



The Old Shire Stables

Buxton Road, Tittesworth, Leek



The Old Shire Stables

Troutsdale Farm, Springbank Wood
Blackshaw Moor, Buxton Road
Leek, Staffordshire
ST13 8TJ



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0.22 ac

An attractive semi-detached barn conversion set in a peaceful rural location. This spacious three-bedroom home features characterful details such as exposed masonry and timber throughout, all set within approx. 0.22 acres of private gardens and flower meadow.

For Sale by Private Treaty

Guide Price: £500,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The Old Shire Stables

Description

The Old Shire Stables is a unique, characterful barn conversion offering breathtaking countryside views. Currently a successful holiday let, the property has full planning consent for permanent residence.

Inside, the home offers three spacious bedrooms, inviting living areas, and handcrafted, high-quality interiors. Outside, the private rear garden, wild flower meadow and ample parking complete this charming rural home.

Location

Old Shire Stables enjoys stunning, uninterrupted views of rolling hills and landmarks like The Roaches, Hen Cloud, Morridge Top, and Tittesworth Reservoir. Just 2 miles from the vibrant market town of Leek, with excellent schools, shops, and amenities.

Situated near the Peak District National Park, the property offers easy access to scenic walks, trails, and watersports. Despite its tranquil setting, good road links connect you to Buxton, Congleton, Macclesfield, Bakewell, Ashbourne, and within 35 miles of Manchester and Sheffield.

Directions

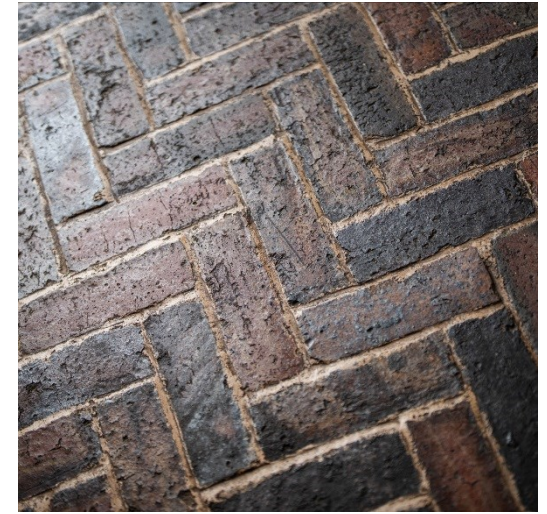
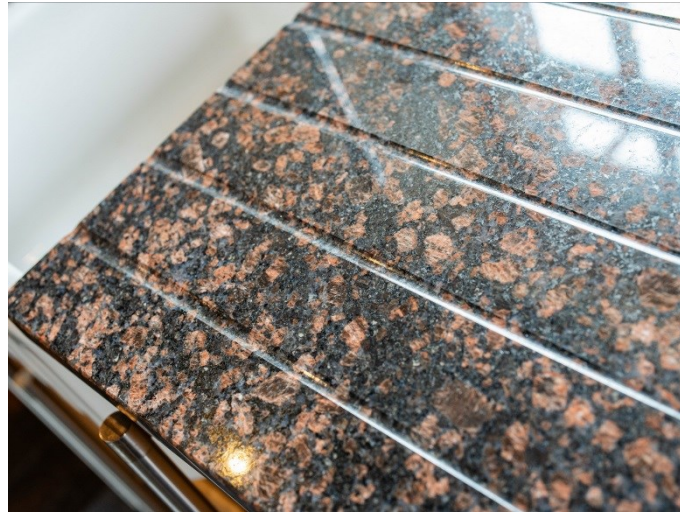
From Leek, head northeast on the A53 Buxton Road for approx. 1.5 miles. Turn left at the 'Blackshaw Moor' sign onto a tree-lined driveway with a cattle grid. Continue for 0.5 miles, passing a second cattle grid to reach the farmyard.

What3Words: [///staining.sculpting.supporter](https://www.what3words.com/staining.sculpting.supporter)

Ground Floor

Nestled within the courtyard, Old Shire Stables is a beautifully converted former stone stable block, thoughtfully designed over two floors to retain its original character. Throughout, exposed masonry and timber beams showcase the quality craftsmanship and traditional charm.

On the ground floor, the open-plan kitchen and dining area feature bespoke fitted units and plenty of space for entertaining and family gatherings. The adjacent living room exudes warmth and comfort, with a log-burning stove and French doors that open onto the garden and patio, inviting natural light and scenic views inside. A convenient cloakroom and an open-tread wooden staircase leading to the first floor complete this level.









