



# Gravelly Bank Farm

Hollington





## Gravelly Bank Farm

Hollington

Uttoxeter

Staffordshire

ST10 4HJ



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2



2



TBC



18.97 ac

An opportunity to acquire a unique property situated in a secluded position in open countryside near Hollington enjoying panoramic rural views. The property also benefits from a vast assortment of substantial outbuildings and set in circa 18.97 acres of sloping pastureland.

The farmhouse contains characterful features and extensive accommodation including five generous double bedrooms. This versatile property is suitable for many buyers including those looking for a small holding, or potential development opportunity.

Located within a fantastic rural position just under 5 miles from Denstone College and the market town of Uttoxeter home to an array of local amenities.

Viewing is essential to appreciate the location and extent of the holding.

### Guide Price:

£1,250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





# Ground Floor

A traditional farmhouse feel is embraced through various features of the property. Red quarry tiled flooring is repeated throughout the ground floor excluding the Living Room and Sitting Room which have timber flooring. The property takes advantage of the stunning countryside views surrounding it which are amplified from the Living Room and Sitting Room.

The main entrance door invites you into the **Porch** which then leads to the **Hall** providing access to the Living Room, Sitting Room, Kitchen and staircases to the First Floor and Cellar.

Both reception rooms are of good size, the **Living Room** is 'L' Shaped with French Style external doors leading out to a balcony with steps descending to the rear garden. The **Sitting Room** is a cosy, homely space which has a wood burner with red hearth and Timber mantel.

Thence to the **Kitchen** another sizeable room fitted with an 'Esse' wood fired Ironheart cook stove, wall and drawer units with timber counter top over, integrated sink with mixer tap and electric cooker with hob over. This room is the heart of the home with the space allowing for potential for further enhancement. The Kitchen gives access to the Utility and Boot Room.

Towards the rear of the **Utility Room** there is space and plumbing for a washing machine and dryer. The Utility also gives access to the **Pantry** which has storage shelving.

To the far side of the kitchen there is a door that leads you into the **Boot Room**, an ideal space for storing muddy boots from adventures on the farm. The Boot Room also provides another external access door to the front of the property and access to the WC. The **WC** has a toilet and sink with splash back tiles.

## Cellar

Steps descend from the Hall to a traditional **Cellar** with stone benches/platforms that would have previously been used to store food items and is ideal for wine storage. An intriguing feature in the cellar is the barrel vault ceiling adding to the characterful feel in the property.









# First Floor

The staircase rises from the hall to the First Floor which has four well proportioned double bedrooms all with timber flooring, three of which benefit from the stunning views across the countryside. All the bedrooms are accessed from the landing which has a carpeted floor. The Master bedroom has an adjoining ensuite fitted with a stand alone shower unit, WC and sink.

The Bathroom is located at the end of the landing and comprises of a stand alone shower unit, bath with shower mixer tap, WC, sink and is fitted with timber flooring.

