

Woodhead Hall Farm

Cheadle, Stoke On Trent, ST10 4QS



Delightful end terrace barn conversion providing deceptively spacious accommodation, retaining character and charm whilst enjoying a lovely courtyard setting on the rural outskirts of Cheadle with no upwards chain involved.

£250,000

John German 

Set in an interesting horseshoe development of only four barns, viewing of this lovely end terrace conversion is strongly recommended to appreciate its character, layout and rural yet convenient location.

Enjoying some lovely views, plus peace and tranquillity, the barn is situated on the rural outskirts of Cheadle. The town and its amenities are within easy reach, including Supermarkets and Independent Shops, Schools, Doctors', Public Houses and Restaurants and a Leisure Centre.

Accommodation A timber entrance door leads to the pleasant hall that has stairs rising to the first floor and a polished timber floor. Latched doors lead to the spacious open-plan living dining kitchen which has a vaulted ceiling with exposed beams and windows to the front providing natural light, plus a further glazed door opening to the front.

The kitchen area has a tiled floor and a range of base and eye level units with fitted work surfaces over, an inset sink unit, fitted electric hob with stainless steel extractor above and oven under, plus an integrated dishwasher and fridge.

The ground floor double bedroom has a rear facing window overlooking the garden with an exposed beam, plus a latched door leading to the en-suite shower room which has a white three piece suite including a corner shower cubicle and half tiled walls.

To the first floor, the spacious master bedroom has exposed beams and an A-frame, polished timber floor and a front facing window, plus access to the bathroom which has a white three piece suite with half tiled walls.

Outside to the rear, the property has a garden laid to lawn, enclosed by post and rail fencing, plus a paved patio and shrubbed beds. To the front is a paved forecourt.

The property has the benefit of two allocated parking spaces, one of which is at the front and the other is to the rear.

Agents Note: The vendors are in the process of establishing a management company for the maintenance of shared areas and services.

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

Services: Mains water and electricity and are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

There is an LPG central heating system.

Drainage is via a shared septic tank.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/23102020

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



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. 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		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Agents' Notes

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