



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## **Barnfield Cottage Red Earth Farm, Rudyard, ST13 8PT**

**£800 Per Calendar Month**

A beautifully presented detached country cottage nestled within fields and taking in panoramic countryside views. With solid oak doors and solid wood windows throughout; spacious rooms each taking in great views; modern Kitchen, Lounge; Utility and Shower Room to the ground floor with Three Bedrooms and modern Bathroom to the first floor.

Within easy travel distance to Leek's market town; Rudyard's village amenities and further travel to Macclesfield.

Please note this property is subject to an agricultural occupancy tie.



### Situation

Nestled in surrounding fields just above the village of Rudyard taking in panoramic views. Within easy access of Rudyard village itself and local amenities and walking routes, and within easy travel distance of the market town of Leek or Macclesfield.

### Directions

From our Leek office follow Ball Haye Street to the traffic lights and turn left onto Stockwell Street A523, stay on this road as it leaves Leek past Sainsbury's supermarket and continue for approximately 2.4 miles; turning right onto a farm lane signposted Red Earth Farm; follow this track as it winds; go past the first turning to the right; then at the fork go left and take the RIGHT hand of the to tracks; stay on this track for approximately ½ mile where the property will be found in it's own stone wall surround.

### Accommodation Comprises:

Wooden Side Entrance Door leading to:

### Utility 11'8" x 11'4" (3.548 x 3.466)



With tiled floor; wooden window to side aspect; a range of base units with 'formica' work surfaces over; tiled splash backs; matching wall units; inset stainless steel sink with mixer tap; plumbing for an automatic washing machine; electric storage heater; electric consumer unit; electrical points; coat hooks and inset ceiling spot lights. Two steps down to the Kitchen.

### Shower Room

With continued tiled floor; the suite comprises of a low flush W.C.; tiled shower area; corner shower cubicle with mains fed shower; pedestal wash hand basin; storage heater; extractor fan and inset ceiling spot lights.

### Kitchen 14'3" x 18'8" (4.332 x 5.687)



With continued tiled floor; wooden windows to both front and rear aspects; a solid wood door to side aspect and garden; the suite comprises a range of base units with 'formica' work surfaces over; inset stainless steel sink with mixer tap; 'Stoves' double electric oven and hob with extractor fan over; matching wall units; electric storage heater; electrical points and exposed beam features; inset ceiling spot lights. Stairs lead off to the first floor.

### Lounge



With fully fitted carpet; wooden windows to both front and side aspects; feature corner fireplace with log burner in a brick and stone inglenook; electric storage heater; electrical points; aerial points; two wall lights and exposed beam features; inset ceiling spot lights.

### First Floor

A hand made solid wood staircase and balustrade, leading to:

### Landing

With fully fitted carpet; electric storage heater; airing cupboard housing water cylinder and immersion heater; wall lights; exposed beam features; ceiling light point and smoke detector.



Bedroom One 11'8" x 11'4" (3.558 x 3.442)



With fully fitted carpet; wooden windows to both front and side aspects; electric storage heater; electrical points; aerial points; exposed beam features; ceiling light point and loft access.

Bedroom Two 6'7" x 11'11" (2.015 x 3.622)



With fully fitted carpet; wooden window to front aspect; electric storage heater; electrical points; aerial point; exposed beam features; ceiling light point.

Bathroom



Benefitting from tiled flooring; with wooden skylight; the suite comprises: a panelled bath pan with shower over; tiled bathing area; pedestal wash hand basin; low flush W.C.; store cupboards to the eaves; electric storage heaters; exposed beams and inset ceiling spot lights.

Bedroom Three 11'0" x 14'9" (3.341 x 4.486)



With fully fitted carpet; wooden windows to both front and side aspects; electric storage heater; electrical points; aerial point; exposed beam features; ceiling light point and loft access.

## Outside



A tarmac drive and parking areas with gravel pathway, lawned garden; electric meter, tarmac patio area and fabulous views!

## Garden



## View



A lawned garden taking in great views.

## Continued View

## Services

We believe all mains services are connected. The water supply is pure filtered spring water to good pressure.

## Viewings

By prior arrangement through the Agent.

## Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service [DPS]) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## 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.

