Ashbourne Road and continue for approximately 5.3 miles. Turn right at the junction sign posted for Peak Wildlife Park and Alton Towers. At the end of the road turn left and then immediately right onto Ellastone Road. Follow the road for approximately 0.2 miles and the property will be found on the right hand side, indicated by our For Sale board.

**Living Accommodation**
The spacious living accommodation comprises:
A wooden front entrance door with obscured glass panel, leading into:

**Lounge – 4.860m x 4.530m (15’ 9” x 14’ 8”)**
With exposed flooring and raised original quarry tile floor area;
Upvc double glazed window to the front aspect; a one-way privacy window to the rear aspect; a functioning dual purpose log burner set in brick surround (running both radiators and hot water);
exposed ceiling beam; double radiator; and two ceiling light points.

**Inner Hallway**
With single radiator and stairs off to the first floor.

**Front Room – 4.296m x 4.609m (14’ x 15’)**
Having full fitted carpet; Upvc double glazed window to the front aspect;
a brick and stone fireplace with wooden mantlepiece; exposed ceiling beam;
double radiator; electrical points and ceiling light point.
**Kitchen – 2.718m x 4.920m (8’ 9” x 16’)**
Having a wooden rear entrance door with glass panels; Upvc double glazed window to the side aspect; electrical points and ceiling strip light. The suite comprises a range of wooden base units and matching wall hung cupboards; one and a half sink and drainer unit with mixer tap; space for an electric cooker and space for a fridge/freezer.

**Utility – 2.519m x 1.990m (8’ 2” x 6’ 5”)**
With Upvc double glazed window to the side aspect; space and plumbing for an automatic washing machine; shelving; single radiator; electrical points and ceiling light point.

**Down Stairs W.C – 2.498m x 1.540m (8’ x 5’)**
With Upvc double glazed obscured glass window to the side aspect; pedestal wash hand basin; low level W.C; double radiator; raised shower cubicle with quarry tile floor and tiled walls and Triton shower and ceiling light point.

**Upstairs Accommodation**

**Bedroom One (Landing Room) – 4.303m x 4.701m (14’ x 15’ 4”)**
Having exposed wooden floorboards; two Upvc double glazed windows to the front and side aspect with spectacular views over the surrounding countryside; double radiator; electrical points and ceiling light point.

**Bedroom Two – 4.643m x 4.944m (15’ 2” x 1’ 2”)**
Featuring exposed wooden floorboards; a large sandstone wall feature; Upvc double glazed window to the front aspect with spectacular views over the surrounding countryside; two double radiators; electrical points; ceiling light point and loft access.

**Bedroom Three – 2.808m x 4.606m (9’ 2” x 15’ 1”)**
Step down into bedroom three; with exposed wooden floorboards; Upvc double glazed window to the side aspect; double radiator; electrical points and ceiling light point.
**Bathroom – 3.421m x 2.753m (11’ 2” x 9’)**
With exposed wooden floorboards; Upvc double glazed obscured glass window to the side aspect; single radiator; heating and water thermostat; water tank; and ceiling light point. The blue suite comprises a low level W.C; pedestal wash hand basin, panel bath and bidet.

**Outside**
To the front of the property there is a good-sized garden with lawn area.
Outbuildings
To the rear of the property there is a former cowshed measuring 14.686m x 4.568m (48’ x 14’ 9”) of concrete block construction with four windows to the side aspect, which is used for agricultural storage. There is a lean-to, of concrete block construction, which houses fuel and the oil storage tank. There is a brick built well which is believed to be filled from the top and bottom.

Stone and Tiled Barn
Currently used for agricultural storage, which comprises:

- Room One – 5.60m x 3.17m (18’ 3” x 10’ 4”)
- Room Two – 10.14m x 5.65m (33’ 2” x 18’ 5”)

There is a loft space above.
Please note that the stone and tiled barn has planning permission granted for conversion to an independent residential dwelling. Details of the development are available on request.
**Land**

The land is laid to permanent pasture and surrounds the homestead, being set out in convenient sized enclosures. The land is suitable for grazing with some suitable for mowing purposes. The land is further described in the following schedule.

