



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



South Hillswood Farm and South Hillswood Booth Leek Frith

Meerbrook, Leek, ST13 8SH

Offers In The Region Of £1,500,000





South Hillwood Farm and South Hillwood Booth Leek

Meerbrook, Leek, ST13 8SH

Nestled in the charming village of Meerbrook, near Leek, this remarkable property presents a unique opportunity for those seeking a spacious and versatile home. Comprising two large houses and up to 13 acres or thereabouts, this estate is ideal for multi-generational living, allowing families to enjoy both togetherness and privacy.

The properties boast generous living spaces, perfect for creating a comfortable and welcoming environment. Each house is designed to accommodate a variety of lifestyles, making it an excellent choice for families or those looking to invest in the rental/holiday let business (subject to necessary consents).

One of the standout features of this estate is the inviting indoor swimming pool in one of the properties, providing a perfect retreat for relaxation and leisure all year round. The surrounding grounds offer ample acreage, allowing for outdoor activities, gardening, or simply enjoying the picturesque views of the countryside or livestock possibilities with outbuildings.

This property is not just a home; it is a lifestyle choice that combines comfort, space, and the potential for investment. With its prime location in Meerbrook, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities and attractions in Leek, Ashbourne, Macclesfield or Buxton.

Whether you are looking to create a family haven or seeking a lucrative investment, this property offers endless possibilities. Do not miss the chance to explore this exceptional opportunity in the heart of the Staffordshire countryside.





Situation

The properties are situated in a very rural location between Leek Frith and Meerbrook and close to Tittesworth Reservoir Trail and Hillswood Wood. The properties sit at the end of a private farm track with views and surrounded by countryside in its own landscaped gardens with outbuildings. Within easy commuting distance to Leek and Macclesfield and accessible to Buxton and the Potteries. With the many activities available the purchaser can enjoy climbing on The Roaches, countryside walks, cycling, watersports close by at the reservoir and local bridlepaths for the equestrian. Also making it very attractive for holiday makers should this be the route you choose. Leek will be the nearest Market town having two local markets per week, an indoor market, very individual bespoke shops and numerous community events throughout the year in the town. There are public houses close by, walkable for most is The Lazy Trout and other country pubs scattered within a short drive away. An ideal location having peace and privacy, rural pursuits on the doorstep and the option to go further afield into the Peak District if you wish.

Directions

From our Derby Street Office take the A53 Buxton Road until the Three Horseshoes Inn at which you need to turn left down Blackshaw Lane. Follow the road into Meerbrook turning left again at St Matthews Church. Continue along this road passing the gates to Peak Pursuits and the property will be found along this road by turning next left over the cattle grid. The private farm drive will take you past a detached property and past Hillswood Farm and if you carry on a little further you will reach South Hillswood Farm at the end of the track.

SOUTH HILLSWOOD FARM

Accommodation comprises

Entrance Hall

13'5" x 7'8" (4.10m x 2.36m)

Staircase off with store under, radiator and wooden parquet flooring.

Laundry Room

4'9" x 13'10" (1.47m x 4.23m)

Wall and base cupboards with work surfaces over, inset sink unit, plumbing for washing machine, UPVC double glazed window to the front, radiator and tiled floor.

Downstairs Wet Room

3'7" x 7'3" (1.11m x 2.22m)

Mixer shower, low level WC, wash hand basin, heated towel rail, tiled floor and walls

Sitting Room

14'8" x 13'10" (4.49m x 4.22m)

'The Old Kitchen'

UPVC double glazed windows to front and side aspects.
Underfloor heating

Living Room

14'11" x 15'0" (4.55m x 4.59m)

Feature fireplace incorporating log burner, UPVC double glazed windows to side and rear, radiators and exposed beams





Open Plan Dining Kitchen 29'3" x 17'11" (8.92m x 5.46m)

Dining Area

Fireplace incorporating log burner, exposed beams and wooden parquet flooring.

