



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Wardle Barn Farm,
Tittesworth, Blackshaw Moor, Leek, Staffordshire, ST13 8TH
For Sale by Private Treaty
Available as a Whole or in Two Lots**

**A secluded farmhouse,
beautiful gardens and land in
a remarkable riverside setting.**

Tucked away at the end of a private drive, Wardle Barn Farm occupies a rare and beautiful pocket of countryside on the edge of the Staffordshire Moorlands. Although just 1.5 miles from the market town of Leek, the property feels deeply rural and private, with open views across rolling pasture, mature woodland and the River Churnet.

Set between Leek and Tittesworth Reservoir and immediately adjoining the Peak District National Park, the farm enjoys a tranquil yet dramatic setting. The surrounding landscape feels open and far-reaching, while the house and gardens are naturally sheltered and secluded – a combination that is increasingly hard to find.

The property is offered either as a whole - comprising the farmhouse, outbuildings and 33 acres or thereabouts of land - or in two separate lots.



SITUATION

Wardle Barn Farm lies in the heart of the Staffordshire Moorlands, close to the Peak District National Park and within easy reach of local amenities.

- Leek town centre: approx. 1.5 miles
- Buxton: approx. 12 miles
- Stoke on Trent: approx. 12 miles

Despite its proximity to town, the property enjoys a peaceful, tucked away position, with countryside stretching in every direction and the River Churnet forming the northern boundary.

DIRECTIONS

From our Leek office, take the A53 towards Buxton for approximately 0.5 miles, taking a left turn onto Novi Lane. Continue along this road until reaching the T - junction and then take a right hand turn onto Ball Haye Green. Take the next left onto Tittesworth Avenue, following this to the right then taking your next left onto Nightingale Gardens. The drive to Wardle Barn Farm will be situated on the right hand side and will be signposted with one of our Agents 'For Sale' signs.

what3words:

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WARDLE BARN FARM,
TITTESWORTH, BLACKSHAW MOOR, LEEK,
STAFFORDSHIRE, ST13 8TH

AVAILABLE AS A WHOLE OR IN TWO LOTS

WHOLE – WARDLE BARN FARM, RANGE OF AGRICULTURAL OUTBUILDINGS AND
33 ACRES OR THEREABOUTS OF GRASSLAND

Offers Over - £850,000

LOT ONE – WARDLE BARN FARM, RANGE OF AGRICULTURAL OUTBUILDINGS AND
28 ACRES OR THEREABOUTS OF GRASSLAND

Offers Over - £775,000

LOT TWO – 5 ACRES OR THEREABOUTS OF GRASSLAND AT WARDLE BARN FARM

Offers Over - £75,000



SUMMARY

Wardle Barn Farm offers a rare opportunity to acquire a character farmhouse, gardens and land in an exceptional and highly sought after setting.

- Four bedroom farmhouse dating from the early 1800s
- Traditional cottage garden with pergola and ornamental ponds
- Range of traditional and modern outbuildings
- Grassland extending to 33 acres or thereabouts in a ring fence – available as a whole or in two lots
- River Churnet frontage
- Peaceful rural setting within easy reach of Leek
- Immediate proximity to the Peak District National Park

This is a property whose true quality lies in its setting – a place that must be experienced in person to be fully appreciated.

LOT ONE - WARDLE BARN FARMHOUSE, RANGE OF OUTBUILDINGS AND 28 ACRES OF GRASSLAND

Dating from the early 1800s, the farmhouse comprises a substantial four-bedroom brick and tile dwelling of considerable character. The accommodation is well balanced and generously proportioned, with rooms enjoying natural light and attractive outlooks across the gardens and surrounding land.

The dwelling briefly comprises the following accommodation: -

Front Door leading to **Ground Floor** giving access to: -

Entrance Hall

Welcoming hallway with staircase to first floor and access to ground floor rooms.

Office/ Study – 4.02m x 3.66m

Versatile reception room with windows to the front and side elevations, feature fireplace and built in storage cupboard.

Kitchen – 6.24m x 3.20m

A generous triple-aspect kitchen with windows to the front, side and rear. Fitted with base and wall units, feature fireplace and separate walk-in pantry, with ample space for family dining.

