Ashbourne Road

Bottomhouse

BURY & HILTON
EST 1936
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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Smithy Garage

Ashbourne Road
Bottomhouse
Staffordshire, ST13 7QJ

Substantial Detached House

Including workshop and paddock

Excellent sized accommodation

Three bedrooms, two reception rooms

Large yard & range of commercial outbuildings

Paddock

Viewing strongly advised

Offers over : £650,000

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Leek Office - 01538 383344

leek@buryandhilton.co.uk

Smithy Garage

The sale of this property offers a rare opportunity to purchase a substantial detached house, repair workshop premises and adjoining paddock. The premises lend themselves for a continuation of the existing use, as vehicle repair workshop / MOT station or alternatively may be suitable for other uses.

The residential part of the property offers excellent sized three bedroomed accommodation which has been maintained to an excellent standard and has considerable character. The accommodation briefly comprises, two good sized reception rooms, large living kitchen, utility and office / study to the ground floor. Three double bedrooms and bathroom at first floor level.

Externally there is a large yard and range of commercial buildings currently being utilised as a repair workshop / MOT station and an adjoining paddock with the whole extending to approx; 3.33 acres or thereabouts.

This is a most interesting property which may be suitable for a variety of purposes and as such is well worthy of inspection.

Ground Floor

Entrance hall

Lounge

Gas fire in attractive tiled surround with wooden mantel. Two radiators. Imitation beamed ceiling. Fitted carpet.

Dining Room

Oil fired stove inset in brick surround with tiled hearth. Timber ceiling.

Living Kitchen

with full range of fitted units consisting of white glazed sink, base units, working surfaces and wall cupboards. Oil fired range. Indian stone floor with under-floor heating.

Utility

Fitted with base units and cupboards. Plumbing for automatic washing machine. Indian stone floor with under -floor heating.

Office / Study

With full range of fitted cupboards, desk and working surfaces. Radiator. Tiled floor. Store under stairs

Stairs to landing

Radiator.

First Floor

Bedroom One

With full range of fitted wardrobes with cupboards over. Two radiators. Fitted carpet.

Bedroom two

Fitted cupboards, wardrobes and dressing table. Two radiators. Fitted carpet.

Bedroom three

Fitted with range of wardrobes, dressing table and chest of drawers. Radiator. Carpet.

Bathroom

with suite comprising bath, wash basin W.C. and shower cubicle. Fully tiled walls. Radiators. Airing cupboard.

Externally

An extensive yard providing off road parking facilities for a large number of vehicles. Sectional building consisting of an engineers shed 13'10 x 9'8 and adjoining store room. External W.C.

Range of commercial buildings consisting of:

Reception

Disabled Toilet

With W.C. wash basin.

MOT Bay

Mezzanine floor

Main workshop

With inspection pit

Office

With fitted cupboards

Staff room

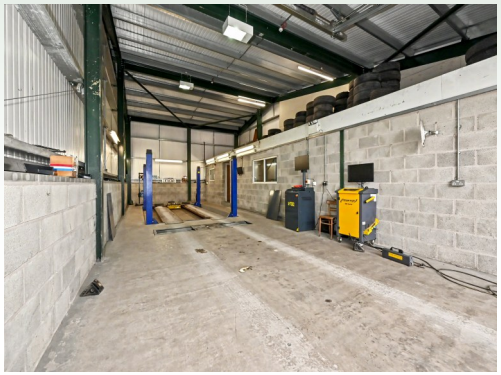
With stainless steel sink unit

Tyre bay

Fuel store

Adjoining paddock

Extending to 2.85 acres or thereabouts.



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

Services: Mains electric, water are connected with an oil fired range powering the central heating and hot water. The property has private drainage.

Sporting, Timber and Mineral Rights: It is understood that these are included in the sale as far as they exist.

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

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. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority: Staffordshire Moorlands District Council

Council Tax Band 'C'

Viewing: Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Broadband Connectivity:

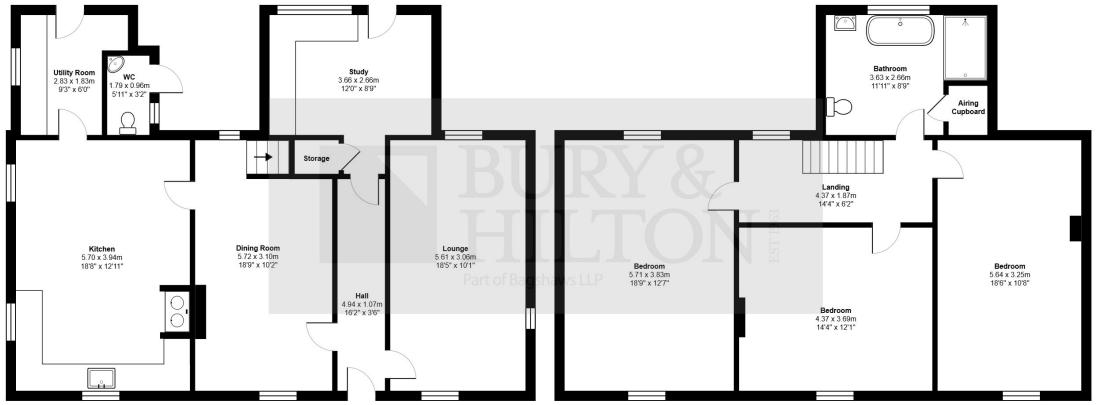
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

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.

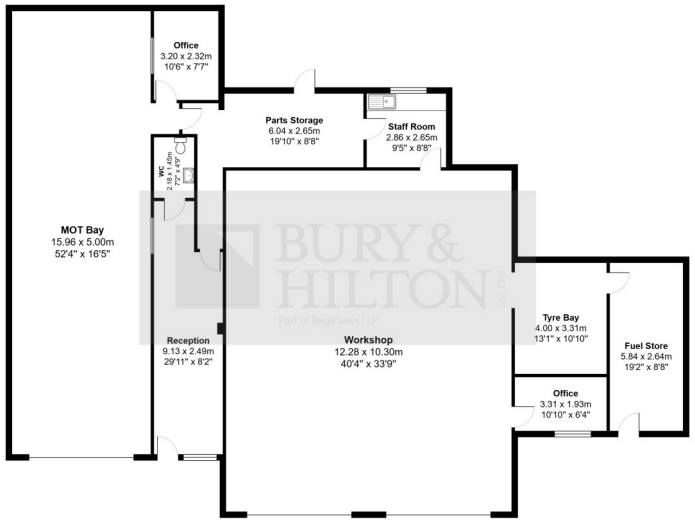
Agents Notes

Bury & Hilton 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. Bury & Hilton 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.



Ground Floor First Floor

All measurements are approximate and for display purposes only



Ground Floor

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