

Whitefields Farm, Leek Road

Wetley Rocks

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Whitefields Farm, Leek Road

Wetley Rocks
Staffordshire
ST9 0AR

* This detached property with a range of outbuildings and around seven acres is conveniently situated midway between Wetley Rocks and Cellarhead and as such is well placed for travelling into the market towns of Leek and Cheadle or towards the Potteries conurbation.

* The property itself provides three bedroomed accommodation that benefits from an air source heat pump system and solar panels.

* The property briefly comprises: Entrance Hall / Utility Room, Kitchen / Diner, Living Room, Rear Hall and Bathroom to the ground floor. Landing Area and Three Bedrooms to the first floor.

* Externally there is a good sized yard and garden area with around 10 stables and also a useful garage / workshop the whole extends to approximately 7.31 acres or thereabouts.

* This is a property which will suit those requiring a conveniently positioned property with a good range of outbuildings and land, it may also appeal to hobby farmers or those with an equestrian interest.

PLEASE NOTE THE SALE IS SUBJECT TO PROBATE BEING GRANTED

Offers In The Region Of £660,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

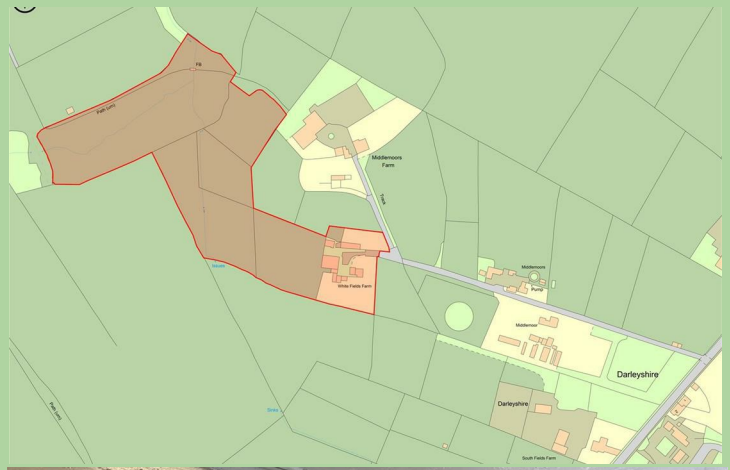
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General Information

Entrance Hall / Utility Room
Radiator. Tiled walls. Storage cupboard.

W.c
W.c. Wash basin. Radiator. Tiled walls.

Kitchen / Diner
Wall and base units. Stainless steel sink unit with drainer. Radiator. Electric hob with extractor unit above. Electric oven. Breakfast bar. Integrated washing machine. Pantry off.

Inner Hall
Stairs off.

Bathroom
Bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls.

Living Room
Log burner. Radiator.

Landing Area
Radiator. Loft access.

Bedroom
Radiator. Access to balcony area.

Bedroom
Radiator.

Bedroom
Radiator.

Outside
Externally there is a good sized yard and garden area with around 10 stables and also a useful garage / workshop the whole extends to approximately 7.31 acres or thereabouts.

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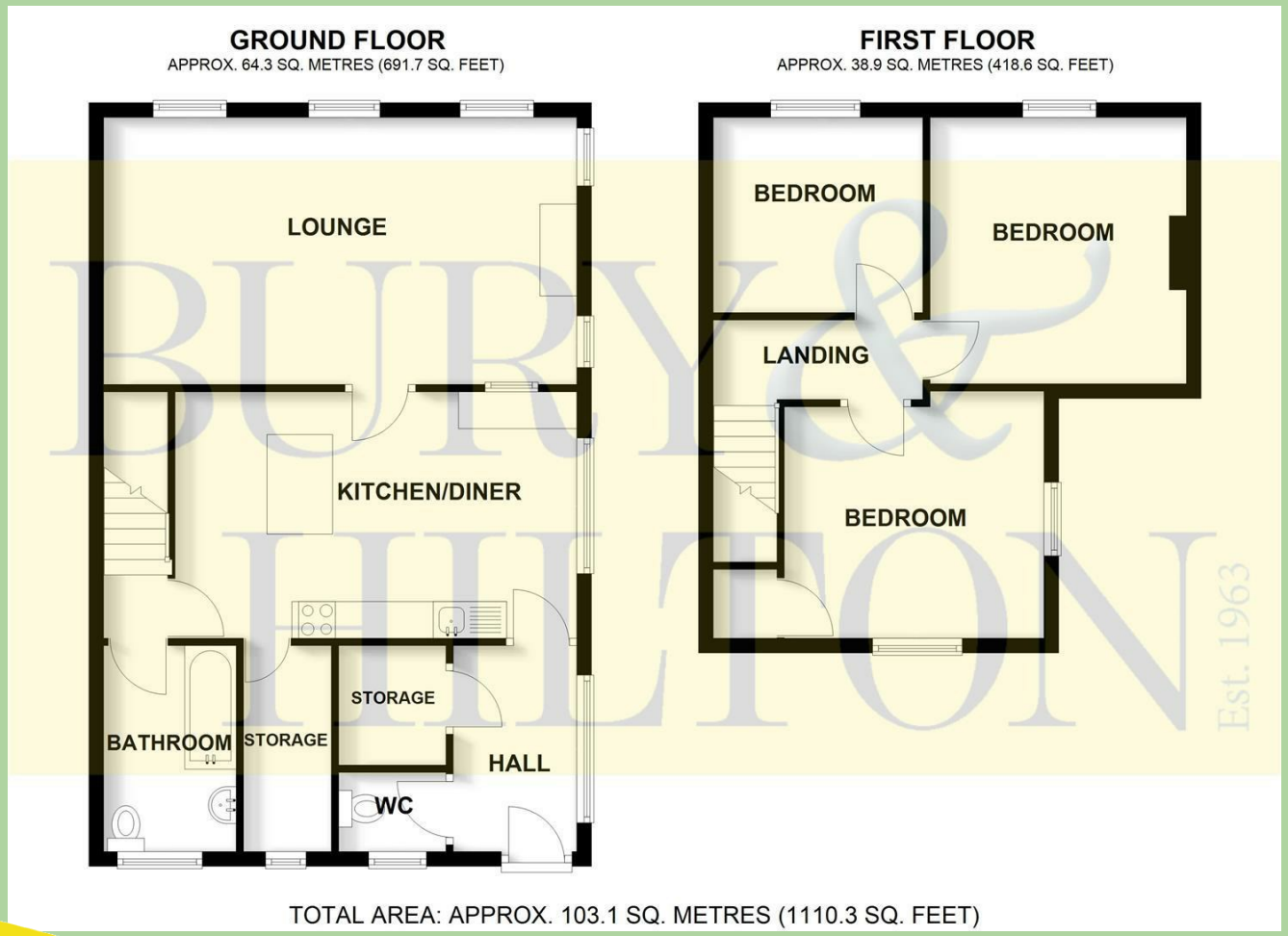
Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale
The property is offered for sale by private treaty.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.



Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Sporting, Timber and Mineral Rights
It is understood that these are included in the sale as far as they exist.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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