



Pethills Head Farm

Bottomhouse



Pethills Head Farm

Bottomhouse

Leek

Staffordshire

ST13 7PH



3



3



2



D



9.04 ac

A delightfully situated three bedroom detached stone farmhouse having an extensive range of traditional and modern outbuildings along with land extending to approximately 9 acres. In all.

Splendidly resurfaced private access drive leads to the extensive hardstanding farmyard in front of the varied range of outbuildings.

Enjoying open views to all aspect within this peaceful yet accessible rural location .

For Sale by Public Auction

at 3pm on 22nd September 2025 at

The Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price:

£700,000 - £750,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access door to the property is at the front and leads into the **Entrance Porch** with windows to the front and side and internal access door through to **Entrance Hall** with stairs rising to first floor and internal access to Dining Room and Dining Kitchen.

The **Dining Kitchen** is fitted with an extensive range of matching wall drawer and base units with roll top worksurface over, integrated double over and gas hob with extractor hood over, inset sink and drainer, plumbing for dishwasher, feature fire place with multifuel stove set on stone hearth, windows to front enjoying views across farmyard and to the rear over open farmland. Internal access door to Sitting Room and **Utility Room** providing further cupboard storage and sink and drainer, and internal access to **Cloakroom/WC** with low flush WC and pedestal wash hand basin.

The **Sitting Room** is accessed from the Breakfast Kitchen with windows to front and rear with patio doors providing access to a decked seating area. The **Dining Room** is situated to the alternate end of the property with exposed stone fireplace and window to front overlooking the farmyard.



First Floor

The first floor **Landing** is accessed from the Entrance Hall, with oak balustrade and window to rear and providing access to first floor bedrooms and bathroom.

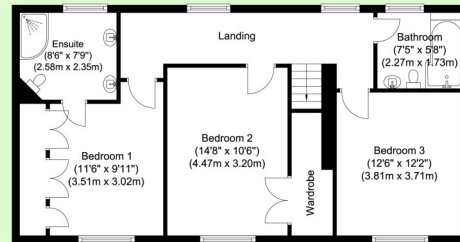
Master Bedroom with window to front and a range of built-in wardrobes. **Ensuite Shower Room** with corner shower cubicle, pedestal wash hand basin and low level WC, access to **Loft Room** with skylight window being fully boarded with power lighting and heating.

Bedroom Two and **Bedroom Three** are both front facing double bedrooms enjoying views across the yard to the open fields beyond.

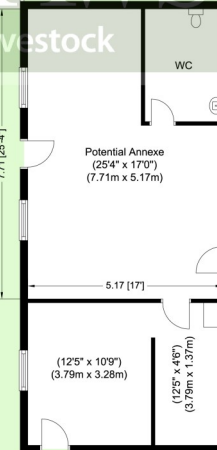
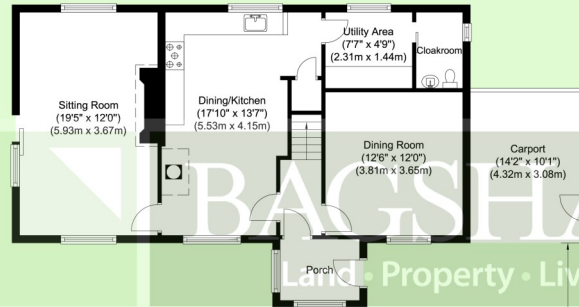
The **Family Bathroom** comprising three piece bathroom suite including 'P' shaped bath with mixer shower over, low level WC, pedestal wash hand basin part tiled walls and window to rear with window seat.



First Floor



Ground Floor



Pethills Head Farm, Bottomhouse, Leek ST13 7PH

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



Stone Barn

At right angles to the main property is this traditional stone barn which would make an excellent workshop or annex subject to necessary consent. There is a mezzanine floor which is used for storage with window to front and rear and access door to front and rear. The building has power and water supply and has been fitted with a WC and wash basin.

Part of the barn is partitioned to create a further storage/workshop area with pedestrian door to side.



Further Buildings

Attached to the main property and between the detached barn is an **Open fronted shelter**. To the west of the Stone barn is a **further stone storage barn** with pedestrian access door which in turn is attached to the **Stone Garage** with up and over door, power and light and inspection pit.

Large Steel Framed Agricultural Barn a useful and versatile outbuilding with full height roller shutter door with concrete base. Power, lighting and water supply, pedestrian door to side. Partitioned in part to create a workshop area and mezzanine storage floor .



Gardens and Land

The property is accessed from the lane along a recently re-tarmaced access drive which leads to the front of the property and the farmyard with the outbuildings.

The gardens are predominantly laid to lawn and wrap around the property, with matured flower and shrub beds and some fruit trees. There is a raised decked area to the side elevation providing a lovely seating area to enjoy the stunning views..

The land is situate to the south of the holding and flanks the driveway to the south side. It is predominantly level pasture divided into two paddocks with hedge and fence boundary and has been used for grazing and mowing in recent years.







Pethillshead Farm

Arosfa House
Farm

Bott's Tenement

Def

n)

FW

FF

FW

0m 30m 60m 90m

© Crown copyright and database rights 2025. OS AC0000813445

Promap
LANDMARK INFORMATION

General Information

Services:

Mains Water and electric are connected. 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. We understand a public footpath crosses the land.

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. Council Tax band E

Directions:

What3words///clicker.positives.table

Viewings:

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

Method of Sale:

The property is offered by Public Auction on 22nd September 2025 at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Cowlshaw and Mountford, 90 High Street, Uttoxeter, ST14 7JD
Contact; David Hopkin

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.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there

is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

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.



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