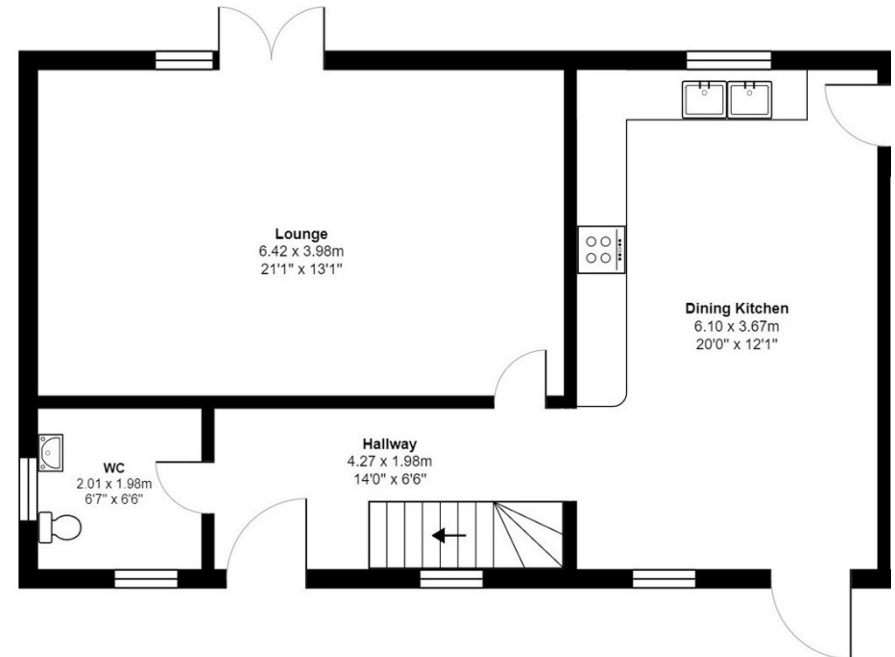
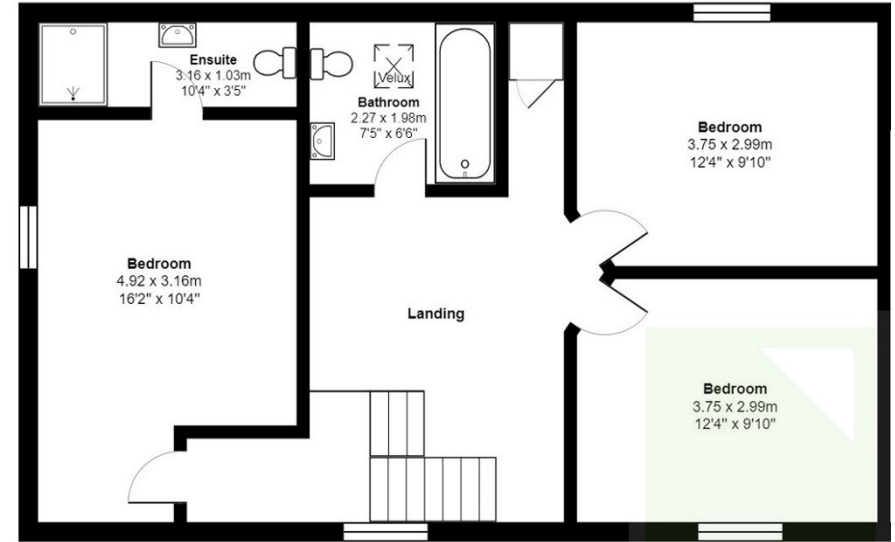
First & Second Floors

