



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Shepherds Holt, Pown Street

Sheen, SK17 0ET

Offers Over £385,000



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Sheen, SK17 0ET

FOR SALE WITH NO UPWARD CHAIN

Shepherds Holt offers a rare opportunity to acquire a rural, stone built, three to four bedroomed property in the sought-after village of Sheen. The property boasts characterful features, as some areas of the property are around 300 years old. A further room on the ground floor is currently under renovation, but could be utilised as a fourth bedroom, work from home office space and even a business opportunity. The property features a tarmacadam driveway and lawns to the front and rear aspects. Benefiting from newly fitted double glazed windows and a patio area for entertaining. Shepherds Holt enjoys far reaching views of the surrounding landscape as the Derbyshire Dales, Staffordshire Moorlands and High Peak can be admired from the property's grounds.

Directions

From our Leek office on Derby Street, turn left onto Ball Haye Street and then right at the traffic lights onto the Buxton Road. Turn right just before the Olive Tree restaurant and continue Thorncliffe Road until reaching The Mermaid self-catering accommodation. Turn right opposite The Mermaid and begin to follow signs for Warslow. Turn left on to the B5053 and then turn left onto the B5054. Go over the bridge at Hulme End and take the first left after the Manifold Inn. Continue up this road onto Pown Street and the property will be found on the left hand side, indicated by our For Sale board.

What 3 Words Location Code :
///mega.exile.scoping

Accommodation Comprises

Entrance porch with double glazed window to the front aspect and giving access to the property.

Living Room

12'0" x 14'6" (3.669 x 4.407)

Featuring a stone floor, uPVC double glazed sash window to the front aspect and double glazed window to the rear aspect, double glazed patio doors to the rear aspect, fireplace including a solid fuel log burner.



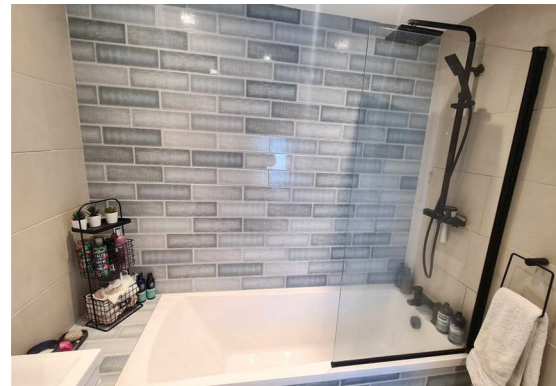


Dining Room 12'10" x 14'1" (3.899 x 4.295)

Having an exposed wooden floor, uPVC double glazed sash window to the front aspect and double glazed window to the rear aspect, solid fuel log burner set on a tile hearth, integrated storage.

Kitchen 14'0" x 9'10" (4.273 x 3.000)

Featuring a stone floor, uPVC double glazed sash window to the front aspect and double glazed window to the rear aspect, a range of base units and drawers with wooden worktop, inset sink with drainer integrated into the worktop, integrated cooker and hob, integrated fridge and freezer, cupboard for an integrated washing machine.



Reception Room 12'4" x 9'3" (3.77 x 2.82)

Currently undergoing renovation, with two double glazed windows to the front and side aspects, double glazed patio doors to the rear aspect and skylight window. This room could be utilised as a further bedroom with en-suite, reception room, work from home office space or even a business opportunity.

