

Totmonslow Farm

Totmonslow, Draycott in the Moors

BAGSHAWS
Land • Property • Livestock
EST 1871

Totmonslow Farm
Draycott Road
Totmonslow
Draycott in the Moors,
Staffordshire
ST10 4JJ

5	3	2	TBC	0.62ac

An impressive detached three storey property with attched former annex occupying a sizeable plot extending to over half an acre in this delightfully convenient rural location.

The main homestead offers much character however would benefit from some sympathetic improvement and modernisation. The annex fondly named Elsie's Cottage is in derelict state and requires complete modernisation.
The grounds are generous with a large garden to the front and rear garden that backs onto open farmland.

There is ample off road parking and useful brick built outbuildings

Asking Price
£550,000





Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Ground Floor

The main access door is at the front of the property and leads into a delightful **Entrance Hall** with beautiful Minton tiled floor with stairs rising to the first floor landing and internal access doors to the main receptions rooms. Living Room and Sitting Room situated at the front of the property. The **Living Room** would provide, a spacious living area or Family Room having a feature fireplace, while the Sitting Room is equally spacious with open fire and dual aspect windows and an internal access door to the rear Dining Room.

A particular feature of the **Dining Room** is the uniquely designed fronted book case to one wall which provides a *secret entrance* door to the **Cellar** providing useful cold storage. In the Dining Room is also an open fire and secondary staircase leading to the first floor probably the former servants access.

The **Kitchen** is accessed from the Dining Room, it is not fitted but has a sink and drainer and appliance space along with stone trawls, quarry tiled floor and shelf storage, this was most probably the former pantry serving the property. The **Rear Hall** provides excellent hanging and boot storage with external door to the rear, tiled floor and internal doors to the Dining Room and **Ground Floor Shower Room** having three piece shower suite including WC.










WELCOMETOYOU
Herbs
HOW TO GET FAT

First Floor

The **Landing** is accessed from the Entrance Hall and continuing up to the second floor, the landing provides internal access to **Bedroom One and Bedroom Two** both double bedrooms with windows to the front. The **First Floor Passage** provides access to the rear staircase rising from the Dining Room and internal access to **Bedroom Three** another double bedroom. Also accessed from the first floor passage is the **Bathroom** and **Seperate WC.**





Second Floor

The second floor landing leads to Attic Bedrooms **(Bedroom Four** and **Bedroom Five),** both are good sized double rooms similar to Bedroom One and Bedroom Two which are situated beneath and are front facing.









Elsie’s Cottage

A former self contained cottage which has been used as seperate accommodation in the past but is now in dilapidated state requiring complete refurbishment as there are no facilities fitted.

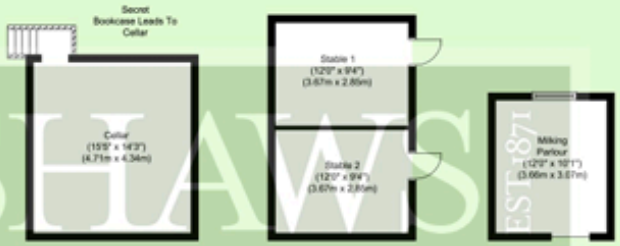
It offers accommodation on the two floors with great scope to return to a seperate self contained cottage either for use for a dependant relative or holiday letting. It has a spacious ground floor room which would make an excellent room with a central hallway providing acess to a landing area and two rooms on the first floor.



First Floor



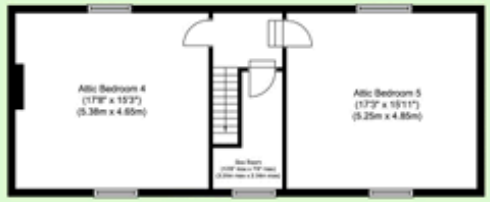
Outbuildings



Ground Floor



Second Floor



BAGSHAWS
EST 1871
Land • Property • Livestock

Totmonslow Farm, Draycott Road, Totmonslow Stoke On Trent ST10 4JJ

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.
Assessments First

Externally

The property is accessed along a wide private drive which leads along the side of the property to a hardstanding area adjacent to the **two detached brick built outbuildings** which are currently used for storage.

The front gardens are generous and predominately laid to lawn with low level brick border wall with pedestrian gate acess to the driveway. The immediate rear garden is lawned with matured trees and shrubs with the oil tank and septic tank situated within this area. The rear garden then continues at right angles and provides a good-sized garden which backs onto open fields. It is bordered by fencing to the south and a high level brick wall to the north to retain a high level of privacy.
















N
ROAD
179.5m
High Gables
The Cottage
LB
Totmonslow Farm
Totmonslow
Beechcroft
0m
15m
30m
45m
©Crown copyright and database rights 2025. OS AC0000813445
Promap
LANDMARK INFORMATION

General Information

Services:

Mains water, drainage and electricity. Oil fired central heating. Private drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. A right of way is granted at the entrance to the drive for the neighbouring property.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Boundaries
To the East of the property there are barns under development, once construction is completed the developer requested to reinstate a boundary feature believed to be a wall. Further information available on request.

Local Authority and Council Tax Band;

Staffordshire Moorland District Council
Council Tax Band: E

Directions:

What3words:: ///deflation.beards.suspect

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property currently benefits from satisfactory broadband connectivity. However, due to the propertys location, connection speeds may fluctuate. For an estimated broadband coverage, prospective purchasers are advised to consult www.ofcom.org.uk .

Mobile Network Coverage:

The property's location, mobile network coverage may be limited. Prspective purchasers are advised to consult the website of Ofcom (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

Anti-Money Laundering Checks

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



BURY & HILTON

BAGSHAWS EST 1871
Land • Property • Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman tsi APPROVED CODE TRADINGSTANDARDS.UK