WC/Utility – 2.51m x 4.21m

Practical utility space with side window, WC and wash hand basin.

Inner Hallway

Back Kitchen – 2.95m x 2.50m

Additional utility space with window to front elevation, external door access and further WC/ Cloakroom.

Living Room – 4.82m x 4.21m

Attractive reception room with feature fireplace and French doors opening into the conservatory.



Conservatory – 3.41m x 3.50m

Light-filled garden room with slate flooring and direct access to rear garden.



Staircase leading to **First Floor Landing** giving access to: -

Bedroom One – 3.66m x 4.02m

Dual-aspect double bedroom with windows to side and front, enjoying elevated countryside views.

Airing Cupboard

Housing hot water cylinder.



Bedroom Two – 3.20m x 3.30m

Well-proportioned double bedroom with front aspect window.

Wet Room – 3.19m x 2.03m

Shower, separate bath, WC and wash hand basin.

Bedroom Three – 3.27m x 2.56m

Double bedroom with front aspect window and built-in storage cupboard.

Bedroom Four – 4.24m x 4.06m

Generous dual-aspect double bedroom with windows to rear and side elevations and built-in wardrobe.



GARDENS & GROUNDS

The rear garden is one of Wardle Barn Farm's most appealing features and has been carefully cultivated over many years. Laid out as a traditional cottage garden, it includes the following:

- Established flower borders with year-round interest
- A pergola forming a natural focal point
- A paved terrace for outdoor dining and relaxation
- Two large ornamental ponds attracting abundant wildlife

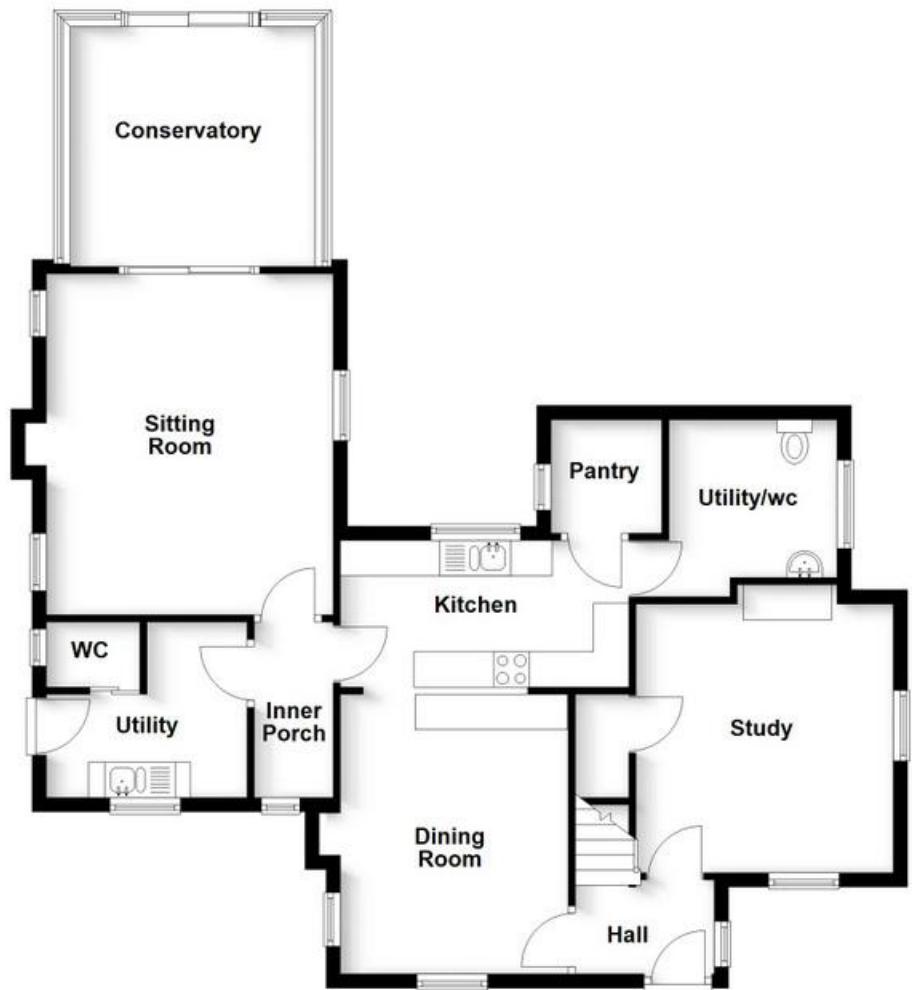
Beyond the garden, the land opens into surrounding fields with mature oak trees, as well as a woodland shelter belt that was planted some 35 years ago with native species, creating a natural frame which feels both bounded and expansive.