Kitchen

Excellent range of built units comprising cupboards and drawers with integrated dishwasher, fridge and freezer, high level double oven, granite work tops with inset Belfast sink unit and Quooker mixer tap, central island with granite work tops, induction hob with extractor, and base cupboards cupboards and drawers, wine cooler, Karndean flooring, underfloor heating, bi fold doors to the side and glazed door to the rear gardens,

Reception Room One 16'0" x 11'5" (4.90m x 3.48m)

UPVC double glazed window to rear, built in full height wardrobes, wall mounted meter cupboard, desk, Kardean flooring.
Underfloor heating

Swimming Pool Room 44'11" x 16'8" (13.71m x 5.09m)

Swimming Pool with cover, vaulted ceilings with exposed A frame, wall lights, fully tiled floor and walls and patio doors to rear.

Wet Room Off Pool Room 8'0" x 4'10" (2.46m x 1.49m)

Mixer shower, low level WC, pedestal wash hand basin and fully tiled walls and floor.

Boiler Room One 8'5" x 6'6" (2.58m x 1.99m)

External door to front, Velux window, floor mounted NIBE ground source heating system





Boiler Room Two
8'5" x 7'0" (2.58m x 2.14m)

Pump and pipework to Swimming pool, pressurised hot water tank, fixed shelving.

First Floor Landing area
Radiator

Master Bedroom
15'10" x 11'5" (4.83m x 3.49m)

UPVC double glazed window to the rear, radiator, built in bedroom furniture and loft access

Master Bedroom En-Suite
8'9" x 8'9" (2.69m x 2.68m)

Suite comprising double shower cubicle incorporating mixer shower, low level WC, wash hand basin in vanity unit, heated towel rail, tiled floor, underfloor heating, built in cupboards, loft access.

Master Bedroom Dressing Room
8'4" x 6'8" (2.55m x 2.04m)

Fitted units with hanging rails, shelving and base cupboards

Bedroom Number Four
13'2" x 11'10" (4.03m x 3.62m)

UPVC double glazed window to the rear, wall mounted panel radiators, built in wardrobes and loft access.

Bedroom Number Two
13'5" x 13'10" (4.10m x 4.23m)

UPVC double glazed window to front, velux window, radiator and under eaves storage

Bedroom Number Two En-Suite
8'3" x 7'4" (2.54m x 2.26m)

En-Suite comprising corner shower cubicle incorporating Triton shower, low level WC, wash hand basin in vanity unit, heated towel rail and tiled floor

Landing Area

Open plan landing area with velux window





Family Bathroom 10'1" x 5'5" (3.08m x 1.66m)

Suite comprising panelled bath with mixer shower over, low level WC, wash hand basin in vanity unit, heated towel rail, UPVC double glazed window to side aspect and tiled floor with underfloor heating

Bedroom Number Three 14'6" x 12'1" (4.43m x 3.70m)

UPVC double glazed windows to side and rear, wall mounted panel radiators

Outside

Parking area with courtesy lighting. Double gated access to the courtyard with landscaped gardens and path leading to the rear aspect.

Rear gardens laid out patio with steps down to spacious lawns, feature Pergola incorporating BBQ area and seating. Garden shed and sunken trampoline.

Adjoining Workshop 15'7" x 6'6" (4.76m x 1.99m)

Door to Boiler Room and lighting

Adjoining Open Fronted Store

Useful storage area with lighting





Outbuilding
29'3" x 13'4" max (8.94m x 4.08m max)

Double access to further parking area leading to a detached corrugated outbuilding with adjoining log store.

SOUTH HILLSWOOD BOOTH

UPVC Side Entrance Door
Leading into

Kitchen Diner
13'3" x 14'7" (4.05m x 4.46m)
With stone flooring, radiator, exposed beams, UPVC double glazed windows to both side elevations and a range of wall mounted and floor mounted kitchen units including an electric oven, an Aga (currently not in use), a 1 & 1/2 bowl sink basin with drainage board as well as plumbing for a washing machine.