<table>
<thead>
<tr>
<th>OS Field Number</th>
<th>Description</th>
<th>Area (hectares)</th>
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<tbody>
<tr>
<td>4440</td>
<td>Grassland</td>
<td>0.17</td>
</tr>
<tr>
<td>4747</td>
<td>Grassland</td>
<td>0.35</td>
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<tr>
<td>4933</td>
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<tr>
<td>4953</td>
<td>Grassland</td>
<td>0.29</td>
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<tr>
<td>5142</td>
<td>Grassland</td>
<td>0.33</td>
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<tr>
<td>5939</td>
<td>Grassland</td>
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<tr>
<td>6347</td>
<td>Grassland</td>
<td>2.93</td>
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<tr>
<td>9437</td>
<td>Grassland</td>
<td>3.03</td>
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<tr>
<td>8437</td>
<td>Grassland</td>
<td>0.12</td>
</tr>
<tr>
<td>8533</td>
<td>Grassland</td>
<td>0.27</td>
</tr>
<tr>
<td>9455</td>
<td>Grassland</td>
<td>2.88</td>
</tr>
<tr>
<td>Pt 9642</td>
<td>Grassland</td>
<td>0.73 est</td>
</tr>
<tr>
<td>-</td>
<td>Homestead</td>
<td>0.41</td>
</tr>
</tbody>
</table>

14.08 Hectares or 34.79 Acres or thereabouts.

Please note that the remainder of field 9642 (4.75 acres) is available be separate negation, should the buyer require additional land.
Property History
The earliest deeds conveying the farm go back to 1919, however, it was part of the Alton Estate and was subject to a tenancy which commenced in 1885.

Services
We understand that the property is connected to mains electricity and water. Drainage by private means and the central heating system is fuelled by oil.

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

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, quasi easements 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.

Viewing
By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

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.
Floor Plan of Moorlands Farm – house

Ground Floor
Approx. 68.4 sq. metres (714.4 sq. feet)

- Kitchen
- Utility Room
- Shower Room
- Lounge
- Sitting Room

First Floor
Approx. 66.9 sq. metres (719.9 sq. feet)

- Bedroom
- Bathroom
- Bedroom
- Bedroom

Total area: approx. 133.3 sq. metres (1434.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.
Plans of proposed barn conversion
Energy Performance Certificate

Moorland Farm, Ellestone Road, Cauldon Low, STOKE-ON-TRENT, ST10 3ET

Dwelling type: Detached house  Reference number: 0726-2835-7600-9686-9831
Date of assessment: 06 June 2018  Type of assessment: RoSAP, existing dwelling
Date of certificate: 22 June 2018  Total floor area: 134 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,853
Over 3 years you could save £ 3,663

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Lighting</th>
<th>Current costs</th>
<th>£ 354 over 3 years</th>
<th>Potential costs</th>
<th>£ 237 over 3 years</th>
<th>Potential future savings</th>
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</thead>
<tbody>
<tr>
<td>Heating</td>
<td>£ 4,734 over 3 years</td>
<td>£ 1,725 over 3 years</td>
<td></td>
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<tr>
<td>Hot Water</td>
<td>£ 765 over 3 years</td>
<td>£ 220 over 3 years</td>
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<tr>
<td>Totals</td>
<td>£ 5,853</td>
<td>£ 2,190</td>
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</table>

You could save £ 3,663 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Increase loft insulation to 270 mm</td>
<td>£100 - £250</td>
<td>£ 603</td>
</tr>
<tr>
<td>2. Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£ 1,737</td>
</tr>
<tr>
<td>3. Floor insulation (solid floor)</td>
<td>£4,000 - £8,000</td>
<td>£ 198</td>
</tr>
</tbody>
</table>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0366 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.
Websites

www.grahamwatkins.co.uk
www.rightmove.co.uk
www.primelocation.co.uk
www.zoopla.co.uk