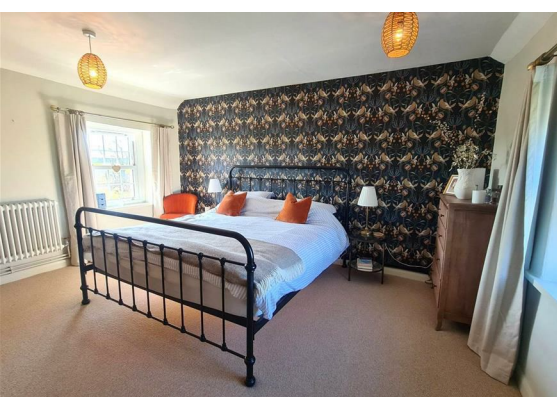
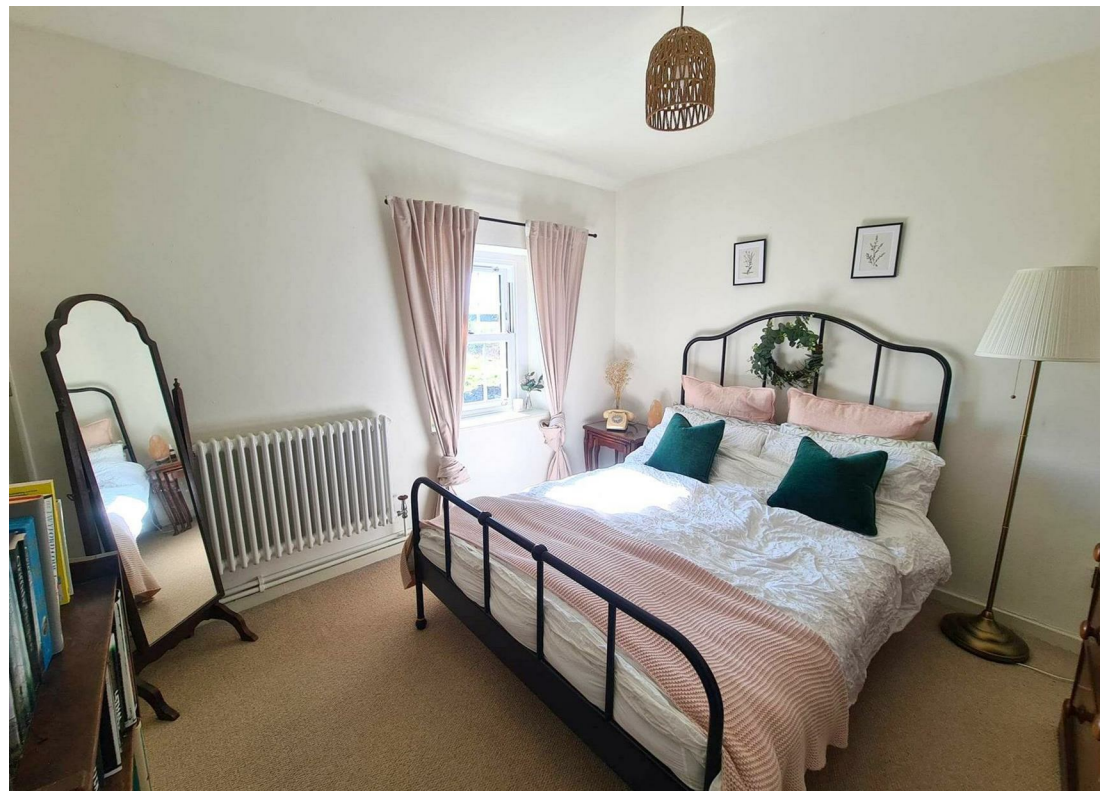
Stairs to First Floor Landing With fitted neutral carpet, radiator and double glazed window to the rear aspect.

Bathroom 5'4" x 6'10" (1.613 x 2.078)

With wood effect flooring, fully tiled walls, double glazed window to the rear aspect, radiator, extractor fan, a low level lavatory, bath with tiled sides, and wash hand basin set in a vanity unit.

Bedroom One 8'6" x 10'0" (2.593 x 3.046)

Having exposed wooden floorboards, uPVC double glazed sash window to the front aspect, loft access to loft.



Bedroom Two

10'1" x 10'4" (3.062 x 3.142)

With neutral fitted carpet, uPVC double glazed sash window to the front aspect, integrated wardrobe and radiator.

Master Bedroom

14'8" x 12'1" (4.478 x 3.685)

Having neutral fitted carpet, uPVC double glazed sash windows to the front and rear aspects, radiator and loft access.

Outside

To the front of the property there is a lawn garden and driveway for several vehicles. To the rear of the property there is a good sized patio area and lawn area with small pond and an outside tap.

Council Tax Band

We believe that that council tax is band D.

Services

Mains water and electricity are connected, drainage is by private means of a septic tank which is located in the garden.

