



Easingmoor House, Thorncliffe Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Easingmoor House

Thornccliffe Road

Thornccliffe, Leek

ST13 7LW

The sale of Easingmoor House presents the opportunity to purchase a fantastic four bedroom detached country property located in a super position just on the outskirts of Thornccliffe and ideally positioned for travelling into the market town of Leek.

The property benefits from Upvc double glazing and solid fuel central heating and briefly comprises: Conservatory which has recently had a new roof added to make the room useable all year round, Entrance Hall, Living Room, Study, Dining Room, Kitchen, Utility Room and Cloakroom to the ground floor.

Landing Area, Three Bedrooms, Bathroom and separate W.c to the first floor.

The fourth Bedroom is located on the second floor.

Sizeable gardens to the front and rear aspects and adjoining land that extends to approximately 4 acres or thereabouts which is currently divided into three separate paddock areas and incorporating a superb stable block.

A detached outbuilding is located adjacent to the property, which is presently used for storage purposes and may prove suitable for use for a workshop for the discerning purchaser. Ideally located and suitable for equestrian or other livestock use, the property enjoys uninterrupted views of the Roaches and surrounding countryside.

Internal inspection of this property is essential to appreciate its size and location.

Offers in the region of : £575,000



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Accommodation

Conservatory 13'10" x 11'6" (4.22m x 3.51m)

Radiator. Tiled floor. Spotlights.

Entrance Hall

Radiator. Stairs off.

Living room 13'0" x 12'5" (3.96m x 3.78m)

Bay window. Radiator. Exposed beams to ceiling. Feature log burner.

Study 15'10" x 8'0" (4.83m x 2.44m)

Radiator. Patio doors to rear aspect.

Dining Room 12'5" x 10'2" (3.78m x 3.10m)

Radiator. Built in storage cupboard. Access to:

Kitchen 13'6" x 9'6" (4.11m x 2.90m)

Extensive range of fitted wall and base units. Stainless steel sink unit with drainer. Plumbing point. Tiled walls. Tiled floor. Radiator. Double Oven

Utility room 9'8" x 7'3" (2.95m x 2.21m)

Solid fuel Rayburn. Stainless steel sink unit with drainer. Tiled floor. Plumbing point.

Cloakroom

W.c. Wash basin. Tiled floor. Understairs storage cupboard.

Landing area

Radiator x 2. Stairs off.

Bedroom 14'0" x 12'6" (4.27m x 3.81m)

Bay window. Radiator.

Bedroom 12'6" x 10'4" (3.81m x 3.15m)

Radiator.

Bedroom 13'9" x 9'7" (4.19m x 2.92m)

Radiator

Bathroom

Bath with shower over. Wash basin. Radiator. Heated towel rail. Tiled flooring. Airing cupboard off.

W.c

W.c. Wash basin. Part tiled walls. Radiator.

Second floor

Landing area

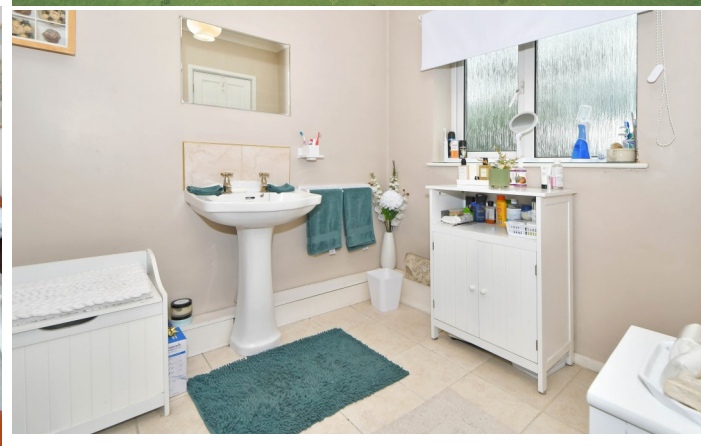
.Excellent sized area suitable for a number of uses. Window to side. Eaves storage.

