



Thornyleigh Green Farm

Meerbrook



Thornyleigh Green Farm,

Meerbrook,
Leek,
Staffordshire,
ST13 8XW



4



2



2



exempt



1.81 ac

An imposing grade II listed 4 bedroom stone farmhouse occupying a stunning rural location within the Peak District National Park, with a range of stone outbuildings and land extending to 1.81 acres

The property has undergone extensive renovations and improvement and provides charming accommodation across two floors with reception areas on the ground floor, bedrooms to the first floor and two further attic bedrooms to the second floor.

Nestled in this delightful valley in Meerbrook along a 1 mile private access track and just 5 miles from the market town of Leek with a comprehensive range of amenities.

Viewing essential to appreciate the lovely location, extent of the buildings, and land, and scope for further improvement.

Guide Price:

£750,000



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Ground Floor

The property is entered via the main access door to the front. Internal Access doors lead off to the Dining Room, Kitchen and Lounge with stairs rising to the first floor level. The **Breakfast Kitchen** (5.32m x 3.24m) has been thoughtfully designed with a comprehensive range of base units with work surface over. Electric 'Everhot' cooker with dual hot plate, Inset Belfast sink. windows to the front and rear. The **Dining Room** (3.45m x 2.68m) is accessed from the main hall providing an ideal formal dining area with ceramic wood effect floor and exposed beams to ceiling enhancing the charm. .

Lounge (5.32m x 4.49m) has characterful stone mullion windows, feature stone fireplace with brick surround and cast iron woodburning stove, tiled floor, internal access door to **Utility Room** being a multifunctional area and would make an excellent boot room with its own external access door, plumbing for washing machine and hanging storage space.



First Floor

On the first floor is a generous **Galleried Landing** area with access to the two bedrooms on and family bathroom with a staircase rising to the first floor level landing and attic bedrooms

The **Master Bedroom** (4.53m x 3.57m) has a refitted **Ensuite Shower Room** with three piece shower suite including corner shower cubicle, low flush WC and pedestal wash hand basin. **Bedroom Two** (5.59m x 3.29m) has stone mullion windows and exposed beam to ceiling. The family bathroom has a three piece bathroom suite with spot lights to ceiling



Second Floor

The first floor landing has stairs which lead to the **Second floor landing** which provides access to two attic bedrooms rooms with restricted headroom to the eaves. **Attic Bedroom One** (5.39m into restricted headroom x 4.62m) has exposed floor with timber 'A' frame, with **Attic Bedroom Two** currently used as a study with stone mullion windows to front.



Externally

The property is approached along a 1 mile long private drive. This drive leads to the private drive serving the property in front of the stone Garage. The drive continues and leads to the rear of the property providing access to the land and stables.

To the front of the property has a delightful walled forecourt providing a patio seating area overlooking the fields to the front and enjoying views over the surrounding hillside.



Land and Outbuildings

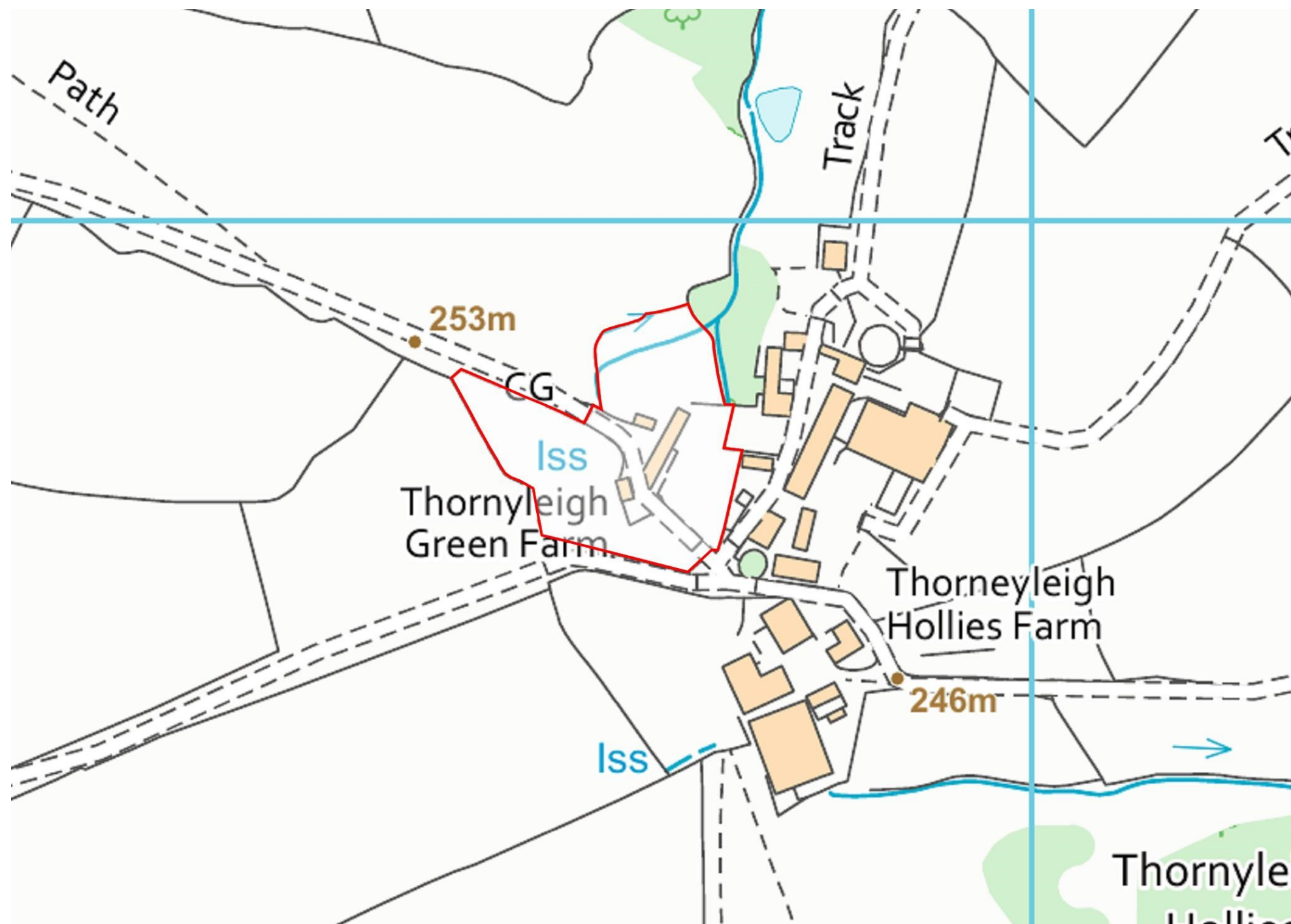
There are a range of stone outbuildings suitable for a variety of uses of particular interest is the attached **Shippon** being stone built and two storey currently used for storage but with the potential for conversion subject to necessary consent. Attached to the Shippon is a further **Stone barn** providing storage or animal shelter.

Open Fronted Detached stone Barn currently used as stabling with a **Mobile Stable** to the side with stable door access.

Detached former Hay Barn is now utilised as a garage with the hardstanding conveniently located in front.

Land is undulating in part and wraps around the property with the access track running through divided into three enclosures by fence and hedging with a brook running through the lower portion of the ground. The land in all extends to 1.81 acres in total. It has been used for grazing.





General Information

Services:

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

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 other rights of way, wayleaves and easements that may exist whether or not they are 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 Authority and Council Tax Band;

Staffordshire Moorlands District Council **Tax Band** – E

Directions:

What3words:::///prepared.cutlets.landlady

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 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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