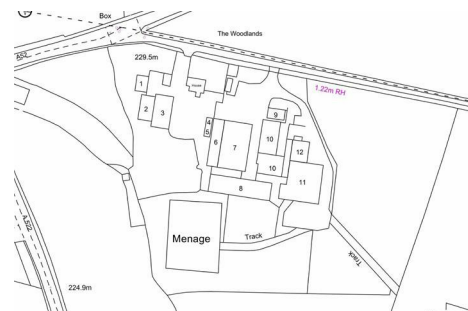




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Kingsley Moor, Kingsley Moor Stoke - On - Trent, ST10 2EN

The Woodlands provides a fantastic opportunity to acquire a four bedroom detached family home offered with a vast array of various outbuildings with a large yard area, a successful fishing pool, kennels, stables and menage, together with approximately 14 acres or thereabouts of grassland. This plot sits in an elevated position which commands far reaching views over the surrounding countryside.

The Woodlands offers great potential to establish a Business, Equestrian or Smallholding facility. The property has the important benefit of multiple access points to the road, making it ideally suited to a range of business purposes without detriment to the amenity of the dwelling. A spacious yard area services the building which could also be useful for HGV's etc. (subject to planning). Similarly it would be easily adapted to provide a livery yard, taking advantage of the land and menage.

Viewing highly recommended to appreciate the array of opportunities offered. Please see the attached brochure.

Offers Over £900,000

Kingsley Moor,

Kingsley Moor Stoke - On - Trent, ST10 2EN



- Four Bedroom Home
- Multiple Outbuildings
- Stable, Menage and Pond
- 14 Acres

[Situation](#)

[Directions](#)

[The Woodlands](#)

[Accommodation Comprises:](#)

[Entrance Porch](#)

[Hallway](#)

[Sitting Room](#)

13'0" x 10'10" (3.97 x 3.30)

[Living Room](#)

15'11" x 11'11" (4.85 x 3.63)

[Office](#)

9'5" x 9'2" (2.88 x 2.79)

[Inner Hall](#)

[Rear Porch](#)

[Dining Kitchen](#)

16'9" x 9'5" (5.10 x 2.87)

[Dining Area](#)

9'9" x 8'6" (2.97 x 2.59)

[First Floor Landing](#)

[Bedroom Two](#)

13'1" x 10'11" (3.98 x 3.32)

[Bedroom Four](#)

9'11" x 8'6" (3.02 x 2.60)

[Bedroom Three](#)

11'11" x 10'0" (3.64 x 3.06)

[Bathroom](#)

8'8" x 4'10" (2.63 x 1.48)

[Bedroom One](#)

18'5" x 9'5" (5.62 x 2.88)

[En-suite](#)

11'9" x 8'9" (3.59 x 2.67)

[Outside](#)

[Detached Garage](#)

[Corrugated Porter Cabin](#)

[Outbuildings](#)

[Outbuildings.](#)

[Menage](#)

98'5" x 131'3" (30 x 40)

[Services](#)

[Land](#)

[Pond](#)

[Council Tax Band](#)

[Local Authority](#)

[Viewings](#)

[Measurements](#)

[Tenure and Possession](#)

[Please Note](#)

[Wayleaves](#)



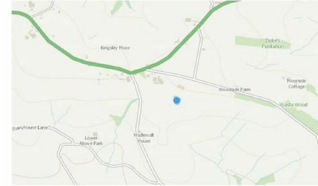
[Directions](#)



Pool location and specification:

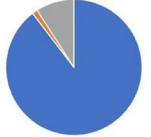
Location: National Grid reference SJ99262-46239

Rental income approximately £600 annually



The largest carp captured: 10 pounds 3 ounces.

This pool is a well established fishing pool, also known as the pig farm pool, it was formed from opencast coalmining over 50 years ago, it was rented by Bucknall Fishing Club for many years, and then Creden Redhouse Fishing Club until 3 years ago, recently very few anglers have fished the pool, only friends of the vendors.



The pie chart to the left depicts the species of fish in weight. This equates to roughly 175 lb per acre stock density, for a pool of this size the Environment Agency would recommend a stock density of between 250 - 300 pounds of fish per acre.



A picture of the bream, these all appear



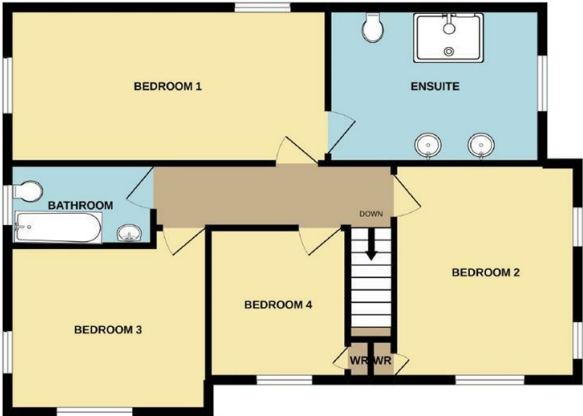


Floor Plan

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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