



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Dale Fields Grindon, Leek, ST13 7TP Offers In The Region Of £450,000

Dale Fields offers a Grade II Listed detached cottage, with two bedrooms, in the heart of the rural village of Grindon. Externally, the property benefits from ample off road parking and outbuildings. Sitting in approximately 2.12 acres of land, this property an ideal small holding for modern family living. Internally, the property provides good sized accommodation, with two reception rooms, kitchen, two bedrooms and family bathroom. Dale Fields is in a prime location, ideally situated for rural countryside walks, as well as being close to commuter links to Ashbourne, Derby, Macclesfield, Leek and the Potteries.

Viewing is highly recommended to appreciate the accommodation and tranquil setting that Dale Fields enjoys.



Situation

The property is located in the rural village of Grindon lying in the picturesque Staffordshire Moorlands Countryside.

The town of Leek is within a twenty minute drive as is the town of Ashbourne.



Directions

From our Leek office take the A523 Ashbourne Road out of Leek and head towards Bottom House. Turn left at the cross roads and continue on this road passing through Onecote. Continue along turning right sign posted Grindon. Proceed along the main road through the village of Grindon whereby the property will shortly be found on the right hand side as indicated by our For Sale board.



Accommodation Comprises

Dale Fields provides the following accommodation:

Lounge 13'1" x 14'11" (3.99 x 4.54)



With log burning stove, ornate oak mantel and stone flag hearth, exposed oak ceiling beam, double glazed windows to two aspects and external door.



Sitting Room 14'4" x 13'11" (4.38 x 4.24)



With double glazed double patio doors, double glazed window, radiator.

Kitchen 12'6" x 8'3" (3.81 x 2.52)



A range of fitted base and wall units, roll top work surface, stainless steel sink and drainer, extractor hood and double glazed window, exposed oak ceiling beam, radiator, cooker point and plumbing for washing machine.



Downstairs Shower Room



With pedestal wash hand basin, heated towel rail, low level lavatory, radiator, and enclosed shower cubicle incorporating mixer shower fitment.

**First Floor Landing Giving Access to
Bedroom One 11'5" x 13'3" (3.47 x 4.03)**



With two windows to two aspects and a radiator.

Bedroom Two 12'8" x 8'8" (3.87 x 2.65)



With double glazed window to side elevation, radiator.

Outside

Enclosed spacious lawn, stone wall border and mature shrubs. Gravelled seating area. Courtesy lighting.

Large driveway providing off-road parking for multiple vehicles and attached double garage/workshop.

Boiler Room/Utility 9'11" x 7'2" (3.03 x 2.20)

Max measurements. Firebird oil boiler. Pressurised hot water cylinder. Light and power connected.

Grade II Listing

It is noted from the Historic England website that the listing was granted on 15th March 1985 with the listing number of 1038145 and states the following information:

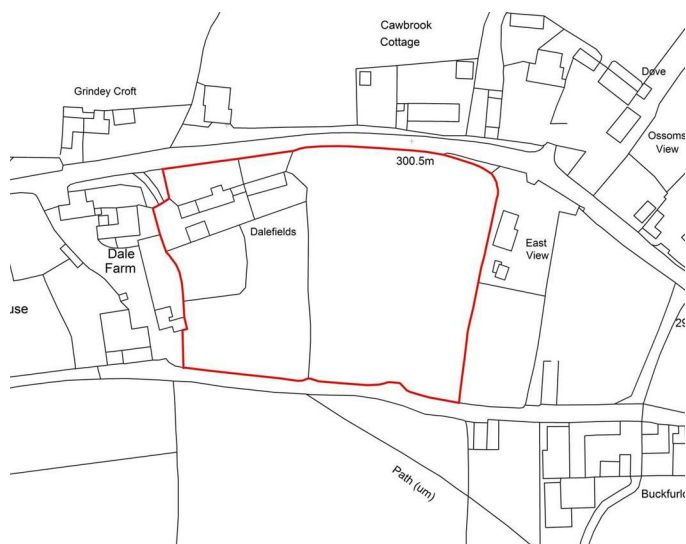
House and attached former agricultural building.

C17 with later alterations. Coursed rubble with ashlar dressings; clay tile roof; brick integral end stack to East and ridge stack to West of centre. House to East and former agricultural building to West. 2-storey house to left (formerly 1 storey and gable lit attic) and single storey agricultural building to right; House: one first floor window to left of centre; 1:1:2 ground floor windows; C20 casements; those to left and to right of centre small, the latter a possible fire window with rebated surround; projecting single storey lean-to extension to left of centre; blocked door to right; Agricultural building: door to left. A change in masonry approximately 2 feet above the heads of the ground floor windows and doors of both buildings indicates that the eaves level has been raised; a straight joint between the house and agricultural building. Attic window to East gable end with rebated surround and straight hood mould.

buyer is advised to obtain verification from their Solicitor or Surveyor.



LAND



Dale Fields sits in 2.12 acres or thereabouts, including the adjoining field equating to approximately 1.25 acres.

Council Tax Band

We understand that the property is listed as Band D.