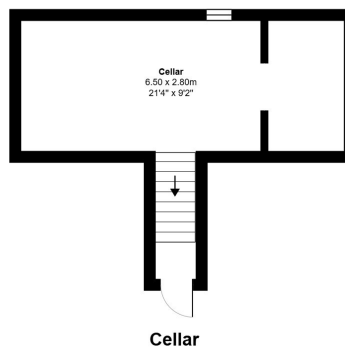
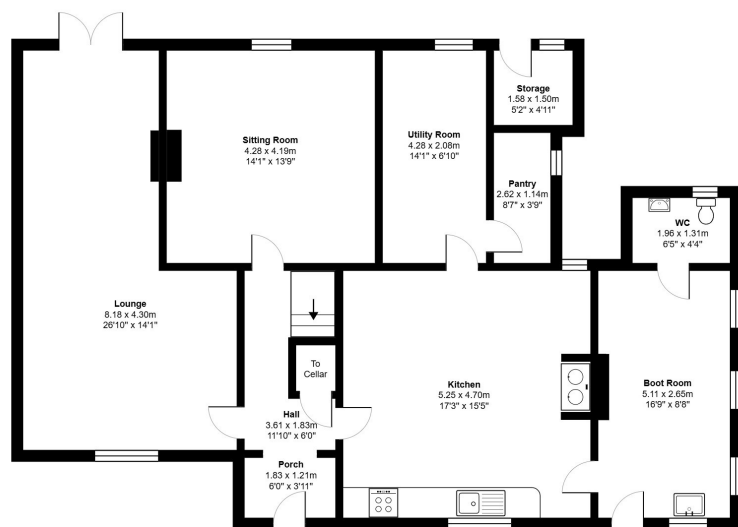
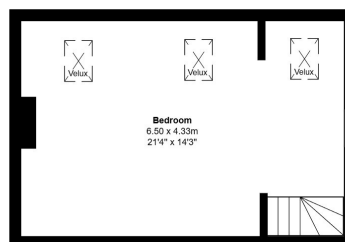
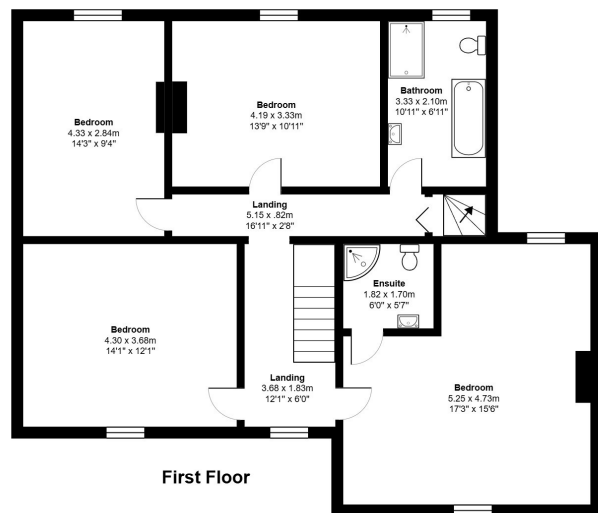


## Second Floor

A spiral timber staircase rises from the first floor landing and leads directly to the Attic Room currently used as a Fifth Bedroom on the second floor. This spacious double bedroom has Velux windows allowing ample light in and timber flooring.







All measurements are approximate and for display purposes only



# Outbuildings

A distinct feature of the property is the extensive range of outbuildings that remain on the farmyard which includes three livestock sheds, two stables, two tractor/hay stores, two stone barns, a double garage and an open fronted pole barn. These buildings could provide scope for conversion (subject to necessary planning consent), comprehensive storage, workshop space or housing for livestock. The buildings are outlined on the attached map including approximate measurements.







