



# Woodhead Hall Farm

Cherry Lane, Cheadle, Staffordshire, ST10 4QS





**Woodhead Hall Farm**  
**Cherry Lane**  
**Cheadle**  
**Staffordshire ST10 4QS**



**4**



**2**



**3**



**TBC**



**12.00/ac**

An excellent opportunity to let this beautifully presented, four-bedroom detached farmhouse, complete with excellent equestrian facilities and ideally located in the highly sought-after town of Cheadle, Staffordshire.

The equestrian provisions include five well-appointed indoor stables, a spacious hay barn, a 25m x 40m manège, and approximately 12.00 acres of grazing pasture land.

Extra land could be available by separate negotiation.

**Rent: £2,850 pcm**

Available Immediately—For Private Use Only

**Location**

Woodhead Hall Farm enjoys a peaceful rural position on Cherry Lane, just outside the market town of Cheadle. The property combines the charm of a countryside setting with the convenience of nearby amenities.

Cheadle offers a good range of everyday facilities, including supermarkets, shops, schools, and healthcare services, while the larger centres of Uttoxeter (approx. 8.00 miles) and Stoke-on-Trent (approx. 11.00 miles) provide more extensive retail, leisure, and transport options.

For commuters, the property is well placed for access to the A50, linking the M1 and M6 motorways, and for rail services from Stoke-on-Trent, offering direct connections to London, Birmingham, and Manchester. The surrounding Staffordshire Moorlands also provide a wealth of outdoor pursuits, with the Peak District National Park within easy reach.





# Description

Woodhead Hall Farm comprises an impressive and beautifully refurbished four-bedroom detached farmhouse, offering generous and versatile family accommodation arranged over two floors. Modernised to an exceptional standard, this property also retains a wealth of traditional character while providing all the comforts of contemporary living.

Set within approximately 12.00 acres of grazing land, the property enjoys a tranquil rural setting, and is further enhanced by an excellent range of equestrian facilities. These include five indoor stables, a hay barn, and a manège measuring approximately 25m x 40m with a high-quality silica and fibre mix surface.

## Ground Floor

**Kitchen (5.36m x 3.32m):** Featuring a tiled floor, breakfast bar, and space for both a dishwasher and fridge, with a door leading to the pantry. Dual aspect windows provide views over to the paddocks and rear patio area.

**Utility/Boot Room, with W/C:** A highly practical space with plumbing for a washing machine, together with access to a W/C and hand-wash basin.

**Boiler Room/Tack Room:** Fitted with a saddle rack and bridle hook, this versatile space includes wooden flooring and an external door to the rear patio area.

**Dining Room (5.22m x 3.49m):** A charming space with wooden flooring, a feature stove/range, and a window overlooking the rear patio area.

**Lounge (5.16m x 3.57m):** A warm and inviting room with wooden flooring, twin windows overlooking the front aspect and paddocks, and a wood-burning stone with brick surround, stone hearth, and mantle.

**Sitting Room (4.04m x 3.57m):** A characterful room with wooden flooring, a window framing views of the paddocks, and an open fireplace with brick surround, slate hearth, and stone arch topped with a timber mantle.





## First Floor

**Office (3.5m x 2.68m):** A versatile room featuring a characterful fireplace and a window overlooking the rear of the property.

**Master Bedroom with En-suite (3.43m x 3.84m):** A beautifully appointed room with wooden flooring, feature fireplace, and a window with views over the front garden and paddocks. The master bedroom also benefits from a walk-in wardrobe and a private en-suite.

**Bedroom Two (4.18m x 3.43m):** A generously sized double bedroom, fitted with carpet and enhanced by a feature fireplace and a window overlooking the paddocks.

**Bedroom Three (2.32m x 2.65m):** A cosy single bedroom with fitted carpet.

**Bedroom Four (3.51m x 1.90m):** A naturally bright room, enhanced by dual-aspect windows, and wooden flooring.

**Family Bathroom (3.11m x 2.3m):** Well-proportioned and fitted with a corner bath with shower attachment, complemented by a feature fireplace.





## Exterior & Grounds

The property is approached via a gated driveway that leads to a generous parking area, with access to both the front garden and rear patio area.

The front garden is bordered by mature hedging and is predominantly laid to lawn, complemented by well-stocked flower beds along the perimeter. To the rear, a gravelled parking area provides ample parking and convenient access to the patio and rear entrance of the farmhouse.

## Equestrian Facilities

The stable yard comprises five internal partition stables, all housed within a large timber framed building with a concrete floor, mains water, and electricity. A spacious open-fronted barn adjoins this, and offers excellent storage for fodder, equipment, and/or vehicles. Opposite the stable yard lies an excellent 25m x 40m manège, finished with a high-quality silica sand and fibre mix surface, ideal for year-round use.

