

# Woodhead Hall Farm

Cherry Lane, Cheadle, Stoke On Trent, ST10 4QS



Newly converted attractive traditional barn conversion providing deceptively spacious three-bedroom accommodation, occupying a lovely courtyard development enjoying views over the surrounding countryside towards the town of Cheadle.

£319,995



John German 

This tastefully and thoughtfully converted single storey barn conversion forms part of an attractive horseshoe shaped courtyard development set off Cherry Lane. The garden enjoys a good degree of privacy and benefits from views over the surrounding fields towards the town of Cheadle.

The property has an under floor central heating system and retained features and charm including exposed A frames. Situated off Cherry Lane, the property combines the peace and tranquillity of the countryside with the convenience of the close proximity to the town of Cheadle. Amenities include supermarkets and independent shops, schools, doctors, public houses and a leisure centre.

### Accommodation

A wide timber part obscure glazed door leads to the well-proportioned open plan living dining kitchen that has exposed A frames and a feature hard flooring with under floor central heating. The kitchen area has a range of base and eye level units with fitted work surfaces and inset sink unit set below a side facing window enjoying a pleasant outlook, fitted electric hob with a matching splash back and extractor hood over, oven under, integrated dishwasher, washing machine and fridge. A part glazed door opens to the side garden enjoying a lovely outlook.

The hall leads to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom that has a white three piece suite incorporating an electric shower and fitted glazed screen above the P shaped panelled bath plus complementary tiled splash backs.

The master bedroom has the benefit of a fitted en suite shower room which has a white three-piece suite incorporating a double shower cubicle with complementary tiled splash backs.

### Outside

To the side a paved patio enjoys a good degree of privacy leading to the garden which is mainly laid to lawn presently providing a blank canvas ready to be personalised by a buyer. Enclosed by a hedge to one side plus post and rail fencing, there is access to a gravelled driveway which provides parking.

Please note the vendors are in the process of establishing a management company for the maintenance of shared areas and services.

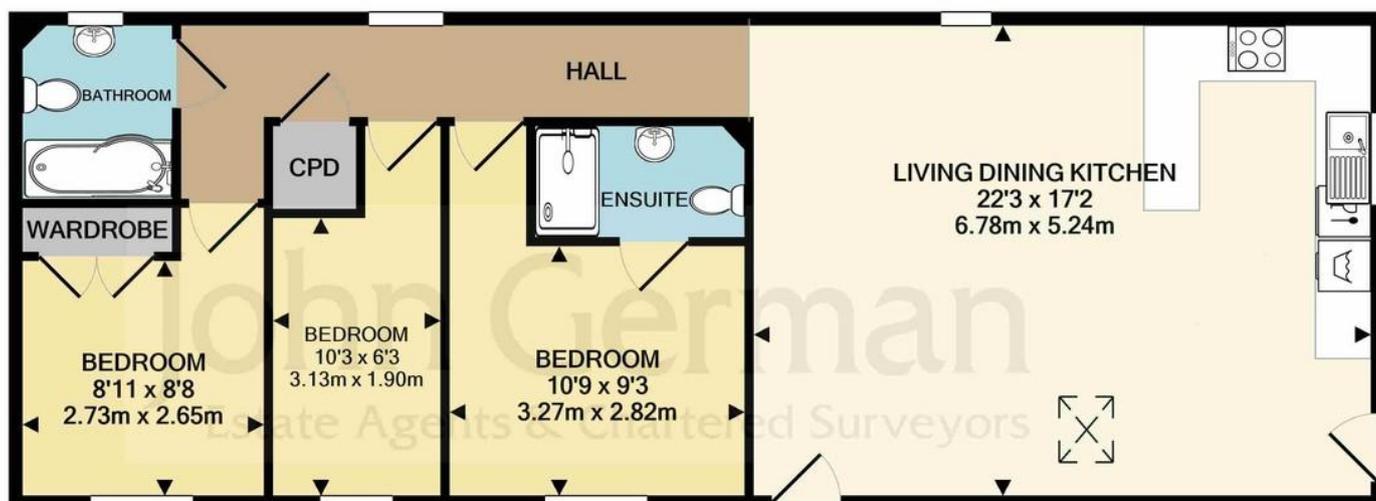
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property. The property has an LPG central heating system and shared septic tank. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/13112020

**Local Authority:** Staffordshire Moorlands District Council



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		86   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



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