



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Crowborough Farm Crowborough

Lask Edge, Leek, ST13 8QW

£1,600 Per Calendar Month



Crowborough Farm

Cask Edge, Leek, ST13 8QW

This delightful semi-detached cottage has been fully refurbished offering three bedrooms and being meticulously upgraded to an exceptional standard, showcasing quality fixtures and fittings throughout.

An inviting reception room with multi fuel stove, fully fitted kitchen with an excellent range of base and wall cupboards, downstairs bathroom, three good sized bedrooms and shower room to the first floor. Outside provides parking for one vehicle with a double garage, lawned garden and far reaching views over the open countryside.

There is an exciting opportunity to rent a paddock of land by separate negotiation, perfect for keeping animals or simply enjoying the beautiful countryside.

This property is a rare find, combining modern living with the tranquillity of rural life. Whether you are looking for a family home or a peaceful retreat.





Directions

From our Derby Street office take the A53 Ladderedge out of the town into the village of Endon. After passing The Plough Inn public house take the fourth turning right into Clay Lake. Continue up the hill and take the first main turning right into Broad Lane follow this road to it's extremity and turn right into Hill Top. Follow this road which becomes Ladymoor Lane then Cowallmoor Lane. Take the second turning left into Barrage Road, follow this road for a short distance bearing left at the junction into the lane which leads to Crowborough Farm. The cottage will then be found on the left hand side.



Front Porch

9'3" x 5'8" (2.83 x 1.75)

Being of Upvc double glazed construction housing water filtration system.

Living Room

15'8" x 15'3" (4.79 x 4.67)

Fireplace housing multi fuel stove, Upvc double glazed window, radiator, exposed ceiling beams.

Breakfast Kitchen

11'9" x 9'10" (3.59 x 3.02)

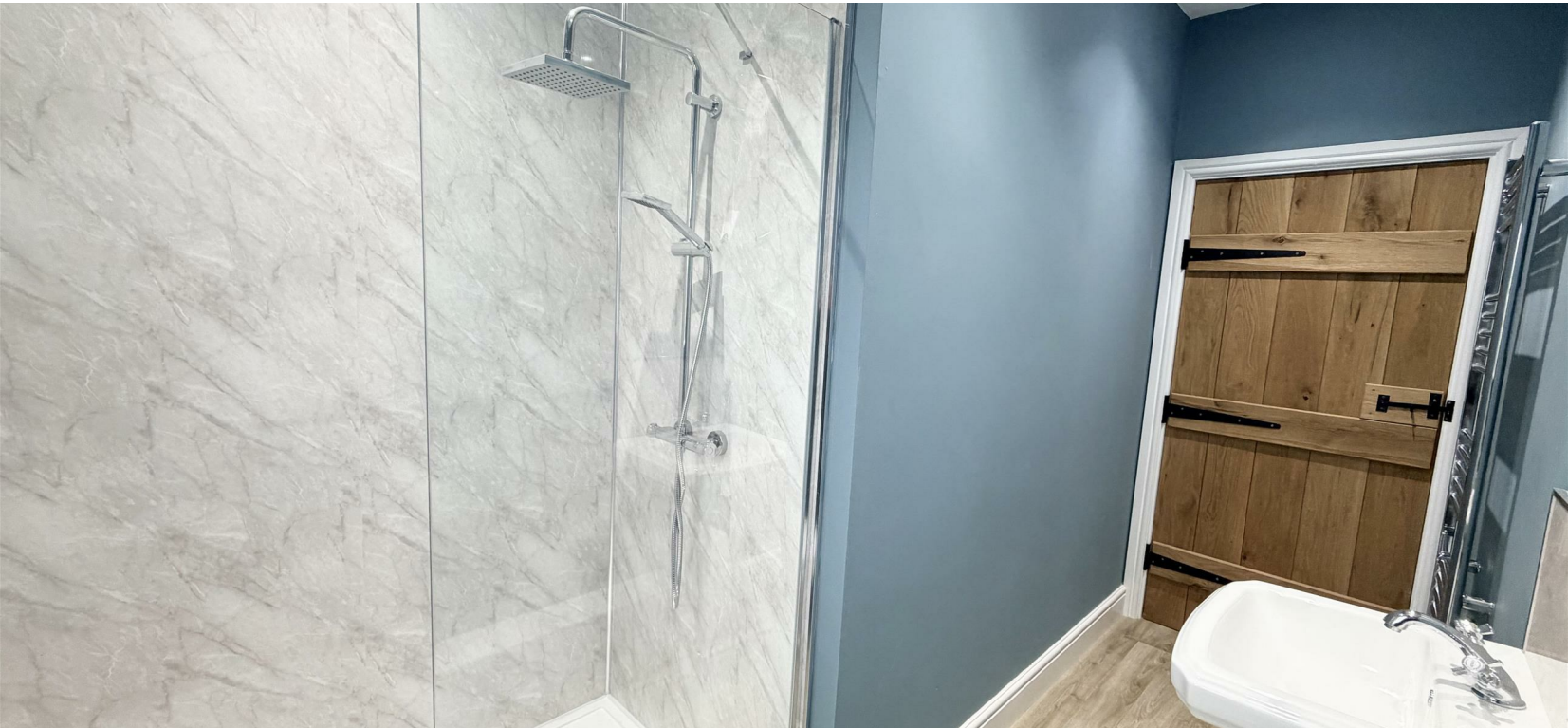
Newly fitted kitchen units comprising base cupboards and drawers, built in electric oven and dishwasher and plumbing for washing machine, work surfaces over with four ring halogen hob and extractor. Matching wall cupboards, breakfast bar, radiator, Upvc double glazed window and door, cushioned floor.