Hallway
11'9" x 28'3" max (3.60m x 8.62m max)

With stone flooring, under stairs storage off and stairs off

Downstairs Bedroom
11'0" x 17'3" (3.37m x 5.28m)

With carpet floor, radiator and two UPVC double glazed windows to side aspect

Living Room
14'8" x 24'9" (4.48m x 7.55m)

With carpet floor, radiators, stone fireplace with log burner and UPVC double glazed windows to three elevations

Downstairs Shower Room
9'1" x 3'1" (2.77m x 0.95m)

With laminate flooring, heated hand rail, low level WC, wash hand basin in vanity unit and an enclosed shower cubicle





Rear Entrance Porch 8'7" x 4'7" (2.63m x 1.41m)

With stone flooring, radiator, UPVC double glazed window to the rear aspect and UPVC external door to the side aspect.

Staircase

Leading to First Floor landing and giving access to

Master Bedroom 12'11" x 15'4" (3.95m x 4.68m)

With carpet floor, radiator, exposed beams, UPVC double glazed window to side aspect and velux window to front aspect, walk in wardrobe off and airing cupboard off

Bathroom

10'3" x 6'0" (3.14m x 1.84m)

With laminate flooring, heated hand rail, low level WC, pedestal wash hand basin, bath with shower over and UPVC double glazed window to side aspect

Bedroom Number Two 10'4" x 8'1" (3.15m x 2.47m)

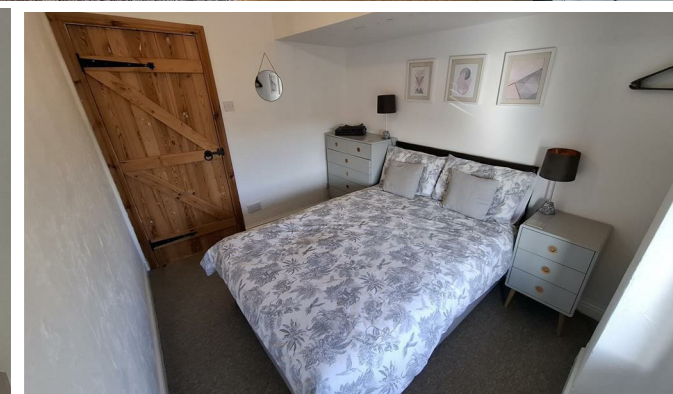
With carpet floor, radiator, exposed beams and UPVC double glazed window to the side aspect

Bedroom Number Three 9'10" x 14'10" (3.02m x 4.53m)

With carpet flooring, radiator, exposed beams, a UPVC double glazed window to the rear aspect and a velux window to side aspect

Outside

To the front of the property is a lawned area with floral borders, some fruit trees and a small pond. To the side of the property is further lawned area with floral borders. To the rear of the property is a concreted yard area providing plentiful parking space as well as a private patio area suitable for outdoor tables and chairs.



Sheeted Agricultural Storage Building
44'7" x 19'0" (13.6m x 5.81m)

Portal Frame Storage Building
44'3" x 29'0" (13.5m x 8.85m)

Half stone brick, half sheeted walls and sheeted roof

Land

The property benefits from land extending to 13 acres or thereabouts, which is a mix of grassland and woodland offering potential for livestock or horses, or adds excellent amenity value to the property.

Services

The property is connected to mains water and electricity with drainage by private means.

Tenure & Possession

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

Local Authorities

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co. Please note the drive is private and any interested parties must have an appointment to view.

Measurements

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





[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.

[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.



[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.