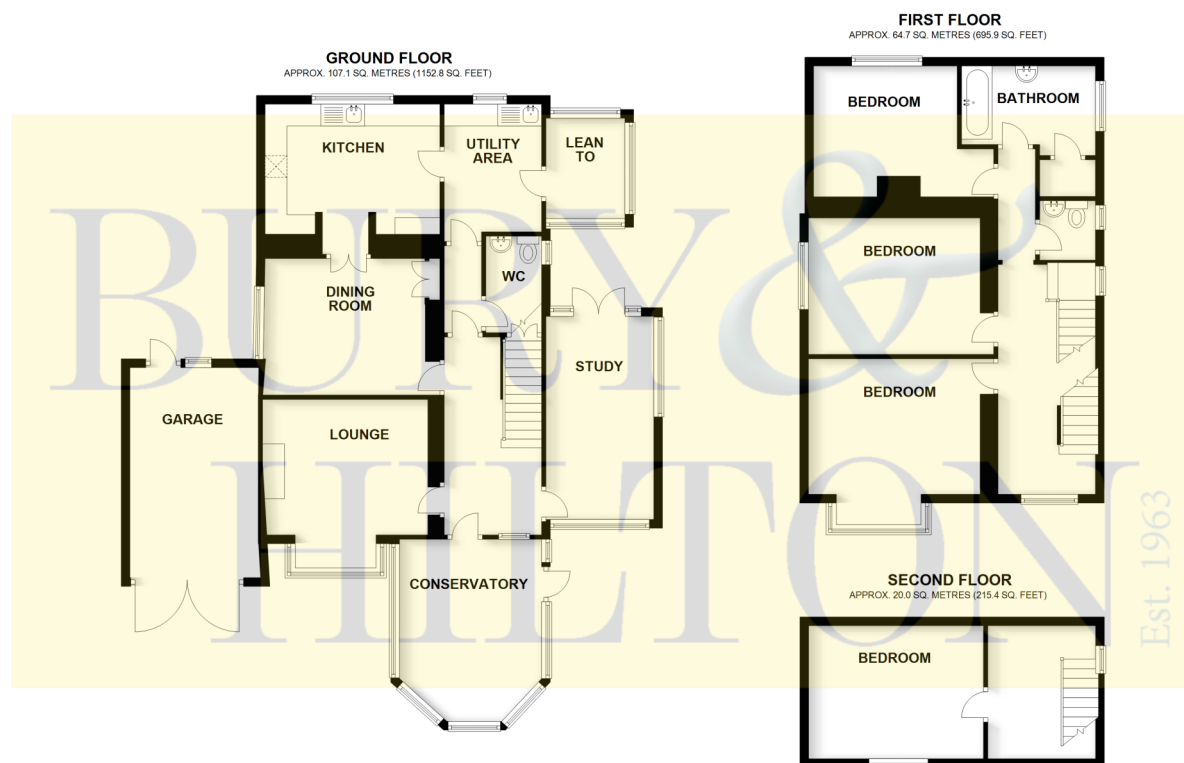
Bedroom 12'7" x 10'3" (3.84m x 3.12m)

Window to front. Storage to eaves.

Outside

The property is approached from the road over a driveway gated access leading to the front of the property which provides off road parking for a number of vehicles. Adjoining the driveway to the front aspect are lawned gardens with inset borders, courtesy lighting, pedestrian gated access leading to the rear garden. The driveway leads to an adjoining garage (16'11 x 9'11). Located to the opposite side of the property is a useful detached outbuilding (14'2 x 9'8) with power and lighting and adjoining log store.





Land

The land is presently laid to grass and segregated into three paddock areas having post and rail fencing and concrete stable block for two (22'4 x 11'1).

Viewing

By prior appointment through the Agents.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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