Bathroom

11'0" x 6'6" max (3.36 x 2.0 max)

Newly fitted suite comprising panelled bath with mixer taps, low level wc, pedestal wash basin, Upvc double glazed window, radiator, cushioned floor.



Rear Porch

With Upvc double glazed door and window, meters, access to wc.

First Floor Landing

Upvc double glazed window.

Shower Room

11'6" x 6'7" max (3.53 x 2.02 max)

Newly fitted walk in shower housing mixer shower fitment, low level wc, pedestal wash basin, heated towel rail, Upvc double glazed window, cushioned floor.

Bedroom Two

12'5" x 9'0" (3.81 x 2.76)

Upvc double glazed window, radiator.



Bedroom Three

16'9" x 7'5" max (5.12 x 2.27 max)

Upvc double glazed window, radiator.

Bedroom One

12'9" x 11'10" (3.91 x 3.61)

Two Upvc double glazed windows, radiator.

Outside

The property is approached via a private lane leading to this and one other property.

Parking for one vehicle at the property and double garage.

Gardens

Lawned gardens with mature bushes.

Garage

22'5" x 18'1" (6.84 x 5.52)

Open fronted garage with parking for two vehicles.

Note

Possibility to rent out approx 1 1/2 acres of paddock land adjoining the property if desired, being an additional £300 pcm.



Holding Deposit

Non-refundable Holding Deposit
Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).





Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Local Authority

The local authority is Staffordshire Moorlands District Council

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.

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.

