



Lower Hollins Farm,  
School Lane, Horton, Leek, Staffordshire, ST13 8PX



# LOWER HOLLINS FARM

SCHOOL LANE, HORTON, LEEK, STAFFORDSHIRE, ST13 8PX

Leek 5 miles, Congleton 8 miles, Macclesfield 14 miles, Hanley 9 miles

## AN EXQUISITE PRIVATE COUNTRY PROPERTY WITH EXTENSIVE GARDENS, EQUESTRIAN FACILITIES AND PADDOCKS

Traditional 4 bedroom detached farmhouse with extensive well maintained mature gardens

Detached brick barn with first floor self-contained guest apartment currently utilised as a holiday let

Excellent range of purpose built buildings incorporating stables and storage areas

All weather Menage

Grassland Paddocks ideally suited to the grazing of horses & livestock

Approximately 7.31 acres (2.96 ha) in total

For sale as a whole by private treaty

**ASKING PRICE: £1,195,000**



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Leek, Staffordshire

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### Offices also at:

Congleton

Tel : 01260 273241

Biddulph

Tel : 01782 522117

Macclesfield

Tel : 01625 430044

## SITUATION

Occupying a delightful position within the Staffordshire Moorlands, near to the Cheshire border and enjoying the panoramic views of the surrounding countryside. The property is ideally placed for commuting into Leek, Congleton, Macclesfield and surrounding towns. The train station from Macclesfield offers commuting times into Manchester of 25 minutes and London of 1 hour and 47 minutes. Horton Village is located some 3.5 miles west of the thriving market town of Leek, which benefits from independent local traders and supermarkets including Sainsbury's and Morrisons. Horton is also well placed for good local schools, with Horton St Michael's Primary School having achieved an outstanding Ofsted report. In the private sector Kings School and Beech Hall School in Macclesfield are also within easy access.

## DESCRIPTION

Lower Hollins Farm is a truly spectacular country house, situated in an attractive rural locality and centrally positioned within its beautifully landscaped grounds extending to 7.31 acres or thereabouts.

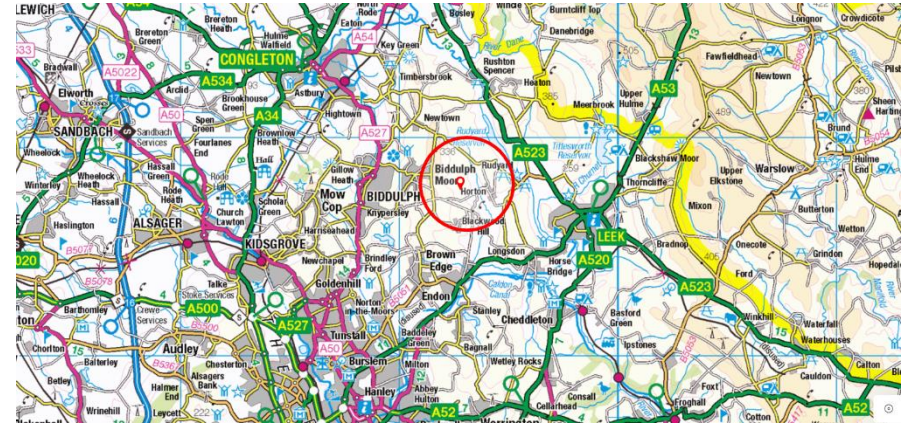
The main farmhouse is exquisitely presented throughout to a high standard and boasts a wealth of period features in addition to quality fixtures and fittings. Within the grounds are outbuildings, barns, stables, a tack room and a menage which offers fantastic opportunities for any discerning equestrian buyer, in addition to a double garage with a first floor self contained apartment currently utilised as a holiday let.

An attractive storm porch, opens to a welcoming entrance hall with Oak staircase and Minton tiled flooring. Two generous reception rooms are located to the front of the property both enjoying multi fuel stoves and dual aspect windows, with views over the formal gardens. A magnificent 37ft kitchen / dining / family room is at the heart of the home with fully fitted bespoke kitchen with space for an electric Range cooker and feature oak island unit. From the dining area, French doors open to a patio and further windows provide a light and airy feel and take full advantage of views beyond the terrace and garden. To the rear of the property is a conservatory / boot room and a utility room.

Four bedrooms are arranged over the first floor, the principal bedroom being most notable having an ensuite bathroom off. A family bathroom completes the internal accommodation and comprises of a free standing bath with rain head shower over, low level WC and pedestal wash hand basin.

Externally there are beautifully landscaped gardens which include a herb garden, cut flower garden, orchard and vegetable plot. A sweeping gravelled driveway leads to ample parking, a detached double garage with utility and apartment above, outbuildings suitable for equestrian or other livestock use.

Strictly by prior appointment with the agents Whittaker & Biggs, a viewing comes highly recommended.



## THE FARMHOUSE

Lower Hollins Farmhouse is approached via a stone driveway off School Lane leading into a yard area which provides ample parking and turning areas.

The house is a fine example of a traditional brick built home which has been extended by the current owners to create spacious and well proportioned accommodation throughout, to provide for the requirements of modern living with character.



## Ground Floor

### Entrance Hall

Solid wood door to the front elevation, Minton tiled flooring, solid oak staircase, radiator, exposed timber beams, oak paneling.

### Cloakroom

Low level WC, wall mounted sink, radiator.

