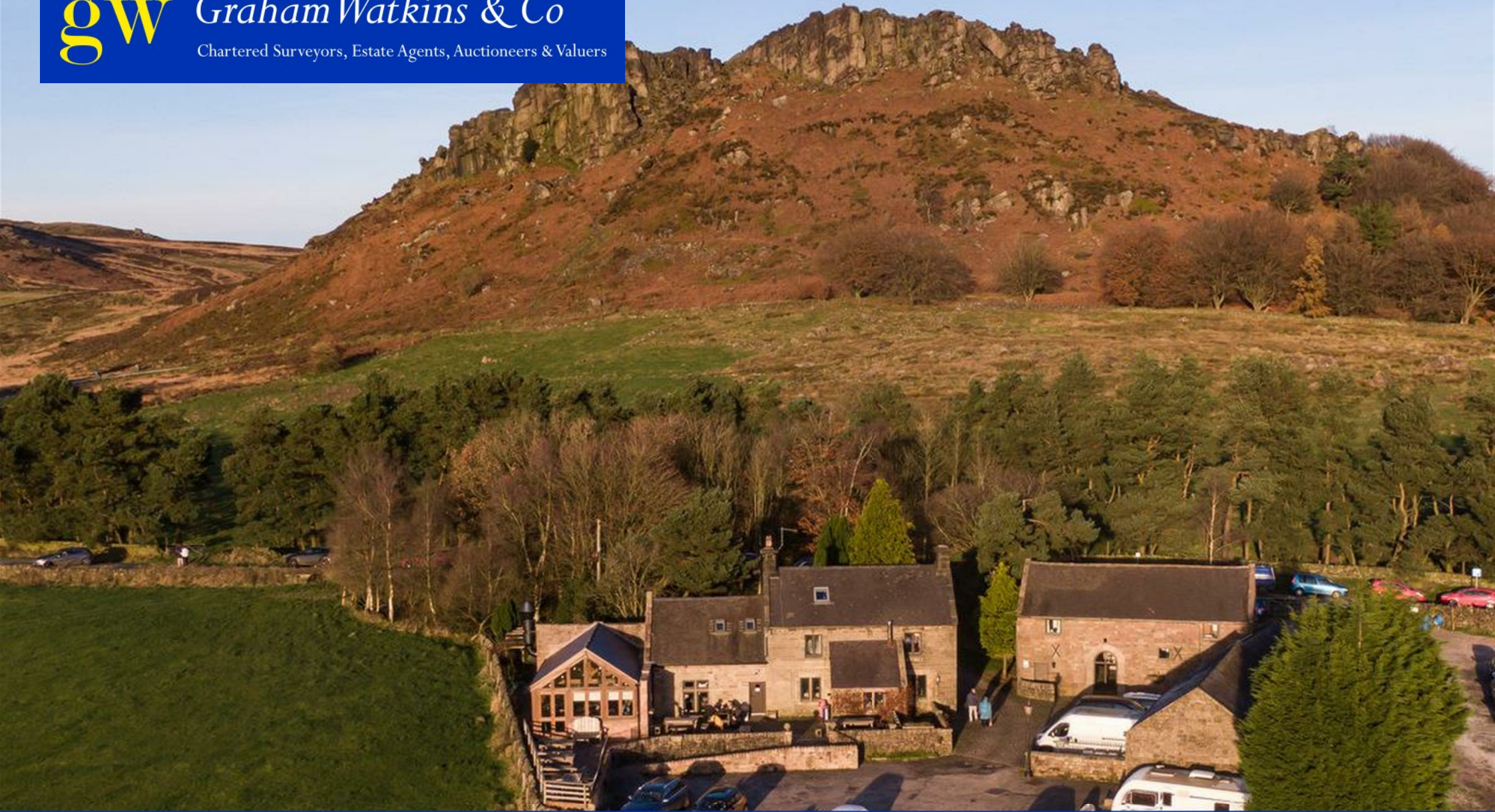




*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Paddock Farm and Roaches Tea Rooms

Upper Hulme, Leek, ST13 8TY

**Offers Over £1,250,000**



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# Paddock Farm and Roaches Tea Rooms

Upper Hulme, Leek, ST13 8TY

PADDOCK FARM & ROACHES TEA ROOMS COMPRISING A LARGE FIVE BEDROOM FARMHOUSE, THRIVING TEA ROOM BUSINESS, TWO HOLIDAY LETS AND OUTBUILDINGS WITH UNPRECEDENTED VIEWS.