Services

We understand that all mains services XXXXX connected

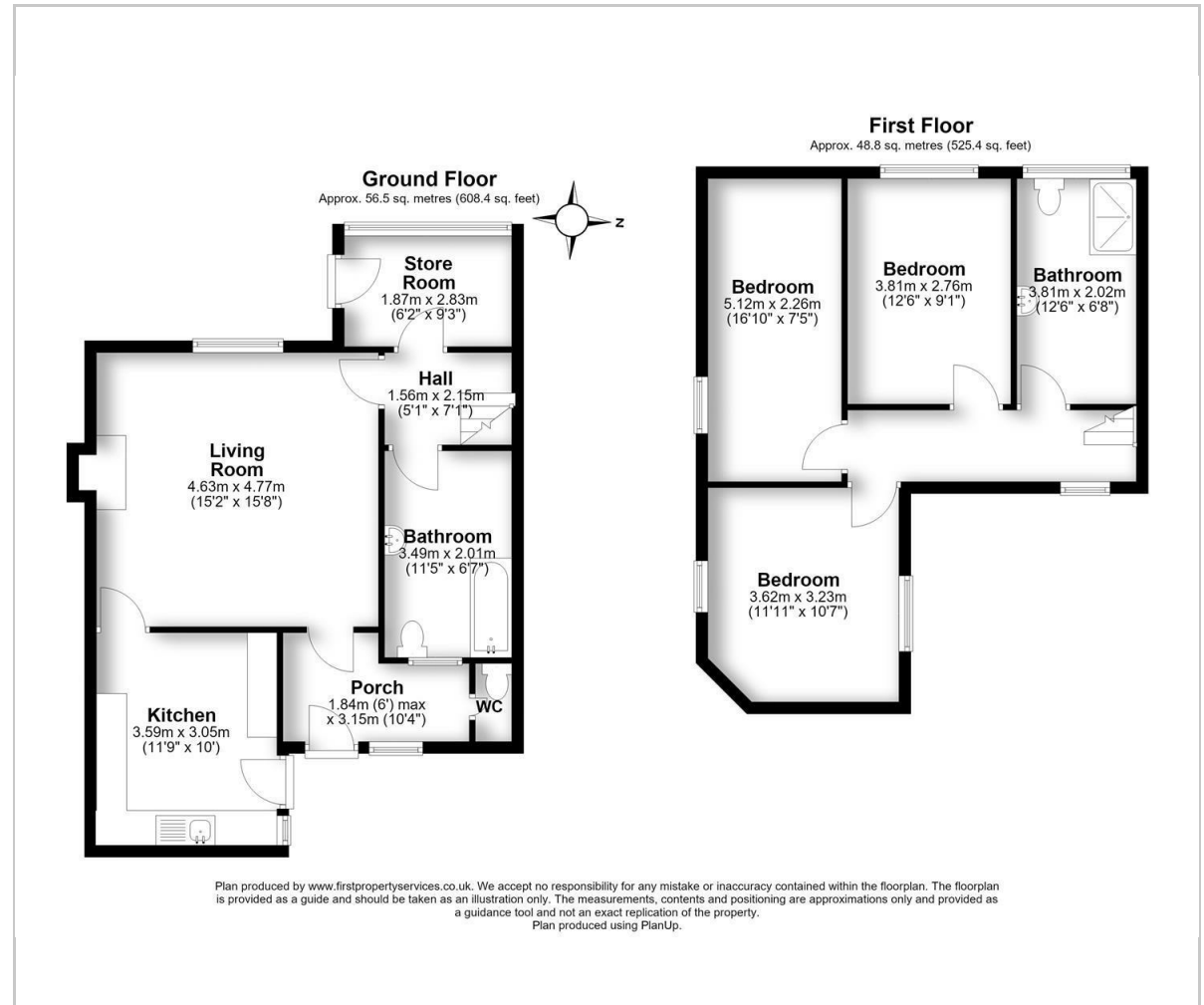
Tax Band

We believe the property is in band D

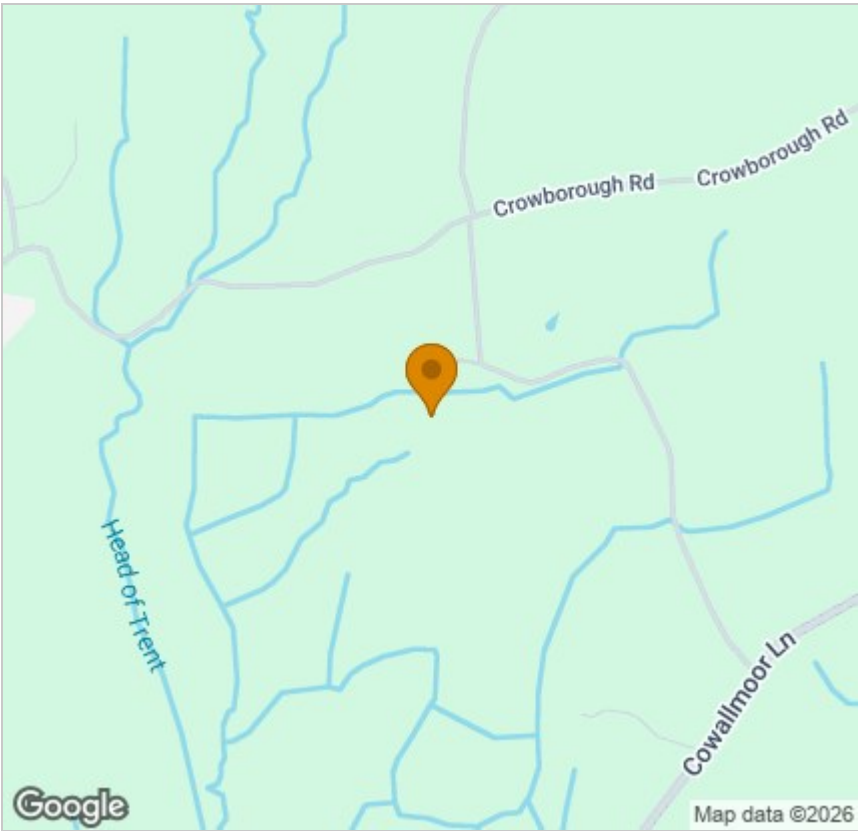
Viewings

By prior arrangement through Graham Watkins & Co.

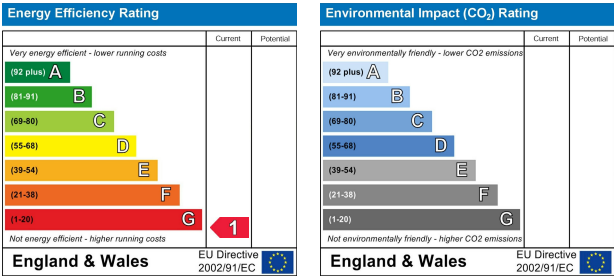
Floor Plan



Area Map



Energy Efficiency Graph



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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