



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Blythe Lea Farm Leek Road

Weston Coyney, Stoke-On-Trent, ST3 5BD

Offers In Excess Of £480,000



Blythe Lea Farm Leek Road

Weston Coyney, Stoke-On-Trent, ST3 5BD

An excellent opportunity to acquire this deceptively spacious THREE bedroom detached bungalow having the added benefit of a wide range of useful outbuildings and good sized yard area. With 2.59 Acres or thereabouts available by separate negotiation.

Blythe Lea Farm has been recently decorated and refurbished to a high standard throughout with quality fixtures and fittings. Ideally situated on the main Leek Road providing good commuting links to The Potteries, Motorway Network and local towns and villages. This property would suit potential purchasers looking for an Equestrian outfit, growing family, or someone looking to run or start up a business venture. A rare opportunity which must not be missed, viewings essential to be fully appreciated.

Directions

From our Leek office, take the A520 towards Cheddleton & Stoke on Trent. Continue on this road through Wetley Rocks & Cellarhead where Blythe Lea Farm can be found on your right hand side as you approach Weston Coyney, as indicated by the agents 'For Sale' board.

Situation

Blythe Lea Farm offers an excellent opportunity being situated on the main Leek Road just prior to reaching Weston Coyney. Offering easy commuting links to The Potteries, Motorway Network, Staffordshire, Derbyshire and Cheshire.

Entrance Hall

External door to front, radiator, laminate floor. Loft access with ladder.

Living Room

16'2" x 11'8" (4.94 x 3.57)

Max Measurement. UPVC double glazed window to front, two feature leaded light windows to side, radiator, laminate floor, chimney breast (could be opened up for log burner or open fire).

Dining Room

13'6" x 13'4" (4.14 x 4.08)

Max Measurement. UPVC double glazed bay window to front, radiator, laminate floor, built in store cupboard. Open plan to:





Kitchen 13'4" x 10'4" (4.08 x 3.16)

Excellent range of built units comprising matching wall and base cupboards with drawers, built in AEG electric oven, work surfaces over with four ring Beto gas hob and extractor, inset sink unit with mixer tap, tiled floor, UPVC double glazed external door and windows to rear aspect.

Bedroom One 15'9" x 10'5" (4.82 x 3.18)

Measurement incorporates Ensuite. Pair of UPVC double glazed patio doors to rear, radiator, laminate floor..



Ensuite

Enclosed shower cubicle incorporating mixer shower figment, low level WC, wash hand basin in vanity, fully tiled walls, tile effect laminate floor, UPVC double glazed frosted window to rear, heated towel rail.



Bedroom Two 11'11" x 11'5" (3.64 x 3.49)

UPVC double glazed window to front, radiator, laminate floor.

Bedroom Three 11'4" x 10'9" (3.47 x 3.30)

UPVC double glazed window to rear, radiator, built in cabin bed and bedroom furniture, laminate floor.



Bathroom 9'6" x 6'9" (2.9 x 2.08)

Fully enclosed shower cubicle incorporating mixer shower fitment, stand alone bath, pedestal wash hand basin, low level WC, fully tiled walls and floor, UPVC double glazed frosted window to rear, heated towel rail. Loft access.



Outside

Double gated access leads to ample off road parking and rear elevation.

Formal front gardens laid to lawns with hedged and walled boundary, patio areas, raised pond, mature borders and ornate lamp.

Outbuildings

Brick & Corrugated Roof Building 25'3" x 17'6" (7.72 x 5.34)

Concrete floor, power.
Room off with concrete floor, plumbing for WC.

Block & Corrugated roof Outbuilding 75'1" x 36'10" (22.91 x 11.25)

Max Measurement. Concrete floor and lighting.

Three Brick & Corrugated roof Outbuildings



Former Cattle Store One
30'10" x 26'0" (9.42 x 7.94)
Concrete floor, and lighting.

Store Two
26'0" x 20'6" (7.95 x 6.25)
Concrete floor, light and power connected.

Store Four
14'8" x 10'6" (4.49 x 3.21)
Double doors and lighting.

Store Three
16'6" x 14'2" (5.03 x 4.33)
Concrete floor and lighting.

Land

The land which is available by separate negotiation extends to approximately 2.59 acres or thereabouts and is all laid down to grass.

Services

The property is connected to all mains services.

Tenure & Possession

We believe 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.

Local Authority

Staffordshire County Council and Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

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.



Promap Plan



Total area: approx. 1093.5 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

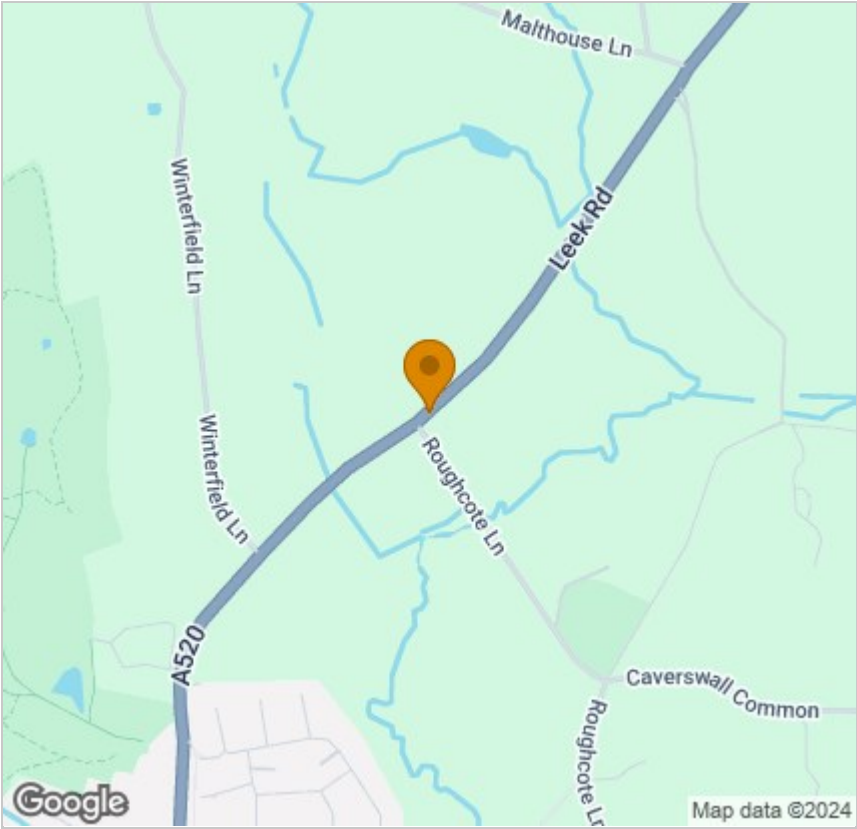
Viewing

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