5 bay Livestock shed



8 bay Livestock shed

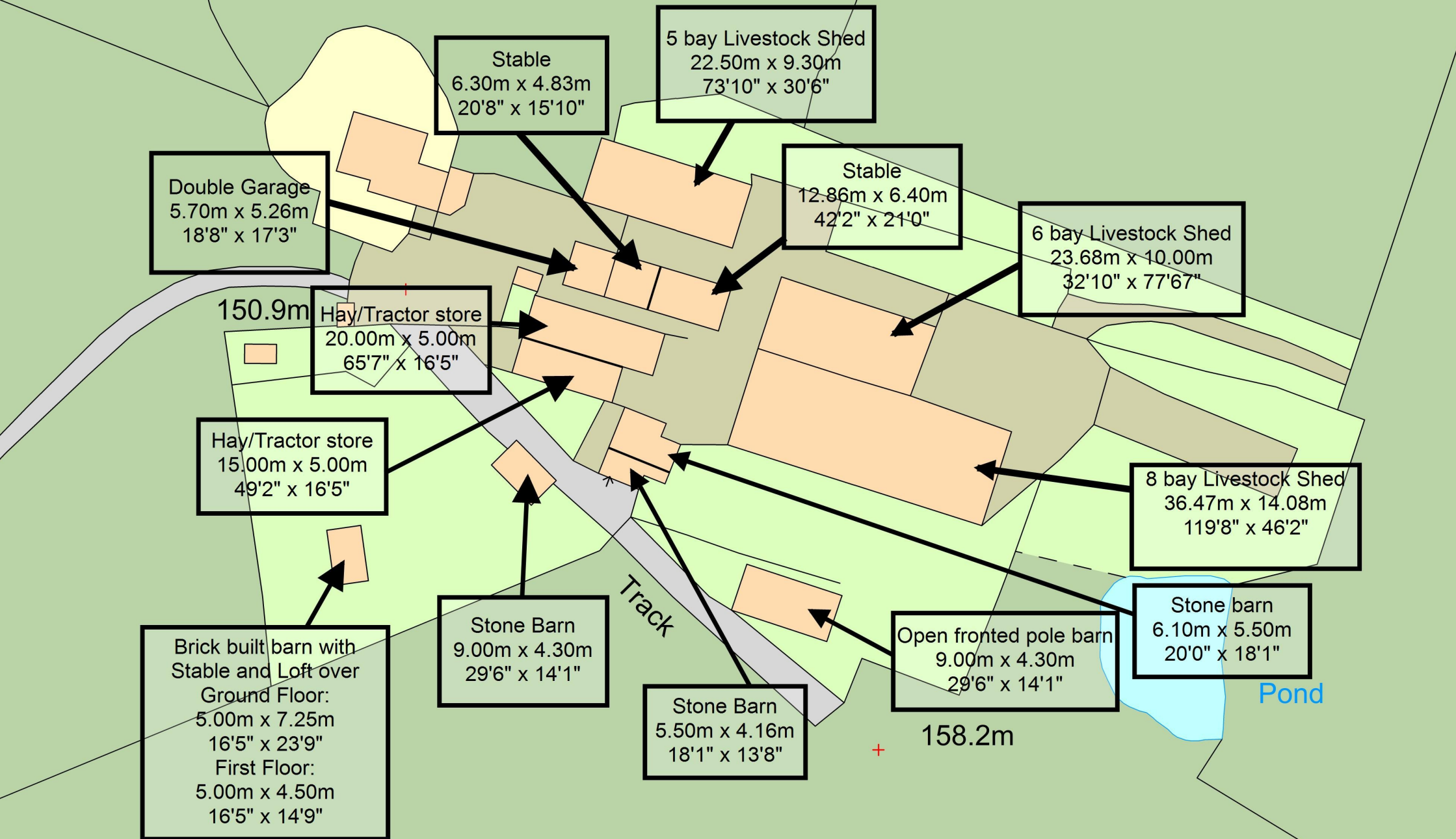


6 & 8 bay Livestock shed





# Gravelly Bank





# Externally

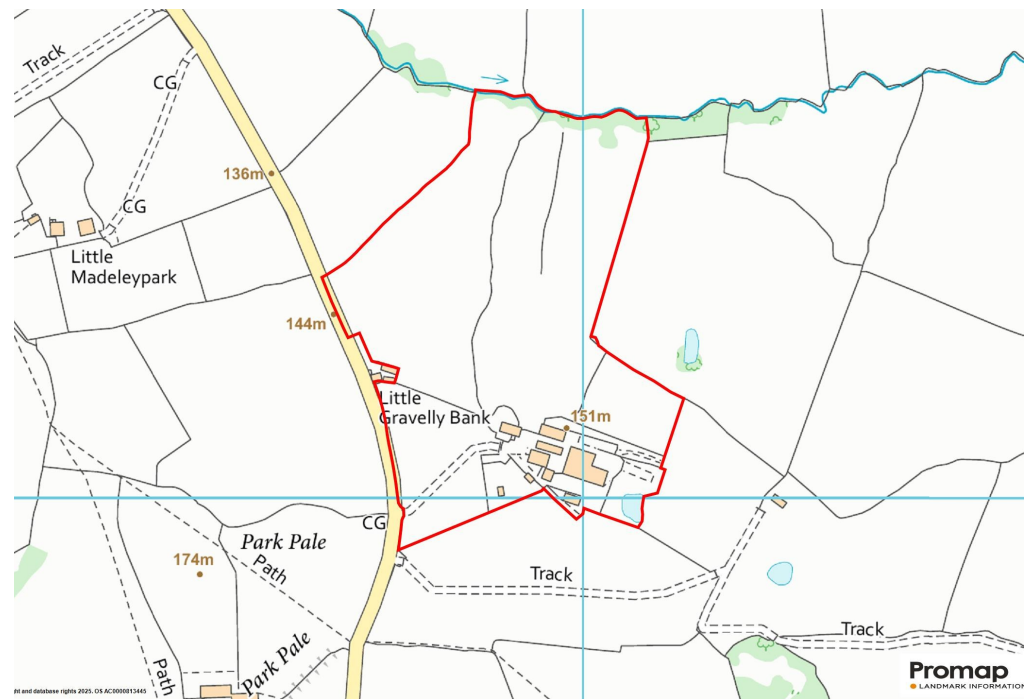
The property is accessed by it's own charming private driveway with Copper Beech trees and paddocks sitting either side of the track. The yard provides ample parking along with the double garage.

