

FOR SALE BY PRIVATE TREATY

Haven View
Rivendell Lane, Birchall,
Leek, Staffordshire, ST13 5RH



Haven View offers a rare opportunity to acquire a bespoke detached property in a highly sought after residential area. The property has been finished to an exceptionally high standard throughout with the quality of the workmanship clear to see. From the first floor the property offers exceptional views over Leek and the surrounding countryside. Viewing is highly recommended to appreciate the property and quality of the finish. Located in a prestigious and desirable area of Birchall, Leek, Staffordshire Moorlands, within newly landscaped gardens with stunning views of the surrounding landscape.

Asking Price £520,000

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representations or warranty whatsoever in relation to this property.

Situation

Haven View sits in a popular semi rural location within Birchall. Benefiting from being in an elevated position, Haven View offers excellent views of the surrounding landscape and is set within the Staffordshire Moorlands. The bespoke and newly built property offers outstanding views of Leek, The Queen of Staffordshire Moorlands, together with remarkable views of the 14th hole at Leek Golf Club, Cheddleton's Water Tower and beyond.

Directions

If travelling from our Leek office on Derby Street, Turn left onto Haywood Street and turn left at the traffic lights onto Compton. Continue along this road. Go straight on at the roundabout and past Leek Golf Club on the right. The property will be found a short distance along the road on the left hand side.

Description

Haven View is a bespoke and newly built three bedroom, detached dwelling presented to a high standard with quality bespoke fixtures and fittings, generous outside living area and landscaped gardens with excellent views over Birchall and the surrounding area. The property is approached via a long driveway from Rivendell Lane, with off road parking and lawned gardens. The ground floor of the property has a good sized entrance hall with glass and oak staircase off, bespoke kitchen and utility area, down stairs cloakroom all designed by Innovations. The first floor comprises two double bedrooms both with fantastic and uninterrupted views of Ladderedge and the Roaches and a family bathroom. The third bedroom being the master with an en-suite which overlooks Cheddleton's Water Tower and the 14th hole at Leek Golf Club. The ground floor and all bathrooms of the property has full underfloor heating, with Karndean flooring and ample power points and T.V. points throughout.

Accommodation Comprises:

The exceptionally well appointed accommodation comprises the following:

Entrance Hall

Having Karndean Flooring leading to down stairs Cloakroom, large storage cupboard, underfloor heating, oak and glass staircase up to first-floor level dining/ living space with an outstanding view through a large floor to ceiling window which overlooks Birchall. Off into the living area with bi-folding doors from living area into the paved outdoor living space leading to the landscaped garden.

Kitchen – 5.5m x 4.3m

An excellent bespoke and handmade kitchen designed by Innovations, having an extensive range of wall cupboards and base units with a full range of fitted Neff appliances (consisting of a hob, extractor system, dishwasher, oven, microwave oven, fridge and freezer), Karndean floor and windows over looking the stunning views over Birchall. The kitchen includes a peninsular bar and also space for a dining table.

Utility – 4.7m x 1.8m

Again with bespoke design by Innovations, wall cupboards and Karndean floor, doors to the outside and door to the integral garage, along with boot and coat seating area.

Giving access to:

Large Integral Garage – 5.7m x 3.2m

Boasting electric garage door and window to the rear aspect, housing the gas fired central heating boiler.

Ground Floor Cloakroom – 1.6m x 1.5m

With low level lavatory and wash hand basin, with the cabinet work being designed by Innovations

Dining Area / Office Space – 5.9m x 5.3m

Large vaulted ceiling creating an open and light and airy space having windows to both the front of the property and side which over looking the patio area which has magnificent views.

Giving access to:

Lounge / Living Area – 6.1m x 4.1m

A spacious room with bi-folding door to the front of the property which lead to the large outdoor patio space area with seating and leading to landscaped gardens.

Oak and Glass Staircase leading to:

Leading from the entrance hall to the reception area with floor to ceiling window, providing views over Birchall and the surrounding landscape.

First Floor**Landing**

With airing cupboard and access to the following:

Bedroom Three – 3.5m x 3.5m

Double room with views over Ladderedge and the surrounding area.

Bedroom Two – 3.1m x 3m

Double room with views over the Roaches.

Family Bathroom – 1.9m x 1.2m

The family bathroom has been designed by Innovations with bespoke cabinets and luxurious tiling. The suite comprises a bath, low level lavatory and wash hand basin.