Paddock Farm is a four/five bedroom farmhouse together with two well equipped and substantial Holiday Cottages, Outbuildings including car port, double garage/workshop, separate toilet block, popular Roaches Tea Rooms, outdoor seating and car park. The main farmhouse offers good sized family accommodation set over three floors with lawned gardens adjacent to the lane, parking and views over the countryside and beyond. The Roaches Tea Rooms has a delightful conservatory constructed in hand carved French Oak benefiting from far reaching views over Tittesworth Reservoir, and seats approximately 40-60 with additional outdoor seating.

AN IDEAL BUSINESS OPPORTUNITY OR POTENTIAL FOR MULTI GENERATIONAL PURPOSES OR LARGE FAMILIES.

## Situation

Paddock Farm is situated in the spectacular Peak District National Park and commands far reaching views over Tittesworth Reservoir, The Roaches and surrounding countryside. The property lies between the popular market towns of Leek and Buxton and has good road network links for ease.

## Directions

From Leek, proceed along the Buxton Road through Blackshaw Moor and continue up the hill taking the first turning left signposted Upper Hulme. Follow this road bearing left into Roach Road and continue for approximately half a mile, where Paddock Farm and The Tea Rooms are situated on the left hand side identifiable by our For Sale board.

## Accommodation Comprises:

### PADDOCK FARM

#### Entrance Porch/Utility 10'2" x 8'0" (3.11 x 2.45)

Base cupboards with work surfaces over, fitted coat hooks, floor mounted Mistral oil boiler, secondary glazed window to front aspect, door access to patio area, stable door to side and tiled floor.

#### Breakfast Kitchen 18'1" x 11'6" (5.53 x 3.53)

Range of units base cupboards and drawers, inset one and a half sink unit with mixer tap, plumbing for a washing machine and dishwasher, inglenook fireplace including Watson range cooker, antique radiator, tiled floor, secondary glazed windows to three aspects and good sized under-stair pantry off.

#### Living Room 18'0" x 13'6" (5.51 x 4.12)

Secondary glazed windows to front and rear aspects, with stone fireplace including a stove, double radiator, partly exposed stone wall and two secured doors to the Tea Rooms.





#### First Floor Landing

Exposed ceiling beams, two antique radiators, two secondary glazed windows to rear aspect, staircase to second floor, office area, skylight window, staircase down to the Tea Rooms and integrated under stair and eaves storage.

#### Master Bedroom

13'4" x 10'7" (4.07 x 3.23)

Good sized double bedroom with secondary glazed windows to front aspect, double radiator, exposed ceiling beams.

#### En-suite/Dressing Room

9'10" x 8'7" (3.01 x 2.62)

Low level W.C, pedestal wash hand basin, two skylight windows, single radiator and exposed beams.

#### Bedroom Two

13'7" x 10'5" (4.15 x 3.19)

Another good sized double bedroom with secondary glazed window to front aspect, double radiator and benefitting from built in wardrobe incorporating hot water tank.

#### Bedroom Three

15'5" x 9'0" (4.72 x 2.75)

Double bedroom with secondary glazed window to side aspect, double radiator, exposed beams, under eaves storage and loft access.

#### Bathroom

9'7" x 8'3" (2.93 x 2.54)

Heritage Suite comprising a double sized air bath, enclosed shower cubicle including mixer shower fittings, pedestal wash hand basin, bidet, low flush W.C. Part tiled walls, secondary glazed frosted window to side aspect, wooden floor and heated towel rail.

#### Second Floor Landing

The landing has exposed beams.

#### Bedroom Four

13'5" x 13'4" (4.09 x 4.07)

Another good sized double with skylight windows to both front and rear aspects, exposed beams, under eaves store, double radiator, and offering open plan to bedroom five.

#### Bedroom Five

11'6" x 12'0" (3.52m x 3.66m)

Bedroom Five offers another good sized double room with a range of uses being open plan to Bedroom Four, with skylight window to front aspect, exposed beams and multiple under eaves storage. This leads into the en-suite.