## Gardens

There are gardens to the front and the rear of the property. Both gardens are predominantly laid to lawn with established plants and shrubs. The front garden has a path made up of slabs leading from the gate to both external access doors and is enclosed by stone walling. The rear garden is enclosed by mature hedging and wraps round the side of the property.

## Land

The property benefits from 18.97 acres of land. The land is attractive, mature pastureland currently used for grazing and mowing purposes.





# General Information

## Services:

Mains Water and Electricity. Private Drainage. Oil fired central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

## 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.

## 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.

**Local Planning Authority:** East Staffordshire Borough Council, PO Box 8045, Burton Upon Trent, DE14 9JG. T: 01283 508000

## Directions:

**What3words**///kings.perused.shadow

## Viewings:

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

**Council Tax Band** – E

**EPC** – TBC

**Method of Sale:** The property is for sale by private treaty.

**Broadband Connectivity:**

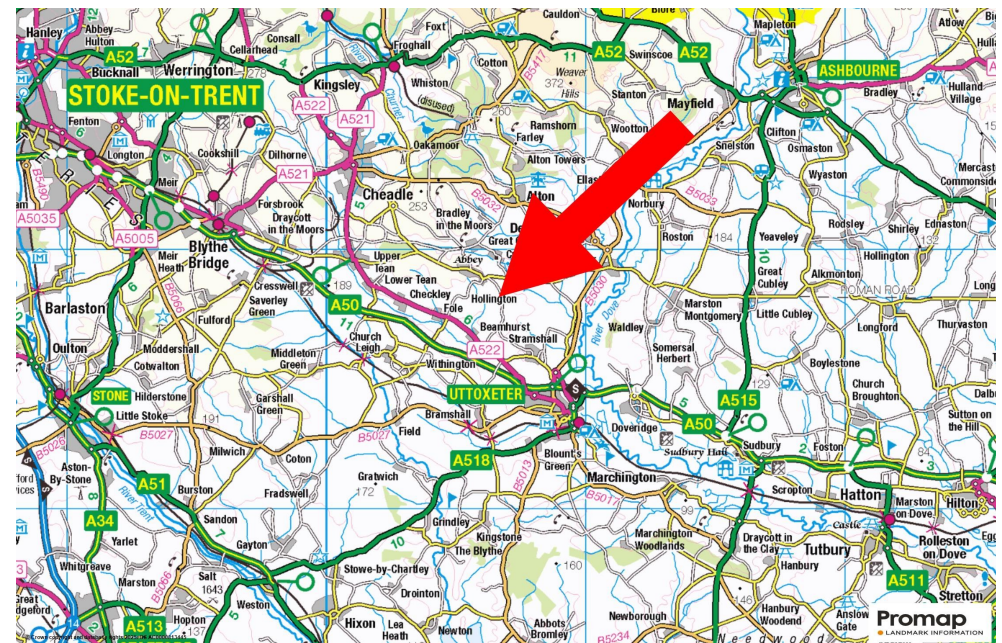
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## 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.







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