

Marley Hollows Farm

Hilderstone, ST15 8SL

BAGSHAWS EST 1871
Land • Property • Livestock

Marley Hollows Farm
Hilderstone
Stone
Staffordshire
ST15 8SL

3	2	1	F	10.92 ac

Marley Hollows Farm offers a versatile rural property and an exceptional opportunity to purchase a generous three bedroom farmhouse set in 10.92 acres (4.417 hectares) of land.

Located down Cresswell Road, the property includes a range of agricultural outbuildings, a small pond, and pastureland.

Guide Price: Offers over
£795,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com






Approximate Property
Boundary

The Farmhouse:

The farmhouse provides a spacious family home with exceptional potential for enhancement. The main door leads to an entrance hallway which comprises of original tile flooring and a staircase to the first floor. From the entrance hallway is the sitting room which has a fireplace with an open fire and red brick surround and bay window looking onto the courtyard. Also accessed from the hallway, is the dining room benefitting from a bay window and fireplace and electric fire. The dual aspect kitchen leads into the conservatory overlooking the mainly lawned garden to the side of the property. The boiler house and a downstairs WC lead off the conservatory.

The first floor accommodation, includes a family bathroom, two double bedrooms and a single bedroom, all leading off the central spacious landing, which has a window over the stairs and a bay window overlooking the entrance way.







Ground Floor

First Floor



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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



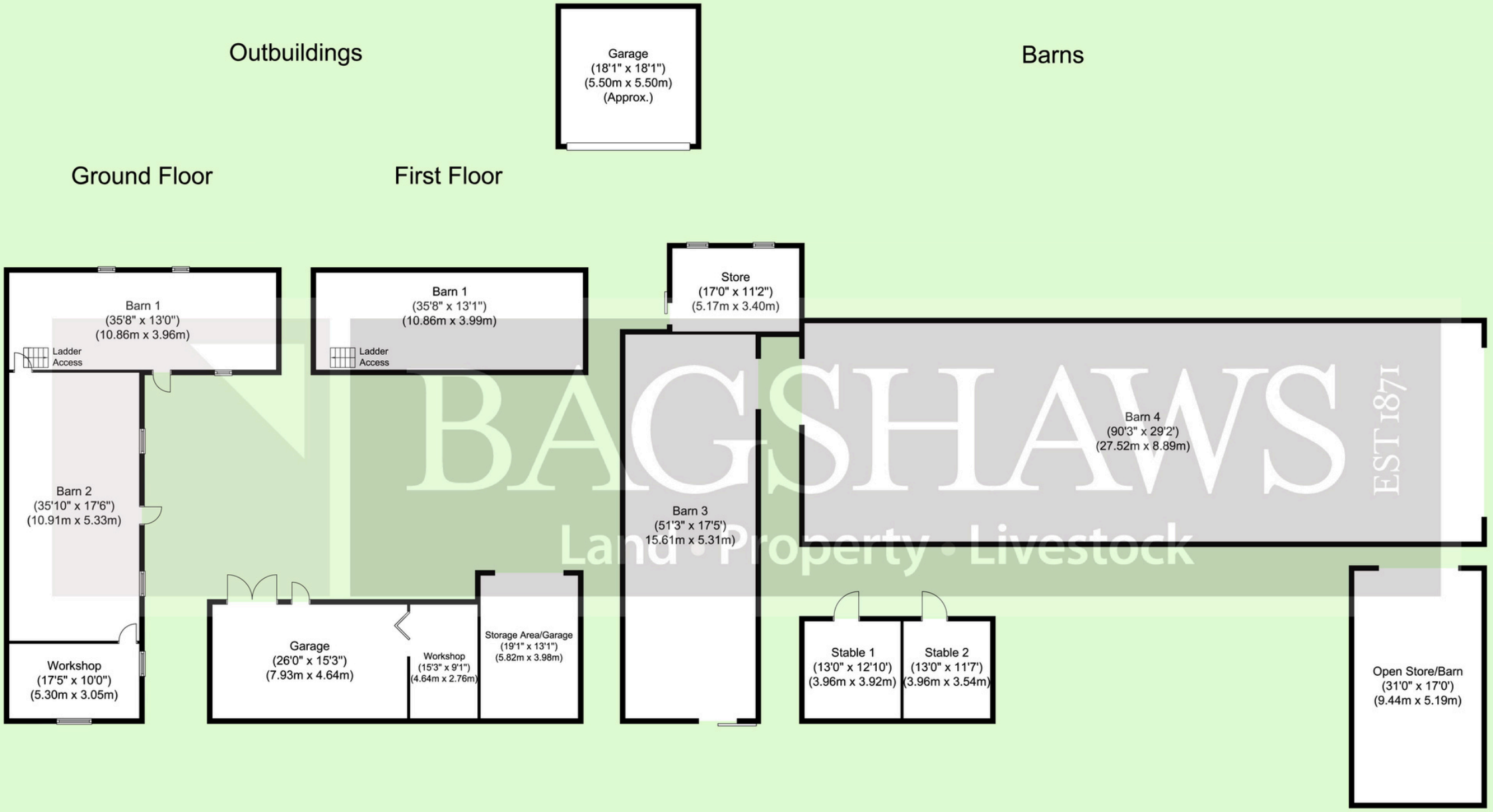


External Area

Externally, the property benefits from a garden with well established trees, including apple and plum trees in the rear courtyard, and a paved seating area, together with a pond and pastureland extending nearly 9 acres. The range of outbuildings comprise of the old dairy, traditional brick barns, timber building, the former milking parlor and a variety of store build ings along with a double garage with electric doors, as shown on the floorplan. This provides versatility for agricultural or domestic uses.

Subject to obtaining the necessary planning consents, the brick barns to either side of the farmhouse could offer scope for holiday cottages which had planning permission in the past, however this has now lapsed.





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Assessments First

General Information

Tenure and Possession:
The property is sold freehold with vacant possession upon completion.

Services:
The property is connected to metered mains water supply and electric. The Farmhouse has drainage to a septic tank.

Viewing:
Strictly by appointment through the Ashbourne Office of Bagshaws on 01335 342201 or email Ashbourne@bagshaws.com

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

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

Local Authority:
Staffordshire Moorlands District Council

What3words :
///interrupt.trump.intruding

EPC:
F

Council Tax Band:
D

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.

Mobile Phone 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.

Broadband Connectivity:
It is understood that the property benefits from full fibre broadband. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Money Laundering Regulations:
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

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.





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