



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Abbey House

Abbey Green Road

Leek, ST13 8SA

**Offers Over £600,000**



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# Abbey House Abbey Green Road

Leek  
ST13 8SA

Built in 1612, Abbey House offers a beautiful Grade II listed, four bedroom home full of charm! Boasting many original and characterful features such as Minton tile flooring, original doors and windows and exposed beams. Set in picturesque landscaped gardens, this semi-detached property sits in manicured grounds and is within close proximity to many local amenities and Leek's town centre.

Viewing is highly recommended to appreciate the peaceful location and history that Abbey House provides.

## Situation

Abby House is situated in a picturesque and rural location and is within a short distance to Leek's town centre and many other local amenities.

## Directions

From our Leek office take the Macclesfield Road (A523) toward Macclesfield. Turn right just before the pedestrian crossing on to Abbey Green Road. The property will be found on the right hand side along a private drive.

What3Words Location Code:  
///honestly.loser.states

## Accommodation Comprises

Abbey House comprises the following accommodation:

### Hallway

With double radiator and staircase.

### Kitchen

9'8" x 8'6" (2.949 x 2.583)

The kitchen benefits from a range of base cupboards and drawers, roll top work surfaces, one and a half stainless steel sink with mixer tap, matching wall mounted cupboards, concealed extractor fan, plumbing for an automatic washing machine, window to the rear aspect, part tiled walls, quarry tiled floor and hatch to the dining room.

### Dining Room

12'1" x 9'7" (3.70 x 2.93)

With window to the front aspect being secondary glazed and single radiator.





**Pantry and Cloak Room**  
13'1" x 6'5" (4.0 x 1.98)

With window to the rear aspect, stone stillage and fixed shelving.

**Study / Office**  
11'7" x 8'9" (3.534 x 2.663)

With window to the front aspect being secondary glazed including window seat, single radiator, exposed ceiling beams and built in bookcase.

**Lounge**  
12'4" x 20'10" (3.77 x 6.36)

The living room offers windows to the front and rear aspects being secondary glazed, two single radiators, feature fireplace including open fire, exposed ceiling beams.

**Utility / Downstairs W.C**  
6'7" x 5'6" (2.01 x 1.70)

With floor mounted oil boiler, low level lavatory, corner wash hand basin, part tiled walls, arch shaped windows to the rear and side aspects and cushioned flooring.

**Front Porch**

Boasting the original front door, Minton tile floor, and two single radiators.



**Living Room**  
21'2" x 20'9" (max) (6.47 x 6.35 (max))

Having a window to the front and rear aspects being secondary glazed, feature stone fireplace including an open fire, built in bookcase, exposed beams and two single radiators.

**First Floor Landing**

With window to the rear aspect, two single radiators and exposed beams.

**Bedroom One**  
21'7" x 12'11" (6.586 x 3.936)

Having a feature bay window to the side aspect and window to the front aspect both being secondary glazed, double radiator, exposed beams and loft access.

**Bedroom Two**  
18'5" x 9'2" (5.603 x 2.801)

Having a window to the front aspect being secondary glazed, single radiator and exposed beams.

Walk in wardrobe space.



### Bedroom Three

13'5" x 18'6" (4.099 x 5.633)

With window to the front aspect being secondary glazed, single radiator and exposed beams.

### Bathroom

6'11" x 6'9" (2.13 x 2.07)

The white suite comprises a shaped bath on claw and ball feet including a mixer tap with chrome shower fitment over, lavatory, wash hand basin including a towel rail, radiator including a towel rail, part tiled walls, leaded light window to the side aspect being secondary glazed and cushioned floor.

### Airing Cupboard / Store Room

5'8" x 10'2" (1.720 x 3.111)

Including a foam lagged hot water cylinder.

### Bedroom Four (Master)

18'3" x 20'0" (5.573 x 6.094)

Having two leaded light windows to the front aspect being secondary glazed, two single radiators and exposed beams.

### Inner Hallway

With store room including fixed shelving and single radiator.

### Bedroom 5 / Annexe Room

11'0" x 7'8" (3.352 x 2.336)

With leaded light window to the front aspect, single radiator and exposed beams.

### Outside

Externally, Abbey House benefits from formal gardens laid to lawns with shaped borders including mature trees and shrubs. There is also a feature stone entrance with double gated access to a gravel path.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