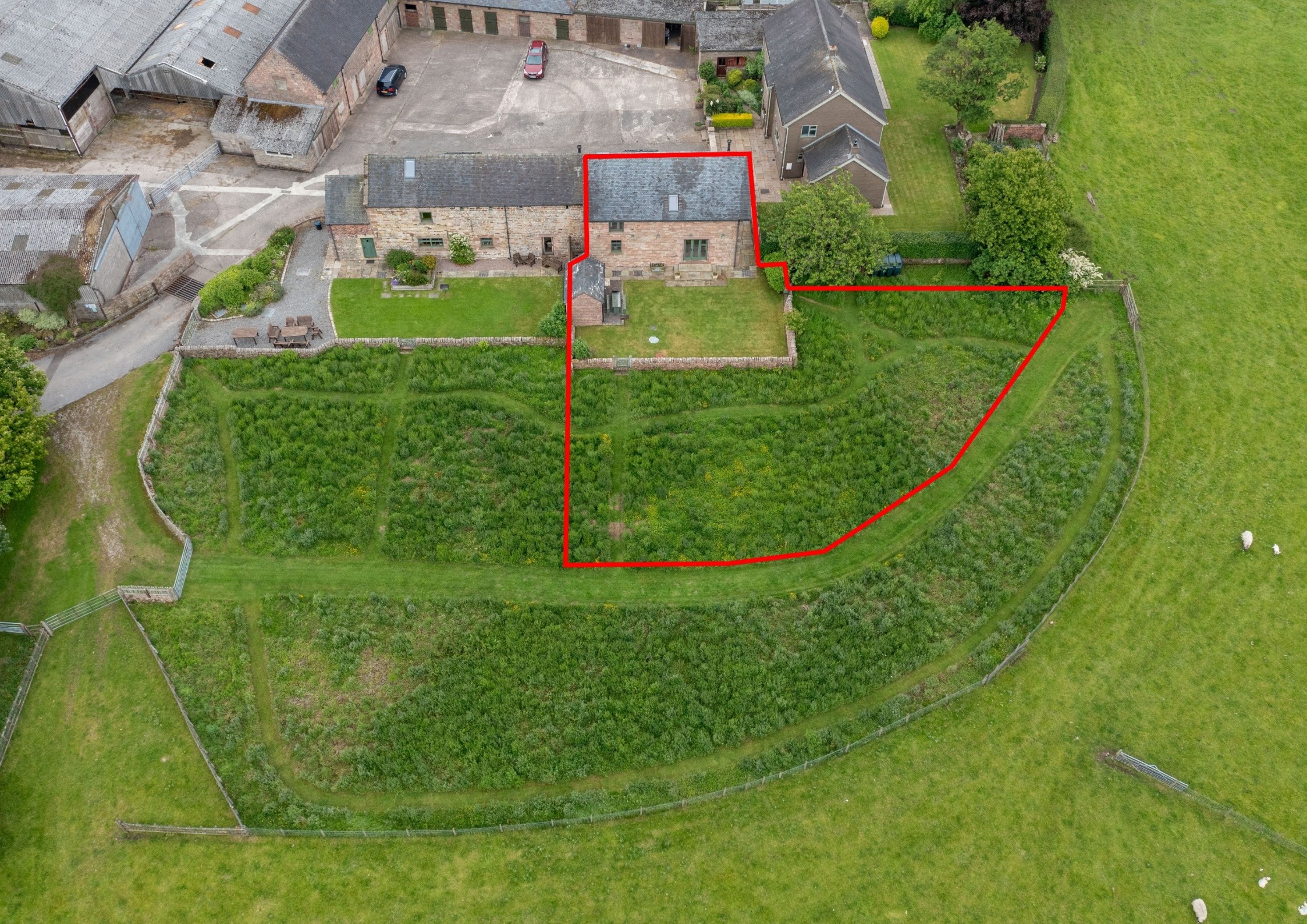
Upstairs, three generous double bedrooms provide peaceful retreats, each with tranquil rural views across the valley. The master bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms share a spacious family bathroom fitted with a bath and shower. A large landing area offers additional space, enhancing the home's airy, spacious feel.











Externally

The property benefits from a private stone-built utility room with laundry and external wash areas. To the rear, well-maintained lawned gardens and a patio provide a peaceful outdoor dining space with secluded views of The Roaches and the surrounding countryside. Included in the sale is a charming wildflower meadow—an inviting natural haven perfect for relaxing strolls and enjoying the changing seasons. To the front, ample off-road parking is available within the shared courtyard.





General Information

Services:

The property benefits from mains water, electricity and drainage. The barn benefits from a ground source heat pump and underfloor heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the property would be via right of way across a private driveway (shaded blue in the attached plan), of which a public footpath runs alongside. The parking area/yard is shared with the neighbouring properties.

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 Planning Authority:

Staffordshire Moorlands: 0345 605 3010 || planning@staffs Moorlands.gov.uk
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street,
Leek St13 6HQ

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

EPC: C

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

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.

Parking:

Parking is located in front of the property in the courtyard.

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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