



Fowlchurch Farm Ball Haye Green

Leek



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

Fowlchurch Farm Ball Haze Green

Leek
ST13 6BH

- * The sale of Fowlchurch Farm offers a rare opportunity to purchase a grade II listed stone farmhouse set in a very private position on the outskirts of the town, sitting in a plot of around one and a half acres (1.57).
- * The property has been occupied by the same family for the last 87 years and as such offers a unique chance to purchase such a dwelling.
- * We understand that the property is one of the oldest in that area of the town dating back to around 1611 - we understand the listing of the property relates to the external frontage and the wood panelling.
- * The accommodation benefits from central heating and briefly comprises: Living Room, Lounge, Kitchen / Diner, Rear Hall and Utility Room / Parlour to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor. On the top floor is a attic room and storage room.
- * The substantial plot encompasses lawned garden areas, ample parking space and a range of large storage buildings and workshops offering a variety of uses.
- * An inspection of the property comes strongly recommended to fully appreciate the unique opportunity on offer.
- * The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £450,000



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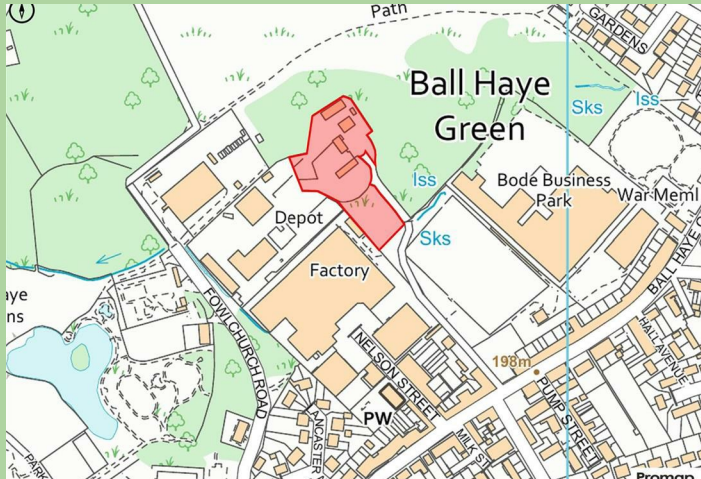


Leek - 01538 383344



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General Information

Living Room

Log burner. Wood panelling and built-in storage unit. Front door.

Lounge

Log burner. Wood panelling and built-in storage unit.

Kitchen / Diner

Stainless steel sink unit with drainer and mixer tap. Rayburn.

Rear Hall

Tiled floor. Rear door. Pantry off. Understairs storage.

Parlour / Utility Room

Stainless steel sink unit with drainer. W.c.

First Floor

Landing Area

Stairs off to attic room and storage room.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.C.. Wash basin.

Outside

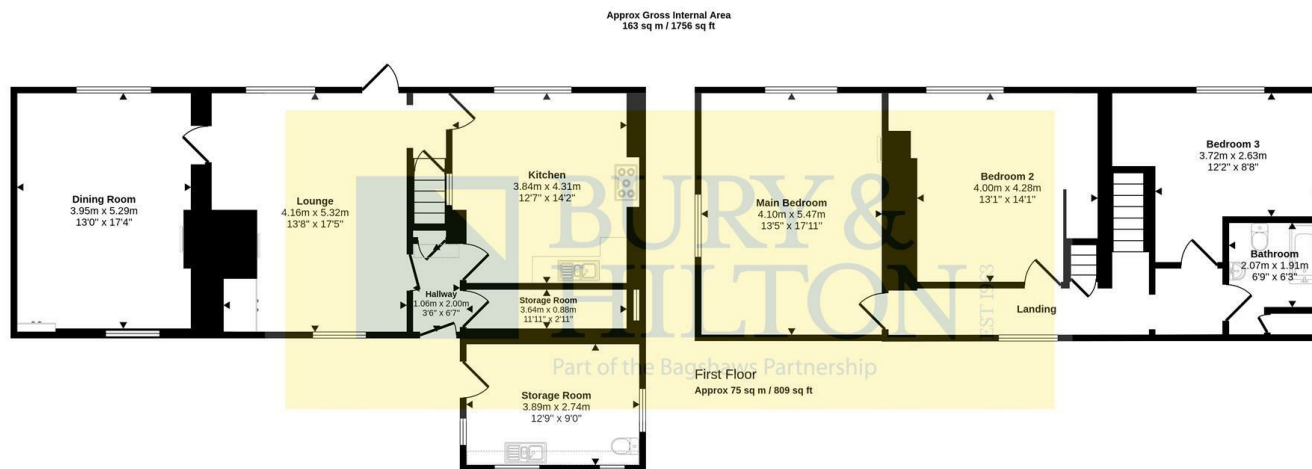
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Fixtures and Fittings

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.

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.

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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