FLOOR PLAN

Ground Floor

Approx. 1006.6 sq. feet



First Floor

Approx. 756.1 sq. feet



Total area: approx. 1762.8 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.

ENERGY PERFORMANCE CERTIFICATE

Wardle Barn Farm Tittesworth LEEK ST13 8TH	Energy rating E	Score	Energy rating	Current	Potential
		92+	A		
		81-91	B		
		69-80	C		
		55-68	D		66 D
		39-54	E	48 E	
		21-38	F		
		1-20	G		
Valid until 7 December 2035	Certificate number 2152-4146-0031-2576-6121				
Property type Detached house					
Total floor area 153 square metres					

FARM BUILDINGS

Together with the farmhouse is a range of traditional and more modern farm buildings that lie to the west of the property. The buildings offer flexibility: agricultural; equestrian; storage use; or provide potential for alternative uses, subject to necessary planning consents.

The farm buildings briefly comprise the following: -

Principal Portal Frame Agricultural Building – 18.20m x 11.70m

Modern portal frame construction with half block and half Yorkshire boarding walls and sheeted doors to front elevation.



Adjoining Block and Sheeted Outbuilding – 5.53m x 5.06m

Currently arranged as loose boxes.

Block and Sheeted Lean To – 5.56m x 3.06m

Additional loose box accommodation.



Traditional Brick and Tile Shippion – 4.90m x 9.50m

Two storey building with hay loft above, traditional housing for six cattle, former dairy and storage areas.

Adjoining Block, Brick and Tile Building – 6.73m x 4.73m

Traditional Brick and Tile Shippion – 6.30m x 4.45m

With traditional housing for six cattle.



LAND

The land extends to 28 acres or thereabouts altogether, is ring fenced and lies in a single attractive block. The land is gentle undulating pasture and considered to be on reasonable heart, and suitable for grazing, with some of the land suitable for mowing also. The River Churnet forms the entire northern boundary of the land.

The land is accessible from the farmyard, with a further gated access from the driveway.

The land can be further described in the following schedule below and can be shown edged in red on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0281	Woodland	1.76
9776	Grassland	0.64
8884	Grassland	1.12
1880	Grassland	0.09
2086	Grassland	0.71
2178	Woodland/ Track	0.31
0294	Grassland	3.11
2306	Grassland	1.89
2697	Grassland	0.05
2096	Grassland	0.87
3092	Grassland	0.20
2497	Grassland	0.05
2399	Grassland	0.17
2686	Amenity	0.14
2694	Grassland	0.12
-	Farmstead etc.	<u>0.11</u>

**11.34 Hectares
Or 28.02 Acres
Or Thereabouts**





LOT ONE

FARMHOUSE, OUTBUILDINGS AND 28 ACRES OF GRASSLAND OR THEREABOUTS

LOT TWO – 5 ACRES OF GRASSLAND OR THEREABOUTS AT WARDLE BARN FARM

Extending to 5.09 acres or thereabouts, this parcel occupies the southernmost part of the holding. The land is relatively level in nature, and considered to be in good heart, capable of growing quality crops of grass and suitable for mowing or grazing purposes. The land is accessed via a gated entrance from the farm drive.

The land would be of interest to investors, speculators, equestrians or those looking to acquire a small parcel of land.