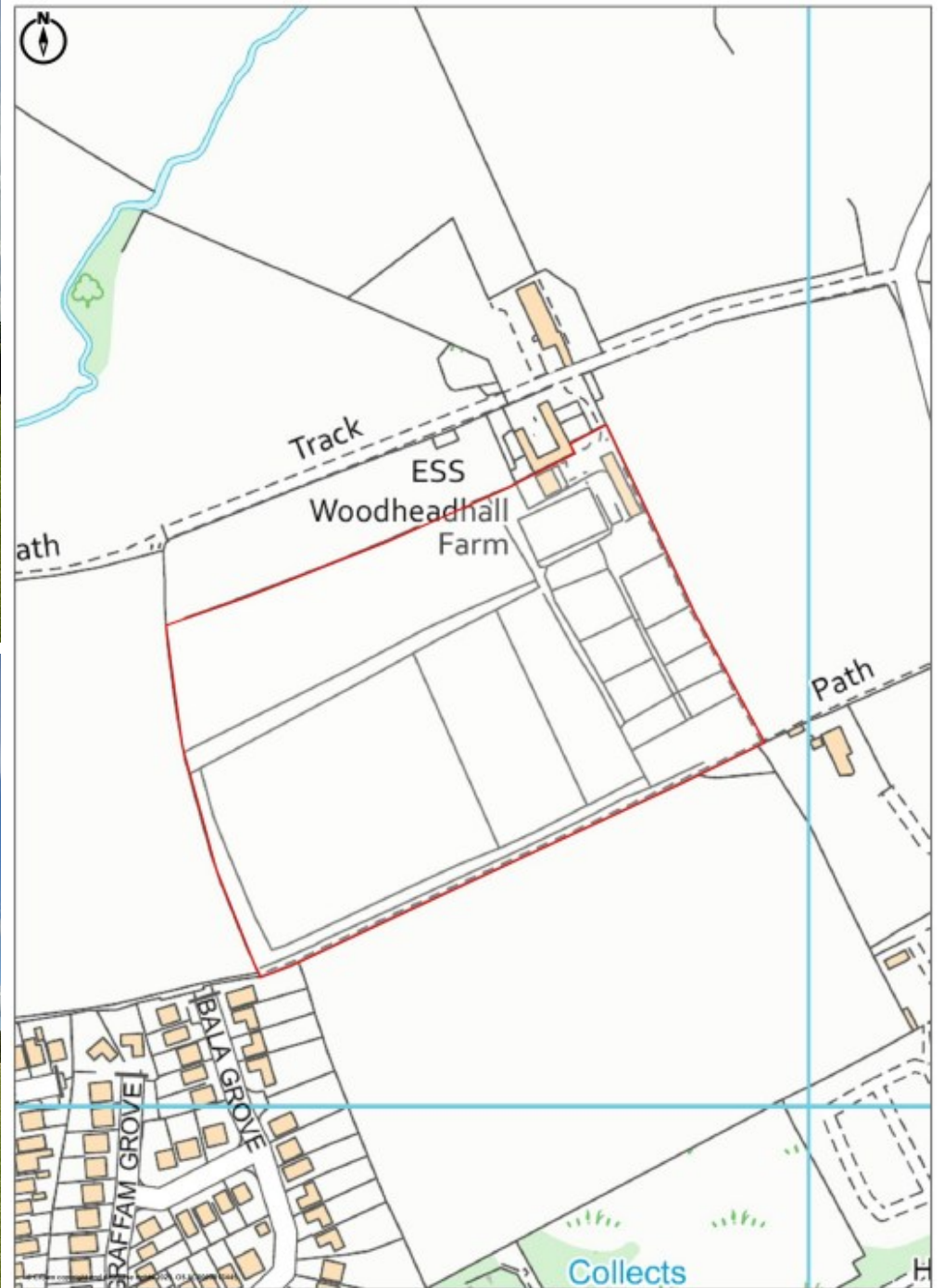
## Land

The land extends in total to approximately 12.00 acres of grassland, enclosed by way of mature hedgerows, supplemented by post-and-wire fencing. The land benefits from a mains water supply. Extra land could be available by separate negotiation.

A public footpath crosses the holding, running through the top two fields at the boundary edge, as well as along a track which passes through one field to its far side.









# General Information

## Directions:

From Cheadle town centre, head east on Queen Street (B5417) and continue for just under a mile. Turn left onto Cherry Lane and follow the lane for approximately 300 meters. A sign for Woodhead Hall will be visible at the top of the lane on your left. Follow the drive down the track, take the first left, and the property will be found behind the five-bar gate.

## Services:

Mains water and electricity, LPG gas central heating via a gas combi boiler, and private drainage via a septic tank.

## Terms of the Tenancy:

The property is offered on an Common Law Tenancy which will be prepared by Talbots Law, 10 Derby Street, Leek, ST13 5AW on behalf of the Landlord for an initial period of 2 years.

Deposit—£5,000 payable upon the signing of the agreement.

## Fixtures and Fittings:

The property is available to let un-furnished.

## Local Planning:

Staffordshire Moorlands District Council.

## Council Tax Band—D

The tenant will be required to pay council tax to the local authority.

## Expenses:

The tenant shall be required to meet all expenses for council tax, electricity, fuel, water, drainage, broadband, contents insurance, television licence and telephone charges. Applications must be submitted on the application form which is available from the Ashbourne office, together with references and the applicants signature verifying the information.

## EPC: TBC

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaws as sole agents on 01335 342201 or e-mail: [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com).

## Application:

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy form'.

## References:

References through HomeLet will be applied for by Bagshaws LLP.

## Proof of ID:

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

## Agents Note;

Bagshaws LLP have made every reasonable effort to

ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the letting.







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