Services

The property is connected to mains water, and electricity oil central heating with sewerage by private means

Viewing

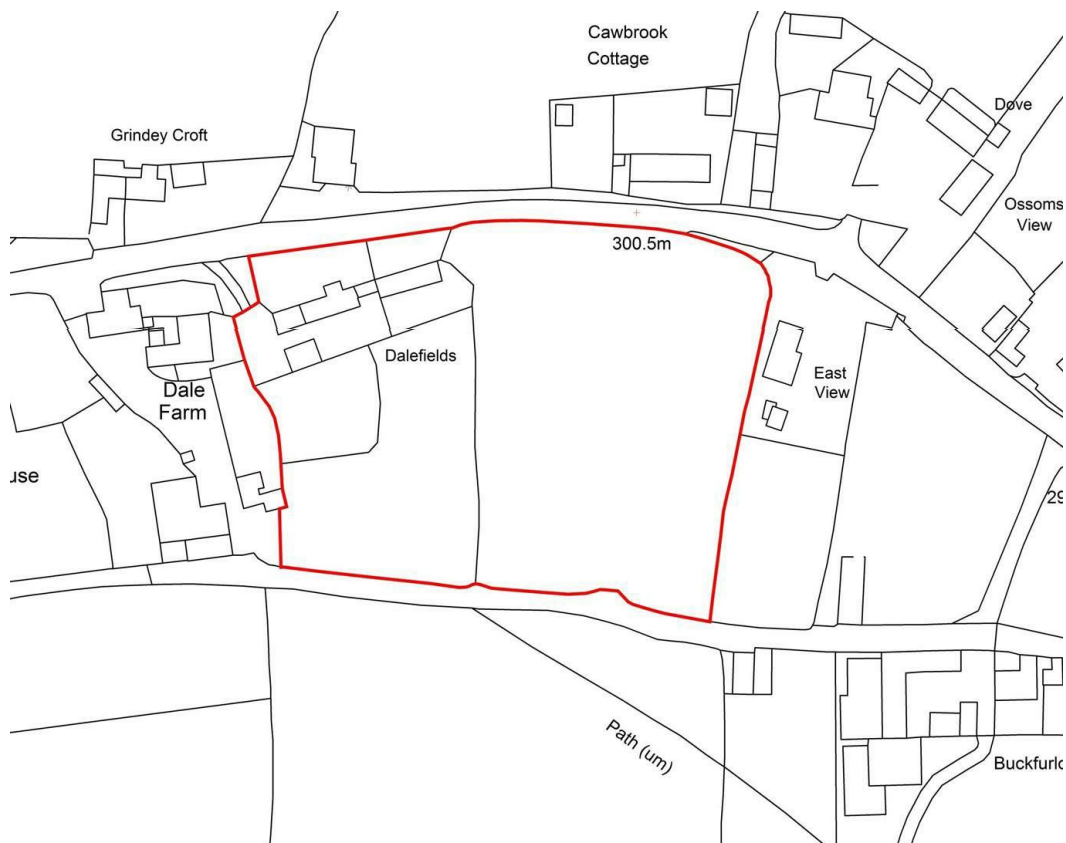
By prior arrangement through Graham Watkins & Co.

Please Note

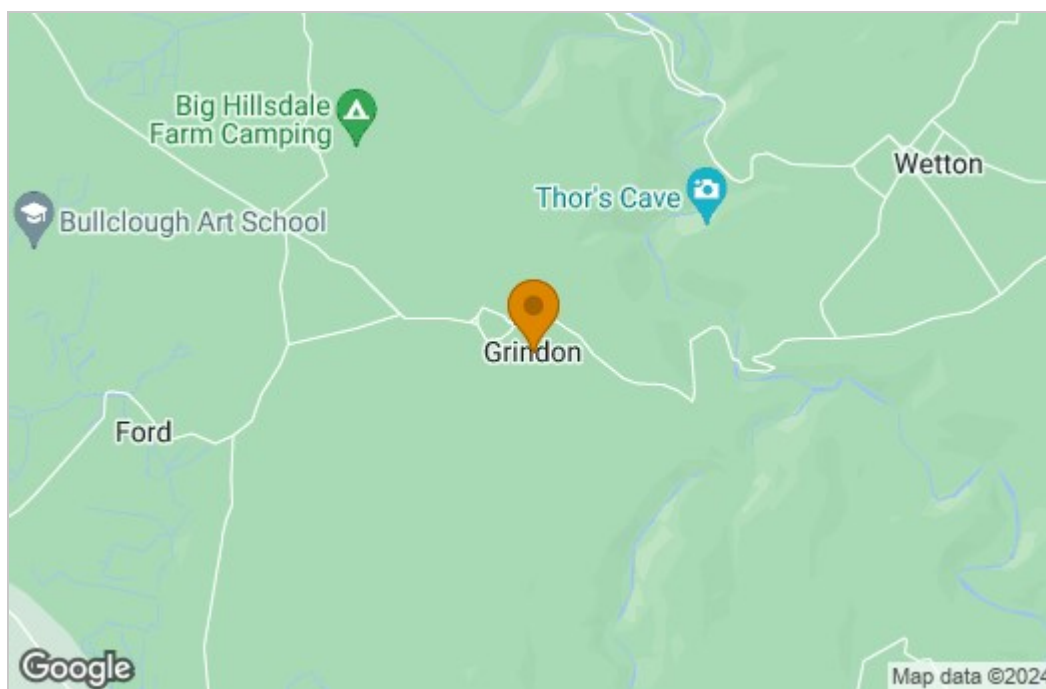
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The



LAND PLAN



Area Map



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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