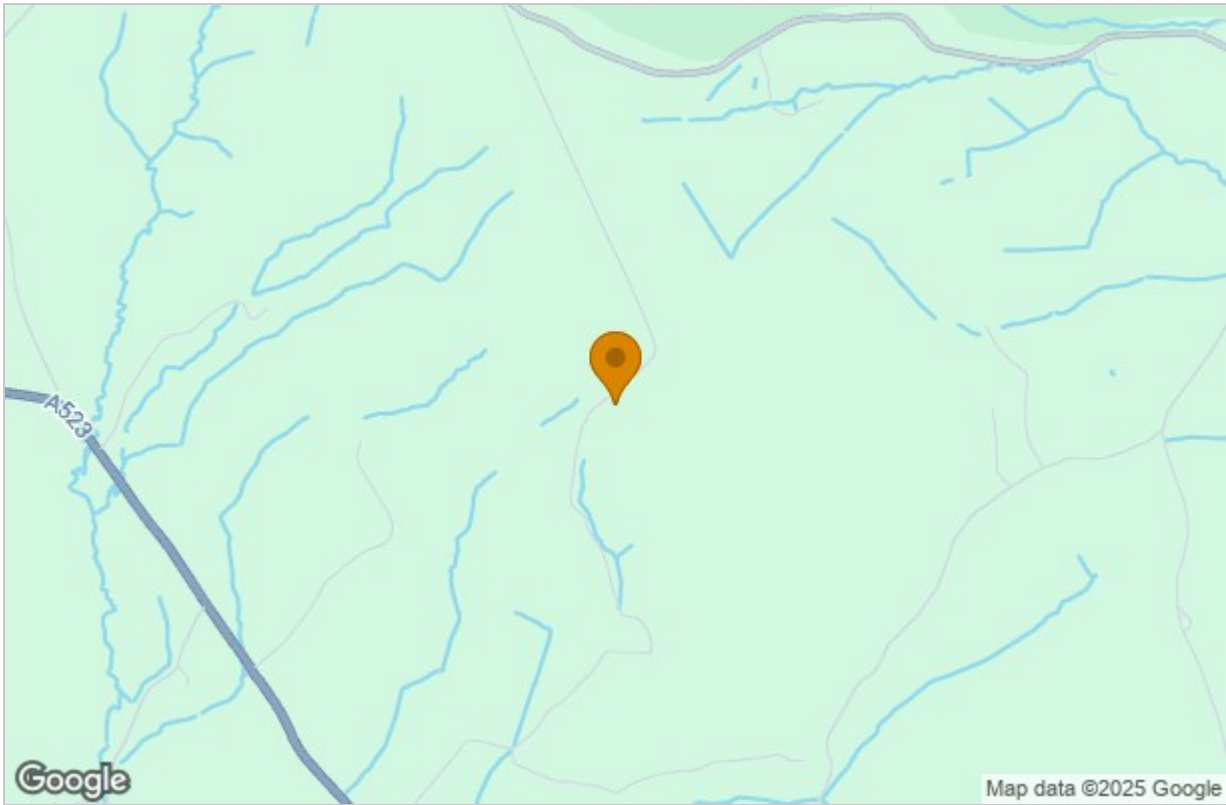
## Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

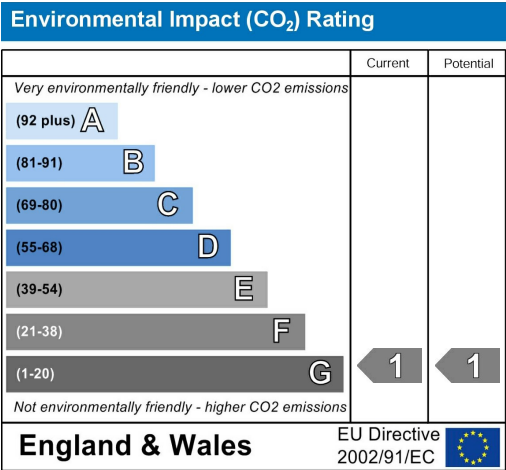
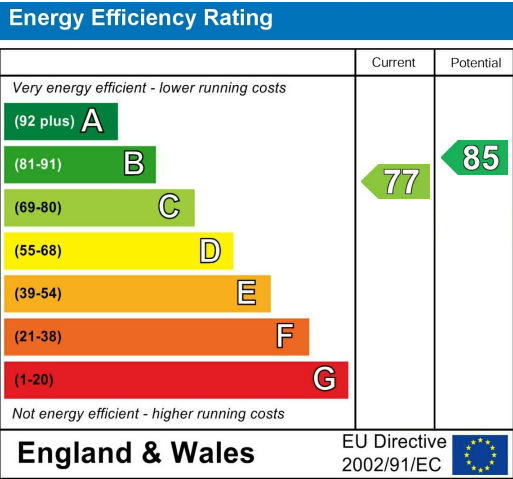
## Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.