Abbey Wood

CG

South Hillswood
Farmhouse

South Hills Wood

Track

Drain

168m

Over

Res

Outfall

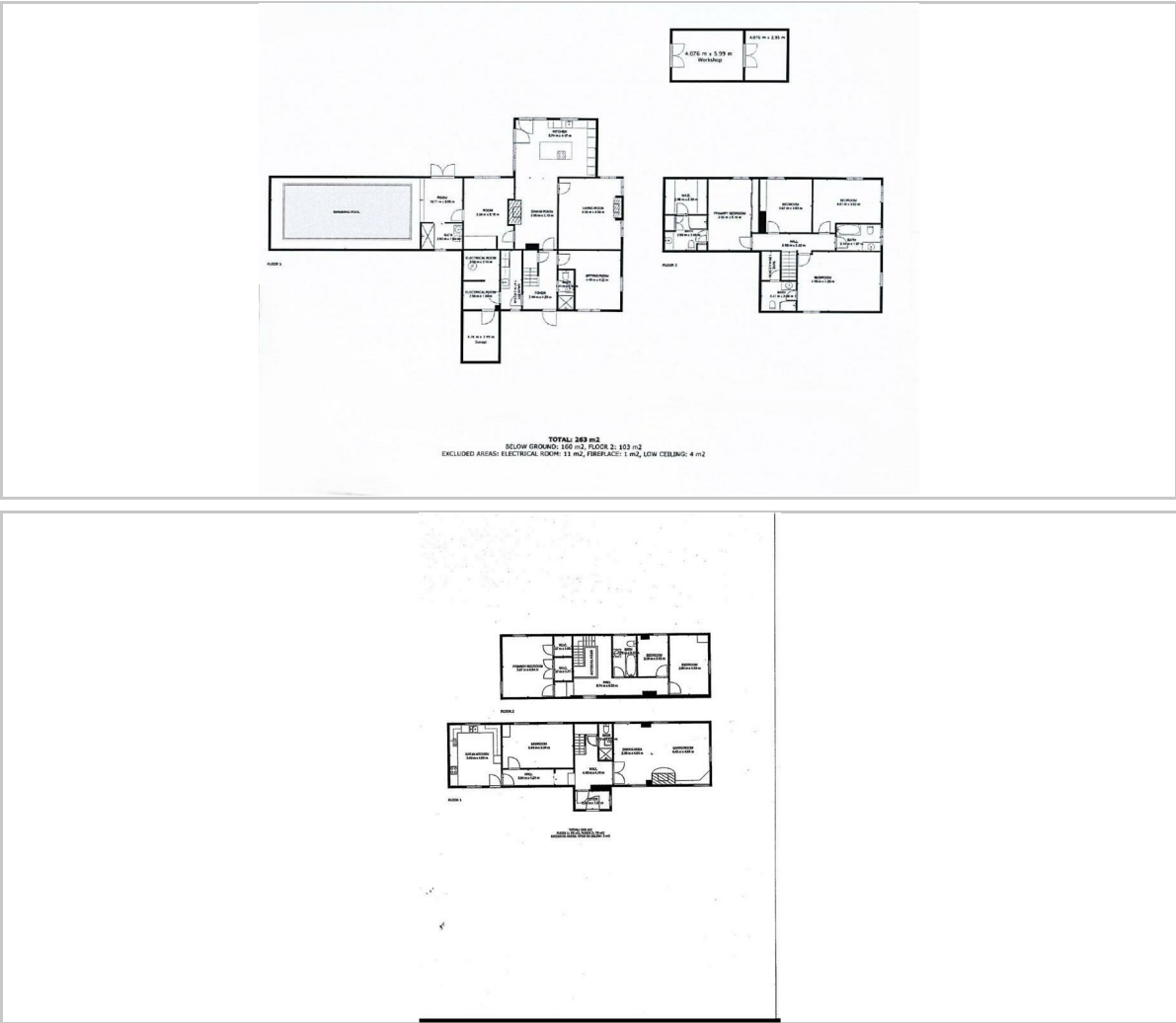
Outfall

FB

Track

Weirs

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.

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