#### En-Suite

8'0" x 4'5" (2.46m x 1.37m)

The en-suite has an enclosed shower cubicle, pedestal wash hand basin, low flush W.C, part tiled walls, radiator and window to the side aspect.



## TEA ROOMS

### Commercial Kitchen

18'2" x 9'7" (5.56 x 2.94 )

Windows to side and rear aspects, two skylight windows, stainless steel double sink unit, light and power connected with commercial extraction system.

### Conservatory

25'2" x 16'6" (7.69 x 5.04)

A fantastic room looking into the Valley with fantastic view the conservatory offers approximately seating for 50, with windows to three aspects, double doors to front and side aspect, exposed A frames, under floor heating to featured flooring, partly exposed stone work.

### Tea Room

19'2" x 16'4" (5.86 x 5.00)

Large picture window to front aspect, with exposed beams and entrance door to front. There is a counter with spacious under counter storage.

### Rear Store Room

14'8" x 7'2" (4.48 x 2.19)

Two secondary glazed windows to rear aspect, plumbing for a washing machine and tiled floor.

### Porch

10'11" x 9'4" (3.33m x 2.86m)

External door to side aspect and stone flooring, single radiator, secondary glazed frosted window to rear aspect and a secure door to living room.

## HOLIDAY COTTAGES

### COACH HOUSE

Accommodation sufficient for 6 guests:

#### Open Plan Living/Dining Kitchen - The Coach House

19'0" x 18'3" (5.80 x 5.57)

With external door and staircase leading to first floor living and dining area. A lovely picture window to front aspect, tiled floor, two double radiators and exposed beams, along with a quirky mezzanine bedroom.

The kitchen area has base cupboards and drawers, built in electric oven with electric hob over and stainless steel sink unit. With partly exposed stone wall and window to side aspect and tiled floor.

#### Bedroom Two - The Coach House

10'6" x 9'1" (3.22 x 2.78 )

Window to side aspect, single radiator, built in storage.

#### En-suite

5'6" x 4'7" (1.69 x 1.40)

Enclosed shower cubicle, low flush W.C, wash hand basin and fully tiled walls.

#### First Floor Landing





#### Bedroom One - The Coach House

10'4" x 9'5" (3.16 x 2.88)

Featuring exposed A frame, low level fitted wardrobes, balustrade over long living area, double radiator, pedestal wash hand basin and built in airing cupboard.

#### Bathroom - The Coach House

8'9" x 4'7" (2.68 x 1.41)

Bath with shower over, pedestal wash hand basin, low flush W.C, part stone wall, single radiator and windows to rear aspect.

#### Bedroom Three - The Coach House

10'5" x 10'1" (3.18 x 3.09)

Good sized double bedroom with window to front and side aspects, stone walls to part, wash hand basin, single radiator and built in wardrobe.

#### THE SMITHY

Accommodation sufficient for 6 guests:

#### Open Plan Living/Dining Kitchen - The Smithy

18'0" x 10'9" (5.49 x 3.28)

Partly exposed stone walls, stable door to front aspect, window to side aspect, double radiators, exposed beams and a range of base cupboards and drawers, built in electric oven with hob above, sink unit and part tiled floor.

#### Snug Area - The Smithy

Staircase to the first floor, single radiator, and two radiators.

#### Bedroom Three - The Smithy

6'6" x 10'7" (1.99m x 3.23m)

Having a skylight window and radiator.

#### First Floor Landing

Single radiator, built in airing cupboard, exposed beams and loft access.

#### Bedroom One - The Smithy

11'4" x 11'3" (3.47 x 3.45)

Good sized double with part stone walls, windows to rear and side aspects and single radiator.

#### Bedroom Two - The Smithy

11'9" x 7'0" (3.59 x 2.15)

Featuring stone walls to part, windows to the front aspect and single radiator.

#### Bathroom - The Smithy

6'2" x 5'5" (1.89 x 1.66)

Bath with shower fitment, low level W.C, pedestal wash hand basin and single radiator.

#### Boiler Room

Accessed via under cover car port.



## STONE OUTBUILDINGS

Consisting of an under cover car port 4.15 x 3.63

Store Room. 3.61 x 2.63

Staff lavatory and utility room - with low level W.C, pedestal wash hand basin, plumbing for a washing machine and tumble dryer extractor.