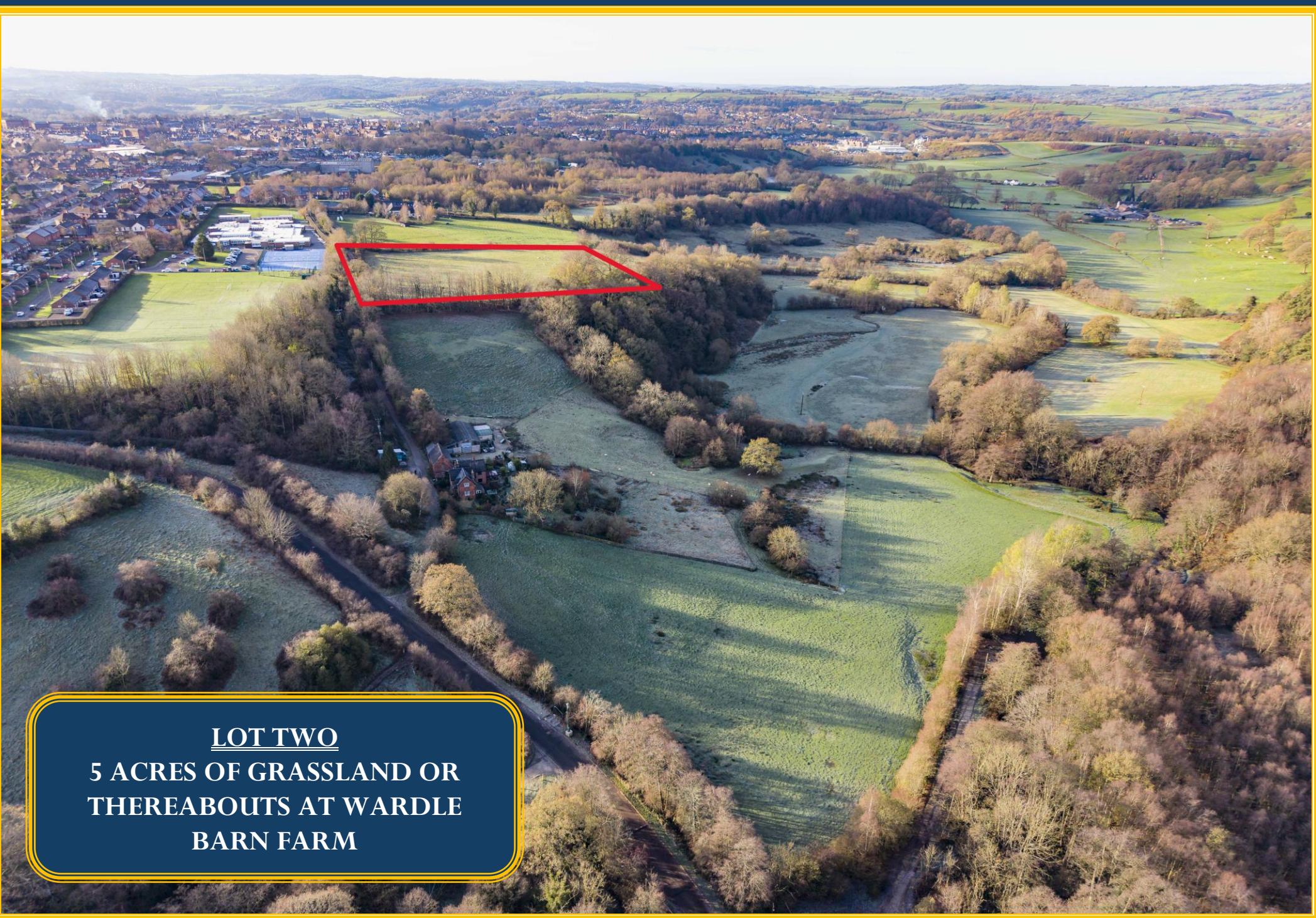
The land can be further identified in the following schedule below and edged in blue on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
1176	Grassland	<u>2.06</u> 2.06 Hectares Or 5.09 Acres Or Thereabouts

