



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek
Staffordshire, ST13 6HU
Tel: 01538 373308
Email: enquiries@grahamwatkins.co.uk
www.grahamwatkins.co.uk



Pike Low Farm
Ashbourne Road, Cauldon Lowe,
Stoke - on - Trent, Staffordshire, ST10 3EZ



For Sale By Private Treaty

(subject to contract)

Pike Low Farm
Ashbourne Road, Cauldon Lowe,
Stoke - on - Trent, Staffordshire, ST10 3EZ

Offers In The Region Of: £625,000



Situation

The property is situated in open countryside having an elevated location with good views over the surrounding countryside. The property is fronted by the main A52 which runs along the southern boundary from which a short driveway leads to the homestead. The property lies approximately 8 miles from Leek, 9 miles from Ashbourne and 6 Miles from Cheadle.

Directions

From Leek, take the A523, Leek to Ashbourne Road and continue through Bottomhouse and past the Windy Ridge Café. Take the next right hand turn onto the Ellastone Road. Proceed to the end of the road at the “T” Junction take the right hand turn onto the A52 towards Whiston and the property will be found on the right hand side as identified by our For Sale board.

Description

The property comprises a dwelling house together with an adjoining stone and tiled building. There is also a separate stone and tiled barn and land the whole of which extends to 14.87 acres or thereabouts.

The dwelling house which is mainly constructed of rendered brick under a tiled roof and is in need of modernisation and improvement having been unoccupied for a number of years.

Solid Wooden Front Entrance Door

Hallway – 7.01m

With wood block floor, understairs cupboard and staircase off.

Dining Room – 3.44m x 2.96m

With wood block floor, Upvc double glazed window to front aspect.



Lounge – 8.17m x 3.87m

With window to the front and Upvc double glazed window to side elevations, wood block floor, built in shelves and marble fireplace incorporating multi fuel stove.

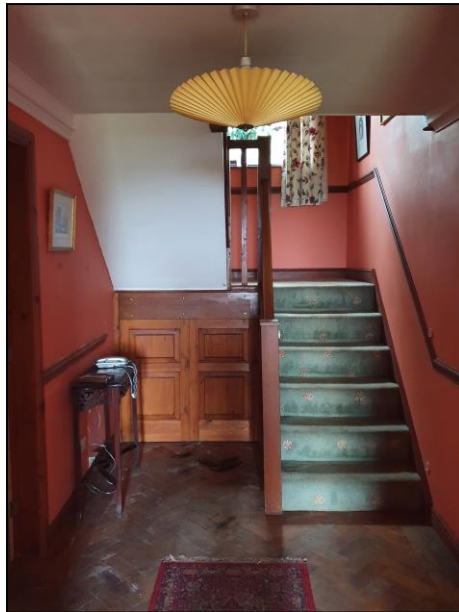
Kitchen – 3.96m x 2.77m (maximum)

With part tiled walls and tiled floor and range of wall and floor kitchen units, single drainer sink unit.

Rear Porch – 3.02m x 1.62m

With rear entrance door and entrance to adjoining accommodation.

Staircase leading to **First Floor Landing** with window to rear aspect and access to:-



Bedroom Number 1 – 3.69m x 4.30m (maximum)

With built in shelves, Upvc double glazed window to front aspect.

Bedroom Number 2 – 4.05m x 3.38m

With loft access, Upvc double glazed window to front aspect.

Bedroom Number 3 – 3.63m x 4.39m

Upvc double glazed window to side aspect.

Bathroom – 3.36m x 3.02m

With wash hand basin, low flush WC and panelled bath, built-in storage cupboards, Upvc double glazed window to side aspect.



OUTSIDE

To the front of the property there is a grass garden area which is enclosed by stone walls. To the side there is a walled garden with pond.

Adjacent to the house there is a stone and tiled building which currently provides the following accommodation:-

Entrance Door

Room Number 1 – 3.39m x 3.93m (maximum)

With concrete floor, fire place and two windows to the front aspect.

Lobby

With concrete floor and staircase off

Room Number 2 – 3.54m x 1.43m

With concrete floor, two windows to front aspect and cold water tap.

Rear Lobby

Room Number 3 – 2.29m x 1.55m

With concrete floor and low level W.C

Staircase leading to **First Floor Landing** and giving access to:-

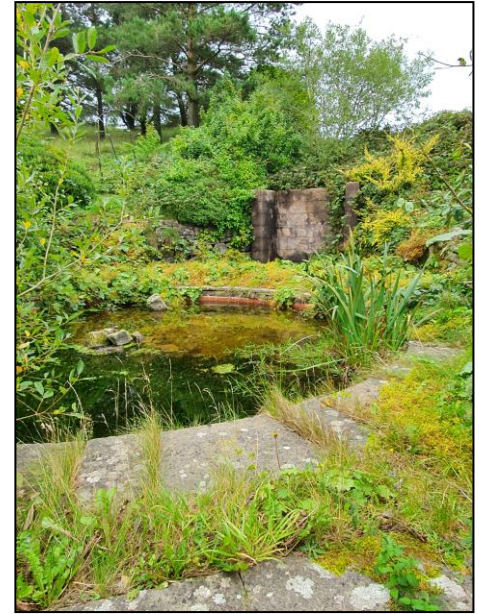
Room Number 4 – 3.44m x 3.02m plus recess

With Velux window

Room Number 5 – 3.08m x 3.02m

With Velux window

A short distance away there is a further stone and tiled detached **Range – 9.96m x 5.06m**
Which has been used for storage purposes with loft over.