### Garage/Workshop

31'1" x 19'2" (9.49 x 5.86)

Concrete floor, lighting and power connected, loft storage and steps to loft room.

### Loft Room

17'8" x 13'5" (5.41 x 4.10)

Lighting and power connected. Hot water boiler for the Tea Rooms toilets.

### Loft Room and Mezzanine over Garage

Measuring 2.33 x 3.67 and 3.77 x 5.64 - including lighting.

### Outside Store Room

10'0" x 8'5" (3.05 x 2.59)

Concrete floor, lighting and power connected.

### Accessible Toilets

6'6" x 5'11" (1.99 x 1.82)

WC, wash hand basin and tiled floor.

### Tea Room Toilets

With entrance hall

### Gents

3.0 x 3.00 - pedestal wash hand basin, separate WC, urinal, tiled floor.

### Ladies

4.10 x 1.50 - pedestal wash hand basin, separate WC, baby changing area and tiled floor.

## OUTSIDE

Parking for numerous vehicles with gated access to a private field. Large patio area for Tea Rooms. Double gated access with pedestrian gate leading to Paddock Farm and Tea Rooms Gardens to the rear laid to lawns. The site is enclosed by dry stone walling.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Saervices

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.

### Meaurements

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



## Floor Plan

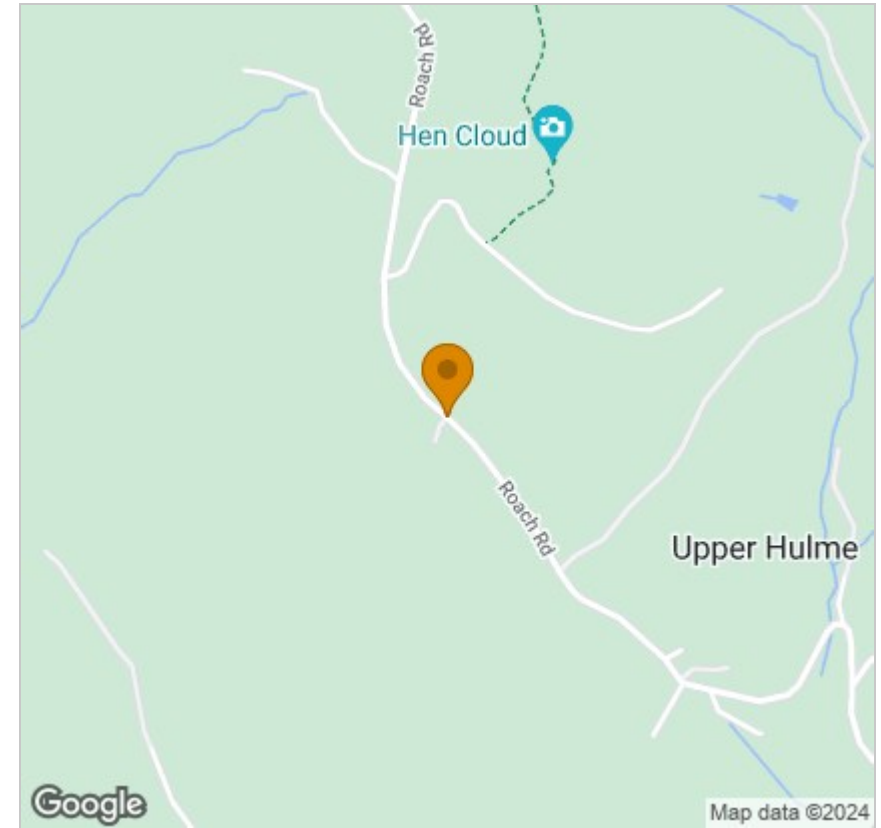


## Viewing

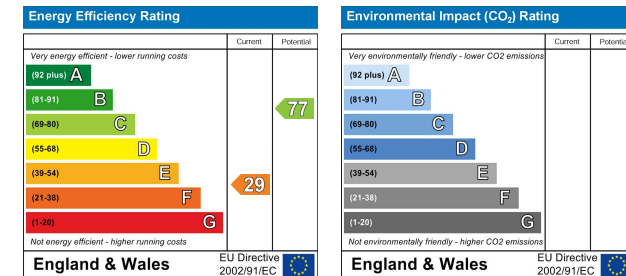
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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