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

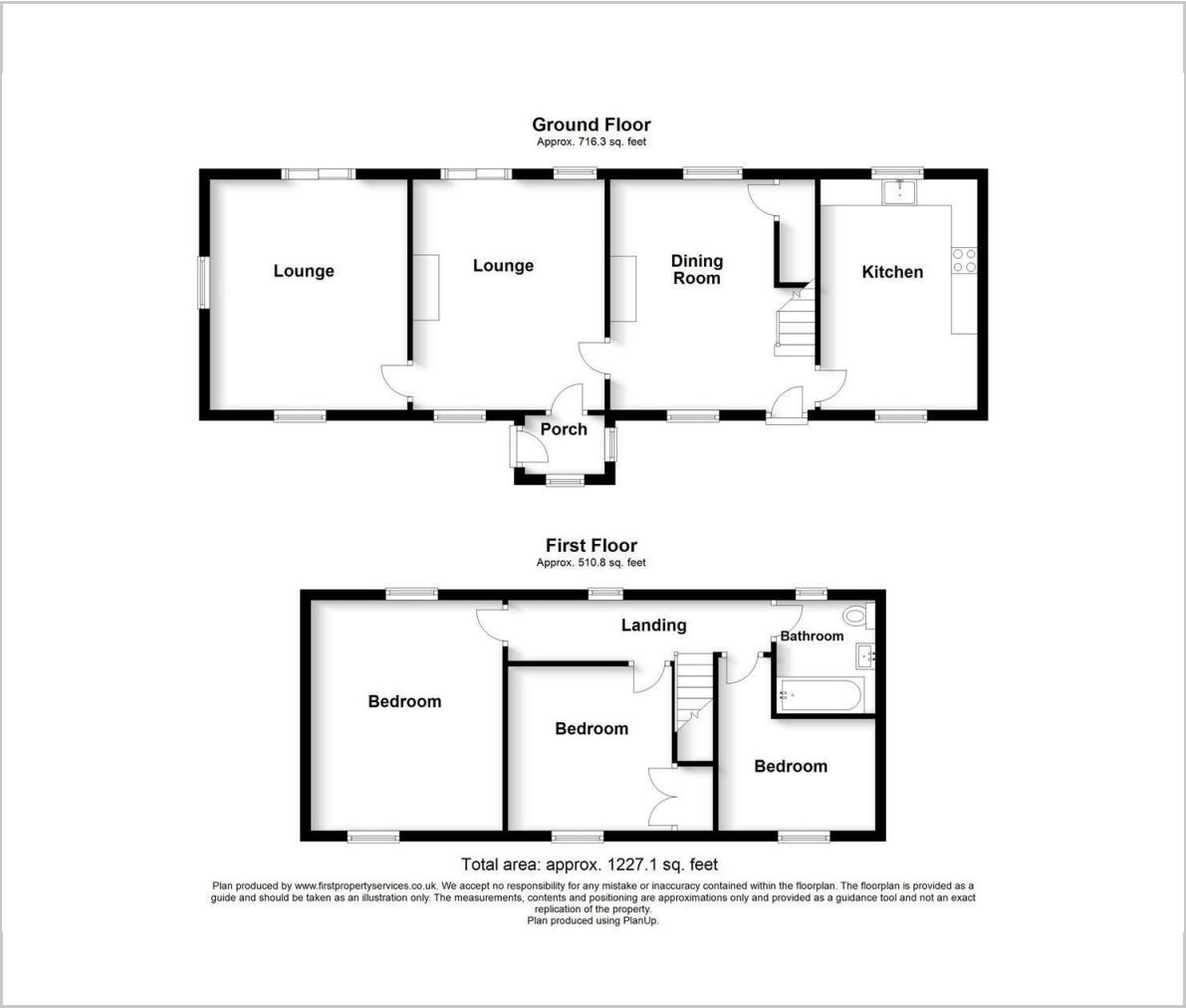
The property is held freehold and vacant possession will be given upon completion.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Floor Plan



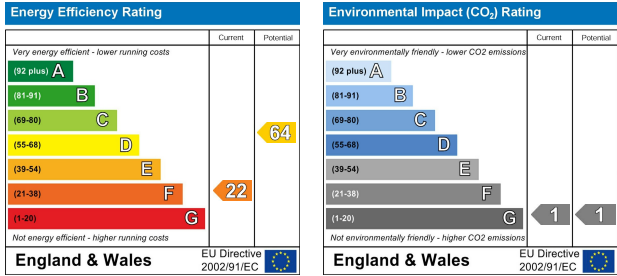
Viewing

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.

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk https://www.grahamwatkins.co.uk