



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



2 Brook Cottage

Upper Hulme, Leek, ST13 8TY

**Auction Guide £175,000**





## 2 Brook Cottage

Upper Hulme, Leek, ST13 8TY

FOR SALE BY PUBLIC AUCTION AT  
WESTWOOD GOLF CLUB, LEEK,  
STAFFORDSHIRE, ST13 7AA - 7PM  
PROMPT THURSDAY 8TH MAY 2025

An excellent opportunity to purchase this delightful three bedroom cottage positioned in a highly popular rural location. This property offers spacious accommodation to include lounge, kitchen, WC, and three good sized family bedrooms, with the master benefitting from fitted wardrobe space. To the front of the property is a small fore garden and there is a small wood store, a short walk away. An early viewing is essential to appreciate the accommodation and location on offer.

AUCTION GUIDE PRICE - £175,000-  
£225,000

### Situation

This property is located in the small village of Upper Hulme approximately 3.4 miles from Leek, 9.4 miles from Buxton and 12.7 miles from Congleton. Upper Hulme is a small village close to the famed tourist attraction known as the Roaches ideal for keen hikers, walkers or cyclists and sits between the spa town of Buxton and market town of Leek. The property is within walking distance of a popular Public House serving food and the Roaches Tea Rooms. All in all an ideal rural village located cottage ideal as a private property or ideal holiday home/air BnB (subject to consents).







### Directions

From our office in Leek, head north then turn right at the crossroads onto the Buxton road (A523). Follow this road for approximately 3.2 miles before turning left towards Upper Hulme. After 0.2 miles the property will be on the right on the bend.

### Accommodation Comprises

#### Front Entrance Door

Giving access to:-

#### Living Room

21'5" x 14'4" (6.53m x 4.37m)

Good sized living room with fireplace with stone hearth and log burning stove and stairs off. With cottage windows retaining stone mullions and exposed stone work to the walls and fitted carpet.

#### Kitchen

With small range of wall and base units, double sink unit and panelled wooden wall. With access door to the front.

#### Staircase

Leading to First Floor Landing and giving access to: -

#### Bedroom Number One

12'11" x 10'7" (3.94m x 3.24m)

With storage heater and storage off along with exposed beams and wooden door. Cottage window with stone mullion.





**Bedroom Number Two**  
10'1" x 8'10" (3.09m x 2.71m)

With storage heater and storage along with exposed beams and wooden door. Wooden door and cottage window with stone mullion.

**Bedroom Number Three**  
11'3" x 6'1" (3.45m x 1.87m)

With storage heater with exposed beams.

**Bathroom**

With WC, wash hand basin, panel bath and shower over. Tiled walls.

**Outside**

To the front of the property is a small fore garden and there is a small wood store, a short walk away, as shown on the title plan.

**Local Authority and Council Tax**

We believe the properties local authorities are Staffordshire Moorlands District Council and Staffordshire County Council.

**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

As we understand the property is connected to mains electricity and mains drainage

**Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.





### Wayleaves & Easements

The property is sold 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 sale.

### 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.



### Buyer's Fee

The successful buyer shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due immediately at the end of the auction. The buyer will be provided with a VAT receipt following the auction.

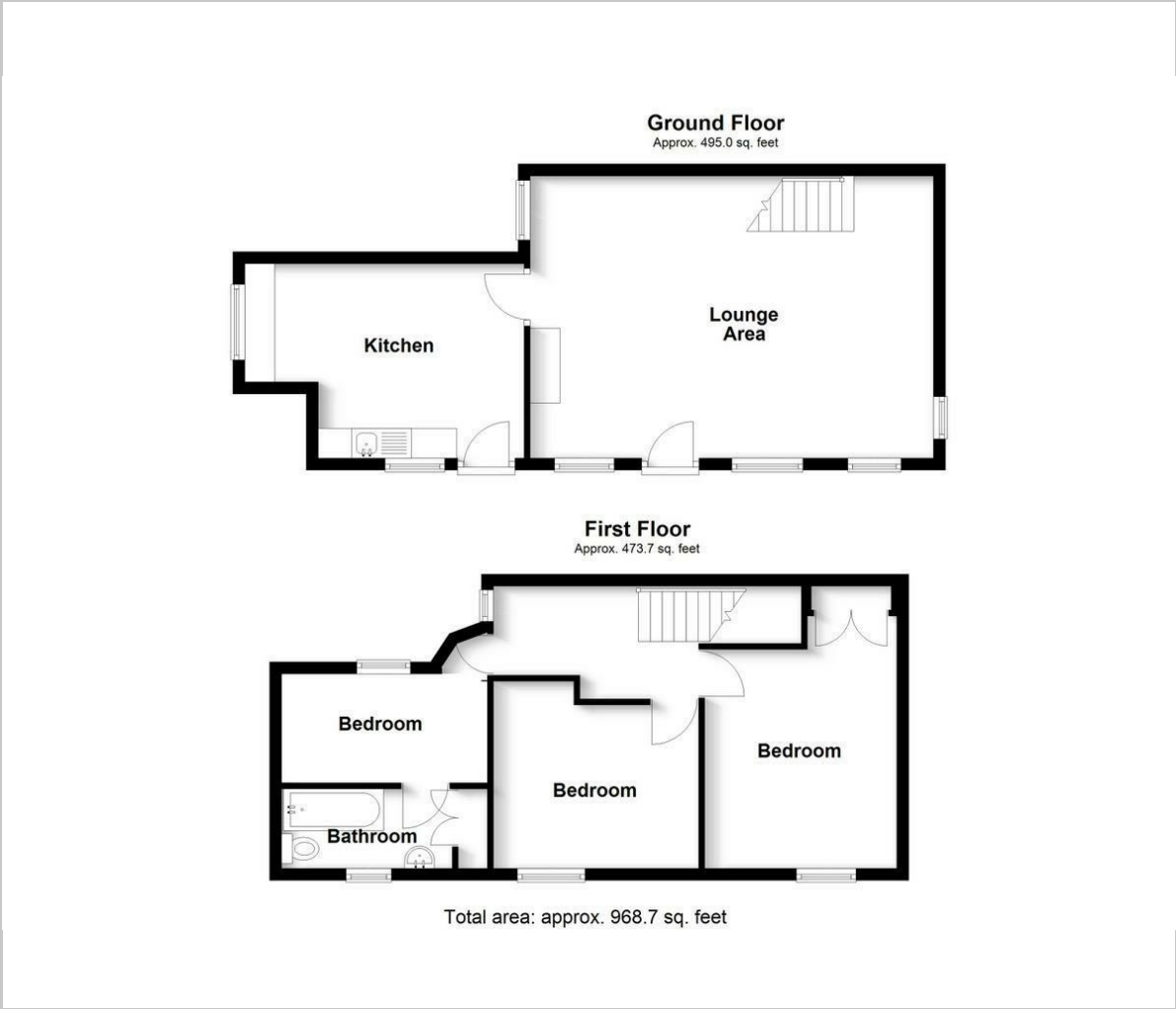
### Auction Pack

The auction pack will be available 7 days prior to the auction and bidders will be deemed to have full knowledge of the contents. The buyer will be required to pay 10% deposit on the fall of the hammer and completion will be 28 days thereafter.

### Vendors Solicitor Details

Andrew Burrows  
Tinsdills Solicitors  
10 Derby Street  
Leek  
ST13 5AW

Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

