



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Holiday Cottages at Bank Top Farm Churnet Valley Road

Kingsley Holt, Stoke-On-Trent, ST10 2BQ

Offers In The Region Of £975,000



Holiday Cottages at Bank Top Farm Churnet Valley

Kingsley Holt, ST10 2BQ

An unusual and exciting business opportunity to purchase two established holiday cottages, in immaculate condition, along with 28 acres or thereabouts of grassland with an outbuilding. The Long Barn offers four bedrooms all with en-suites, open plan kitchen and dining space along with a lounge, a games room and hot tub facilities. The Granary provides two bedrooms and bathroom, along with an open plan kitchen diner and lawn area to the rear. Viewing is highly recommended to appreciate the scope and potential offered.

The Holiday Cottages enjoy stunning views over the surrounding landscape with an array of attractions within 10 miles including Alton Towers, Churnet Valley with its own steam railway, canals, Trentham Estate with high wire treetop adventure the Monkey Forest, Dovedale the Manifold Walking and Cycling Trail are all only a few miles away whilst National Trust properties and Matlock Bath are under an hour's drive. There are several pubs, restaurants, takeaways and shops in nearby Cheadle.

The property currently has permission as holiday lets and should potential purchasers wish to live in the property they will need to apply for change of use after completion.

DIRECTIONS

From our Derby Street Offices take the A523 towards Ashbourne to Bottomhouse. At Bottomhouse crossroads turn right towards Ipstones village travelling straight down the High Street following the road through Ipstones village. Continue on this road known as the B5033 until you get to a T junction at the bottom of Frogghall Bank. Take a right turn at the T junction onto the A52. Just after the Churnet Valley Railway take the left hand fork to Churnet Valley Road A521 and follow this along to Sidney Drive. The end of the lane leading to the Holiday lets will be found just after Sidney drive on the left indicated by our Agents "For Sale " board.





THE LONG BARN

Benefitting from an Underfloor Heat Pump providing underfloor heating throughout the ground and first floor.

Entrance Hallway

With external door, tiled floor, exposed beams and stairs off.

Utility Room Off

Housing plumbing for a washing machine, space for a tumble dryer, tiled floor, work top and cupboards.

Bedroom One

15'5" x 11'1" (4.72 x 3.39)

With double glazed window, laminated floor and exposed beam.

En-Suite

With a corner shower cubicle, pedestal wash hand basin, low level lavatory, tiled walls and floor.

Inner Hallway

Bedroom Three

11'8" x 11'6" (3.56 x 3.53)

With double glazed window and laminate floor.

En-Suite

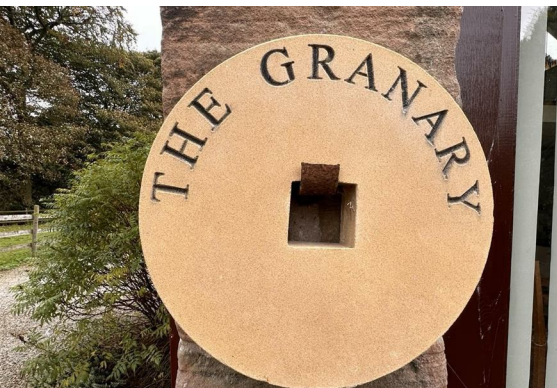
7'3" x 5'4" (2.21 x 1.65)

With a fully tiled shower cubicle, low level lavatory, pedestal wash hand basin, tiled floor, double glazed obscured window and heated towel rail.

Bedroom Two

16'0" x 9'8" (4.89 x 2.97)

With picture window and door, laminate floor.



En-Suite

16'0" x 9'8" (4.89 x 2.97)

Having bath with mixer taps and shower attachment, pedestal wash hand basin, low level lavatory, tiled floor, double glazed obscured window and heated towel rail.

First Floor Landing

Lounge

26'3" x 15'8" (8.02 x 4.78)

Having two double glazed windows, external door to outside steps, original feature windows and laminate floor.

Dining Kitchen

16'0" x 15'9" (4.89 x 4.82)

Offering an excellent range of units with integrated BOSCH appliances, stainless steel sink, exposed beam, double glazed window, exposed beams and brick wall and laminate floor.

Bedroom Four

12'9" x 11'7" (3.89 x 3.55)

With double glazed window, laminate floor and built in wardrobe.

En-Suite

8'11" x 4'1" (2.73 x 1.26)

With an enclosed shower cubicle, pedestal wash hand basin, low level lavatory and laminate floor.

Games Room

16'4" x 15'5" (5.00 x 4.72)

Having a pair of sliding patio doors to the the patio area, glazed door and window, lighting and power connected.

Outside

Block paving providing off road parking, courtesy lighting. Side patio with lawns to side and rear.

Summerhouse

11'10" x 10'11" (3.63 x 3.35)

Incorporating Hot Tub.





THE GRANARY

Benefitting from underfloor heating throughout the ground floor.

Entrance Hallway

With tiled floor, double glazed window, staircase off, built in cupboard housing the boiler.

Lounge

17'3" x 14'2" (5.26 x 4.34)

Having a pair of patio doors with side panels, laminate floor and exposed stone work.

Open Plan Dining Kitchen

20'6" x 13'7" (6.26 x 4.16)

An excellent range of units with base and wall cupboards, work tops over, inset stainless steel sink unit, built in cooker, tiled floor, a pair of feature patio doors, exposed beams and mezzanine bedroom above.

Bedroom Two

13'8" x 7'6" (4.19 x 2.31)

With two double glazed windows overlooking fields, double glazed Velux window, tiled floor and built in wardrobes.

W.C off - housing a low level wc, wash hand basin, tiled floor and double glazed frosted window.

First Floor Landing

With double glazed skylight window, loft access and built in storage.

Mezzanine Bedroom

14'2" x 10'5" (4.32 x 3.20)

With exposed 'A' frame, double glazed Velux window, radiator and glazed panels overlooking the dining area.

Bathroom

With bath, corner shower cubicle, low level wc, wash hand basin, tiled floor, double glazed Velux window and exposed beams.

Outside

Gravelled parking area with lawn gardens having views over the fields. Patio areas to side the and rear elevations.

Outbuilding

30'3" x 24'7" (9.24 x 7.50)

Double doors and pedestrian door to front, concrete floor.

Land

There is 28 acres or thereabouts of grassland available with the property.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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