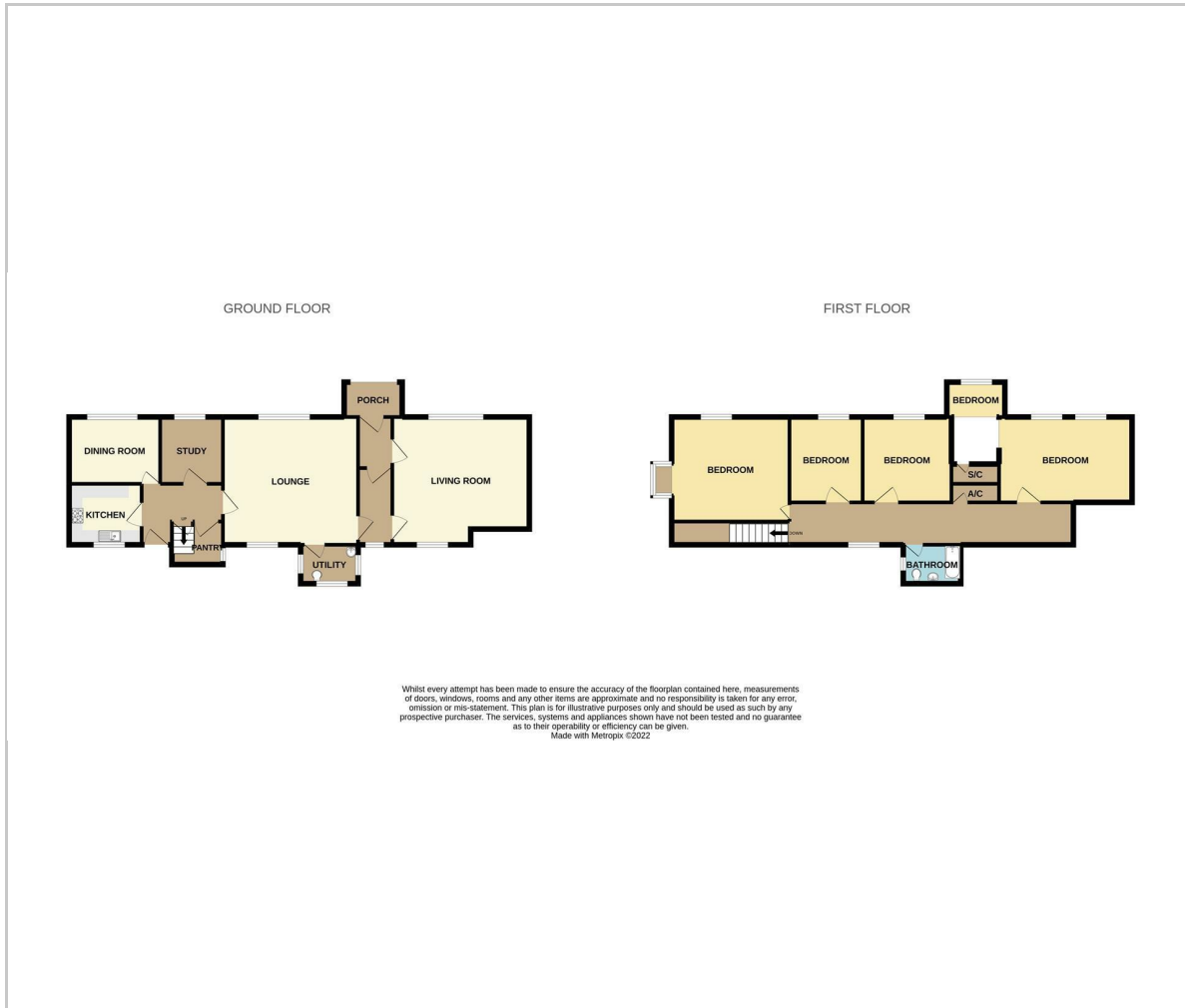
All measurements given are approximate and are 'maximum' measurements.

### Please Note

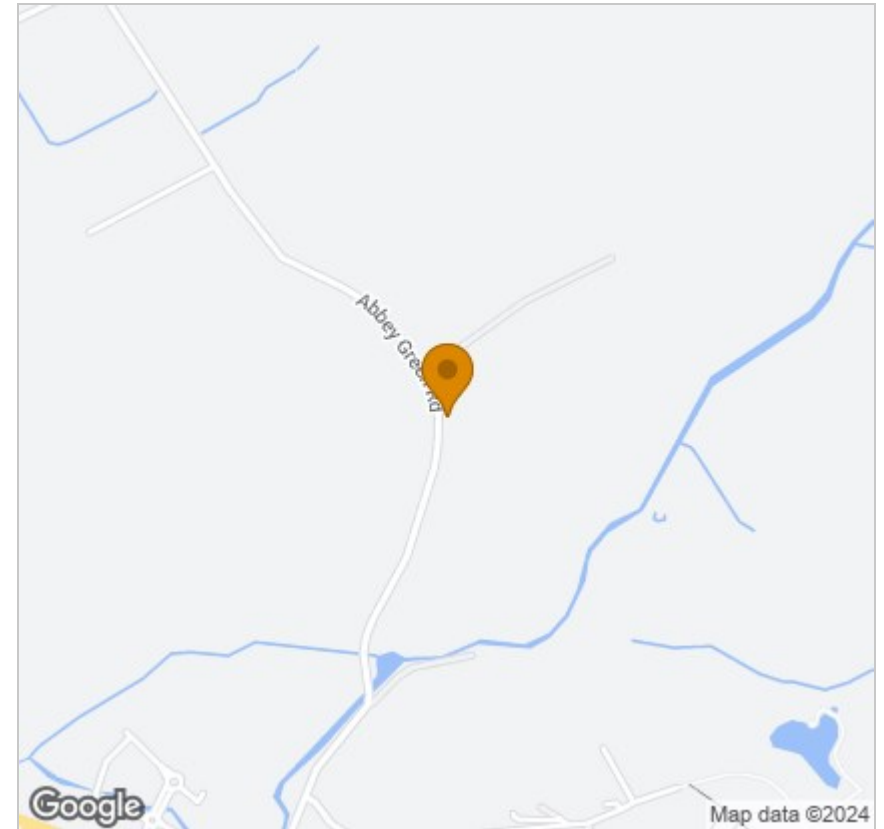
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



## Floor Plan



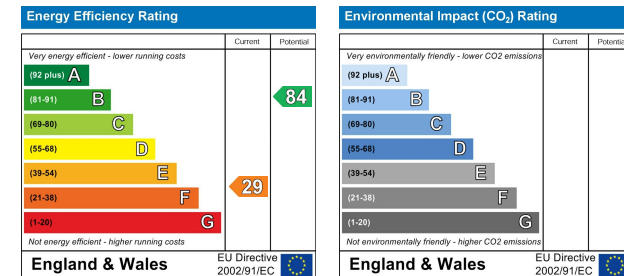
## Area Map



## 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.

## Energy Efficiency Graph



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