LAND

The land surrounds the homestead and is shown edged red on the attached plan. The land has frontage to the A52 along the southern and also to the country road along the north western boundary.

The land is of mixed quality being undulating in nature, being suitable for grazing purposes and part suitable for mowing. There is a small plantation along part of the eastern boundary being also adjacent to the A52 and it is noted that there is some rock outcrops on the land. Over recent years the land has been used chiefly for forage by a local farmer.

The land is further described in the schedule below taken from the 1968 ordinance survey plan

<u>OS Field Number</u>	<u>Description</u>	<u>Area (acres)</u>
3941	Grassland	2.75
0038	Grassland	2.24
0048	Grassland etc	4.98
0952	Grassland	1.28
0938	Homestead/ Grassland	1.10
1836	Grassland/Plantation/Pt Homestead	2.52
		14.87 acres or
		6.02 hectares or thereabouts



SERVICES

We understand that the property connected to mains water and electricity with drainage being by private means.

LAND REGISTRY

We understand that the property is held under title number SF391346

TENURE

We understand the property is held freehold.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Staffordshire Moorland District Council.



Floor Plan

GROUND FLOOR



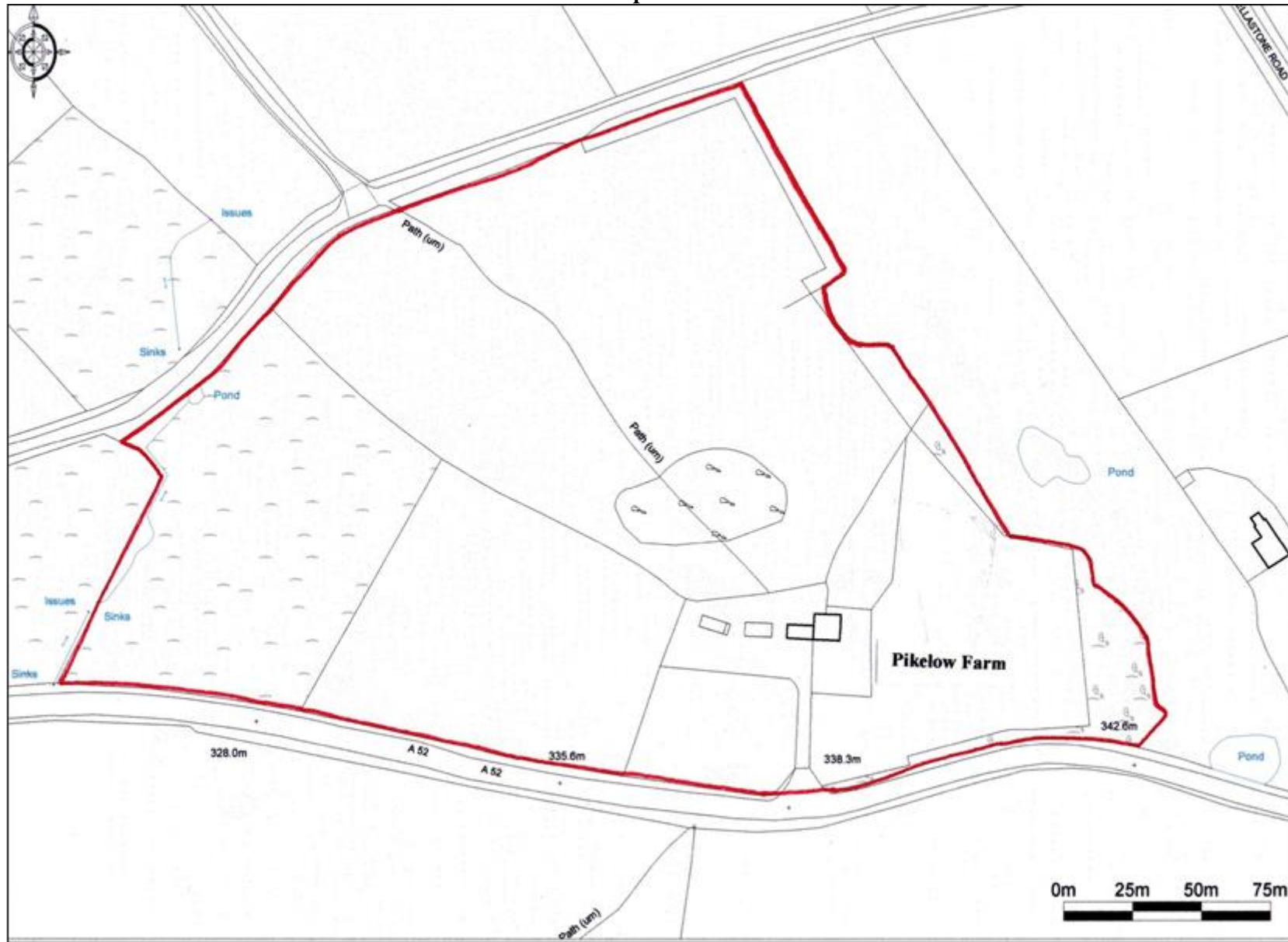
FIRST FLOOR



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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FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



Tenure and Possession

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

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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, quasieasements 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 Graham Watkins & Co. 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.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

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