SERVICES

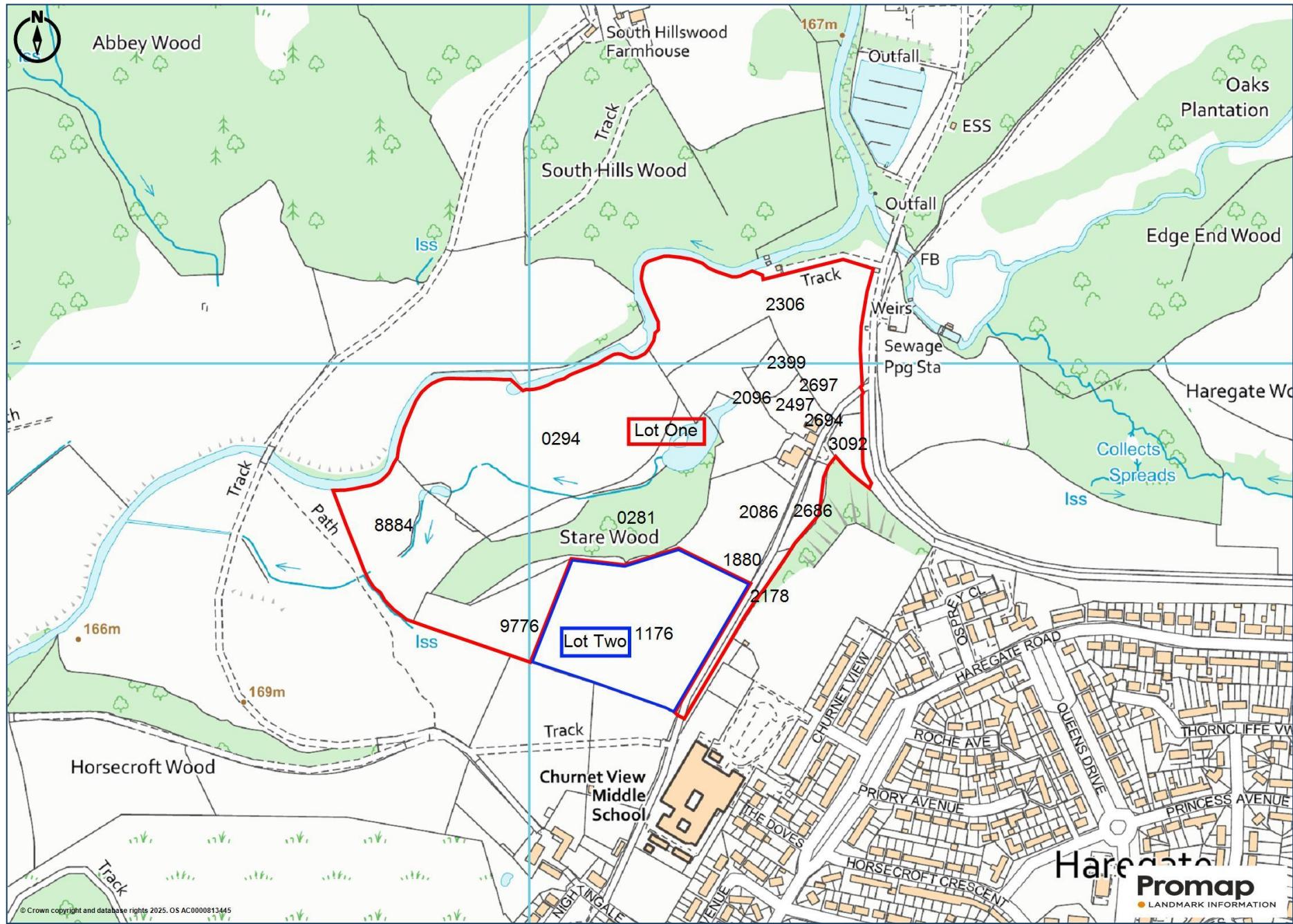
We understand that the land is not connected to mains water.





LOT TWO
**5 ACRES OF GRASSLAND OR
THEREABOUTS AT WARDLE
BARN FARM**

PLAN OF PROPERTY



SERVICES

We understand that the property is connected to mains water and electricity, with drainage being by private means and heating via oil fired boiler. The land does not have a mains water supply, however, does have natural water supplies throughout.

PUBLIC RIGHT OF WAY

The property is approached via a private drive, which is subject to a public right of way continuing past the front of the house. The right of way does not cross any of the land.

LOCAL AUTHORITY

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

The property falls under the council tax band E.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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.

MEASUREMENT

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

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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.

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