Oak and Glass Staircase leading to:

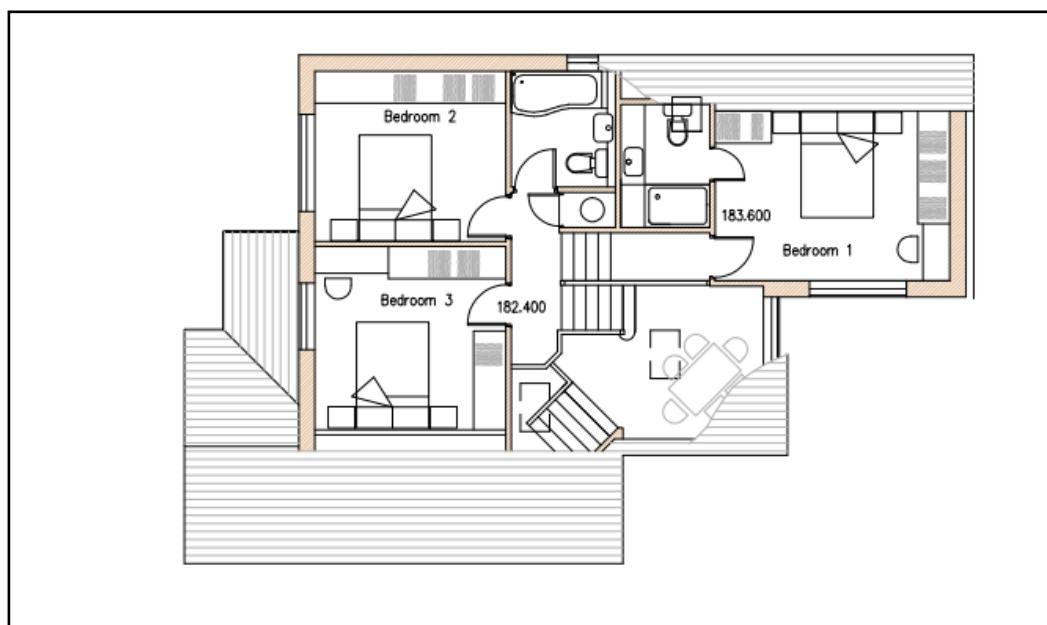
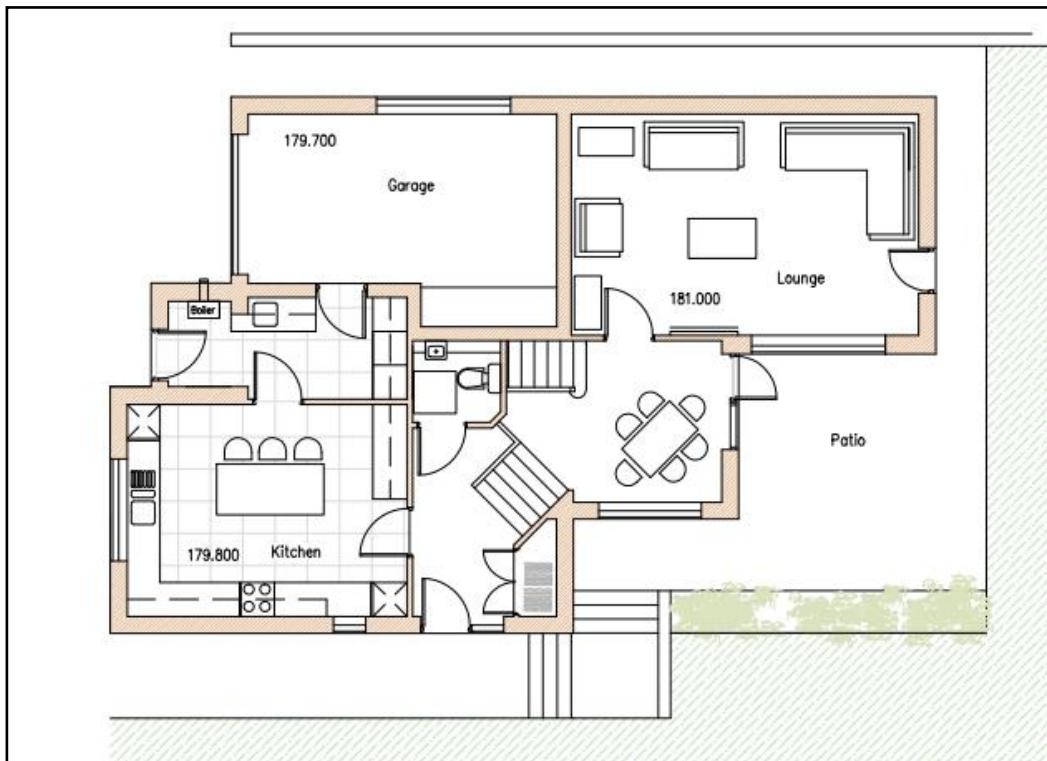
The beautifully crafted staircase leads to the Master Bedroom and spacious En-Suite

Master Bedroom – 4.7m x 3.1m

Large bedroom with the benefit of views over the 14th hole at Leek Golf Club and Cheddleton's Water Tower and beyond.

En-Suite – 2.2m x 1.6m

Having a walk in shower, low level lavatory, wash hand basin, Kardean flooring with under floor heating and sky light window.



Outside

Externally, Haven View benefits from a tarmacadam driveway giving access to the garage and providing off road parking for multiple vehicles. Stone path leading round all around the property and on to a large patio area perfect for seating and entertaining, with lawned gardens to the front and side aspects.

Tenure and Possession

The land is held freehold and vacant possession will be given on completion.

Wayleaves and Easements

The land 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.

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.

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 lessor is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through Graham Watkins & Co.

Website Addresses

www.grahamwatkins.co.uk; www.rightmove.co.uk; www.primelocation.co.uk