

The Delphouse Delphouse

Cheadle

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

The Delphouse Delphouse

Cheadle
ST10 2NN

Exceptional Country Home with 4.5 Acres, Four Stables, Barn & Triple Garage
The Delphouse is an impressive detached country home offering approximately 4.5 acres of land, excellent equestrian facilities and a superb range of outbuildings.
Extensively modernised and extended, the property combines stylish, comfortable living with the space and versatility of a rural lifestyle property.
At the heart of the home is a spacious kitchen and dining area, complemented by two generous reception rooms. These provide excellent family and entertaining space, while also offering the flexibility for one reception room to be used as an occasional or fourth bedroom if required.
A separate home office/study provides a dedicated workspace without compromising the living accommodation.
Upstairs are three genuine bedrooms, including an impressive principal bedroom with its own dressing room and en-suite bathroom.
Outside, The Delphouse really comes into its own. The property sits within approximately 4.5 acres, incorporating gardens, paddocks and extensive outdoor space.
Equestrian facilities include a modern block of four stables, together with a substantial barn with power, lighting and water, providing valuable storage and working space.
A detached triple garage offers excellent vehicle storage, with additional space ideal for a gym, workshop or hobby use.
The large courtyard and driveway provide extensive parking and turning space for multiple vehicles, trailers, motorhomes or a horsebox.
Solar panels further enhance the property's practical appeal.
Whether you are looking for an equestrian property, smallholding, country home with workshop or storage space, or simply more land and privacy, The Delphouse offers an unusually versatile opportunity.
Conveniently positioned close to Cheadle and within easy reach of surrounding towns and major road connections.
Offered with no upward chain.

Offers In The Region Of £770,000

4	2	2	C

Leek - 01538 383344

leek@buryandhilton.co.uk





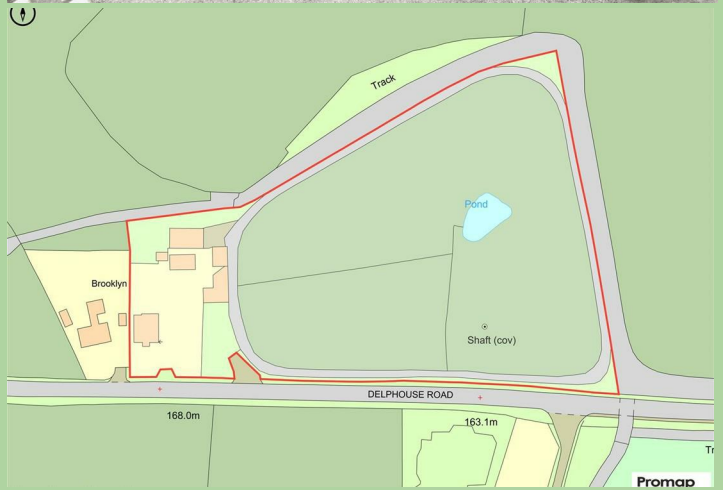












General Information

Entrance Hall
Stairs off. Radiator.

Living Room
Radiator. Coving.

Lounge
Radiator. Spotlights. Feature bi-folding doors to rear garden.

Bedroom / Home Office
Radiator.

Kitchen / Dining Room
extensive range of fitted wall and base units. Sink unit with drainer and mixer tap. Integrated dishwasher, fridge and freezer. Electric hob with extractor unit above. Built-n microwave. Electric oven and grill. Tiled floor. Spotlights. Radiator. Coving. Feature log burner. Feature stained glass window.

Rear Hall
Tiled floor. Rear door.

Storage Room
Tiled floor. Shelving.

Utility Room
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Tiled floor. W.c. Wall mounted storage units. Plumbing point.

First Floor

Landing Area
Feature roof window. Spotlights.

Master Bedroom
Radiator. Eaves storage. Walk-in dressing room with sky light.

En-Suite
Large walk-in shower cubicle. Feature his & hers sink units with storage below. W.c. Heated towel rail. Spotlights.

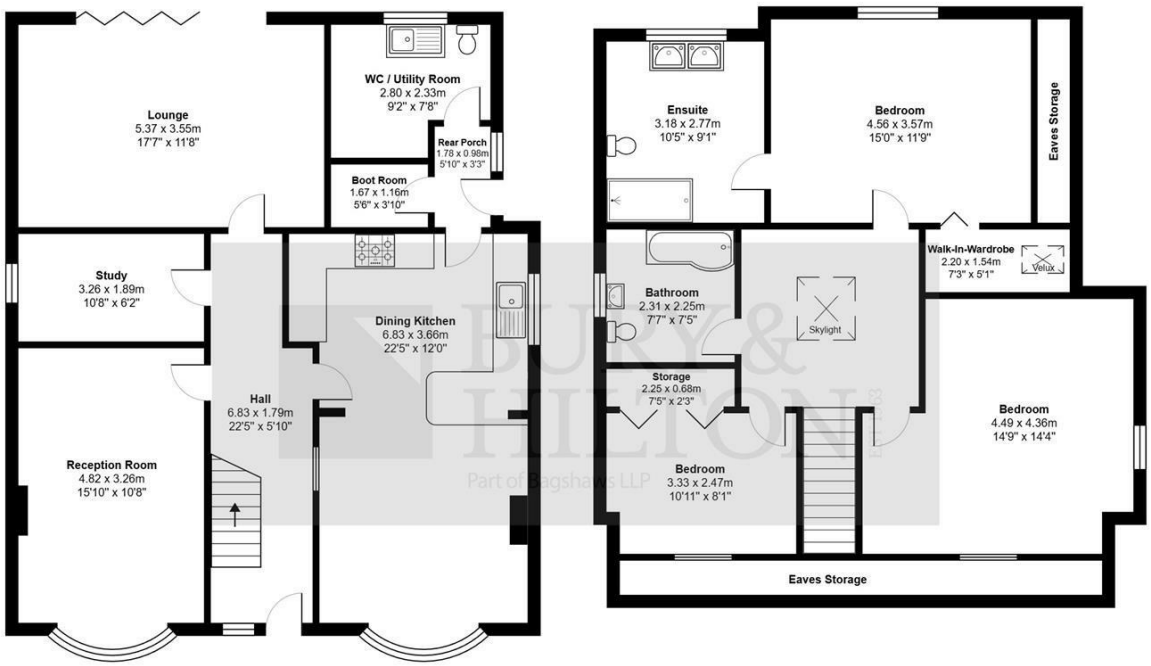
Bedroom
Radiator. Eaves storage.

Bedroom
Radiator. Built-in storage.

Bathroom
Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights.

Outside
Externally, the grounds are a particular highlight, providing extensive space ideal for those with equestrian or lifestyle interests. The property benefits from a detached triple garage with gym area, modern stable block and a barn, making it perfectly suited to buyers seeking facilities for horses or additional storage and workspace.

Agents Notes
Please note the property has the benefits of solar panels. The stable block and barn benefits from power, lighting and water feeds.



All measurements are approximate and for display purposes only

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.

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.

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

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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership
BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

arla | propertymark
The Property Ombudsman
RICS
OnTheMarket.com
rightmove
Zoopla