### Reception Room One 12' 10" x 12' 10" (3.91m x 3.92m)

UPVC double glazed window to the front and side elevation, original shutters, multi fuel stove set in stone, radiator, exposed timber beams, solid oak flooring.

### Reception Room Two 12' 10" x 13' 0" (3.90m x 3.95m)

UPVC double glazed window to the front and side elevation, radiator, multi fuel stove, tiled hearth, tiled surround, cast iron mantel, exposed timber beams, solid oak flooring.

### Kitchen 13' 11" x 17' 7" (4.24m x 5.36m)

Solid wood door and UPVC double glazed window to the side elevation, radiator, space for an electric Range cooker, units to the base and eye level, island unit, oak work surfaces, Belfast sink, chrome mixer tap, space for a dishwasher, and free standing fridge freezer, exposed timber beams, quarry tiled flooring.

### Dining Room / Family Room 11' 9" x 18' 6" (3.58m x 5.65m)

Double glazed French doors to the front elevation, UPVC double glazed window to the side and rear elevation, radiator, exposed timber beams, solid oak flooring.

### Conservatory / Boot Room 10' 6" x 19' 1" (3.21m x 5.82m)

French doors to the side elevation, solid wood door to the side elevation, exposed brickwork, exposed timber beams, quarry tiled flooring, water tap.

### Utility Room 8' 9" x 16' 6" (2.66m x 5.04m)

UPVC double glazed window to the front elevation, units to the base, Belfast sink, chrome mixer tap, storage cupboards, plumbing for a washing machine, space for a dryer.

## First Floor

The first floor accommodation is also generous in proportion with four good sized bedrooms, having views over the surrounding land, and a spacious family bathroom.

### Landing

UPVC double glazed window to the side elevation, radiator, airing cupboard.

### Bedroom 12' 7" x 12' 10" (3.83m x 3.90m)

UPVC double glazed window to the front and side elevation, radiator.

### Ensuite

UPVC double glazed window to the rear elevation, victorian style radiator, P-shaped bath with rain fall shower over, low level WC, pedestal wash hand basin.

### Bedroom 12' 10" x 16' 8" (3.92m x 5.07m)

Two UPVC double glazed windows to the front and one to the side elevation, radiator.

### Bedroom 12' 10" x 13' 0" (3.90m x 3.95m)

UPVC double glazed window to the front and side elevation, radiator.

### Bedroom 10' 3" x 10' 9" (3.13m x 3.27m)

UPVC double glazed window to the side elevation, radiator.

### Bathroom

UPVC double glazed window to the rear elevation, Victorian style radiator, free standing bath with rain head shower over, low level WC, pedestal wash hand basin.







GROUND FLOOR



1ST FLOOR



The Garden Loft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BRICK BARN

To the south west of the house, there is a two storey brick barn with attached single storey section to the rear. To the ground floor there is a double garage, utility room, former shippon and a workshop. To the first floor there is The Garden Loft, which the current owners have converted to living accommodation and they successfully use it for holiday letting purposes, but it could also be used as guest accommodation or for dependent relatives and it is more particularly described as follows:

### Ground Floor

#### Double Garage

Two solid oak double doors, two UPVC double glazed windows to side elevation, light and power connected.

#### Utility Room 9' 11" x 8' 10" (3.03m x 2.69m)

Units to the base level, wood work surfaces, Belfast sink, plumbing for washing machine, light and power.

#### Tack Room 9' 11" x 8' 10" (3.03m x 2.69m)

Light and power.

#### Former Shippon 26' 3" x 17' 5" (8m x 5.3m)

Presently used for storage, stable doors, water tap, power and light.

#### Workshop 9' 11" x 8' 10" (3.03m x 2.68m)

Power and light.

### First Floor

#### The Garden Loft

#### Kitchen 10' 8" x 9' 9" (3.26m x 2.98m)

Velux style window, units to the base level, four ring electric hob, electric oven, ceramic sink with chrome mixer tap, integral fridge, feature timber beams.

#### Shower Room 9' 9" x 7' 2" (2.98m x 2.19m)

Corner shower, low level WC, pedestal wash hand basin, chrome ladder radiator, feature timber beams

#### Living Room / Bedroom 17' 11" x 20' 6" (5.45m x 6.25m)

Juliet balcony to the side elevation, two Velux style windows to front elevation, Morso wood stove, stone hearth, feature beams, electric radiator.



### Externally

To the west of the barn there is an enclosed private garden with a seating area for guests to enjoy.



## FARM BUILDINGS

The buildings at Lower Hollins Farm are situated to the rear of the brick barn and are extremely well maintained and flexible in nature and are more particularly described as follows:

### **Two Bay Barn** 39'4" x 16'5" (5m x 11.99m)

Steel portal frame with a mono pitched corrugated cement fibre roof over a concrete floor, one bay open and the other enclosed by timber boarding. Presently used for the storage of logs.

### **Open Fronted Five Bay Barn** 68'11" x 45'11" (21m x 14m)

Steel portal frame with a double pitched corrugated cement fibre roof over a concrete floor. Three bays used for general storage and the other two bays having two stables measuring 3.75m x 4m each.

### **Menage** 65'7" x 72'2" (20m x 22m)

Enclosed by timber post and rail fencing, all weather surface and gated access.



## THE GARDENS & LAND

The formal gardens at Lower Hollins are of particular note and extend to approximately 1.20 acres to the west of the farmhouse. They have been lovingly created by the present owners and comprise of a herb garden, cut flower garden, separate fruit garden, an orchard and a vegetable plot. There are various pathways leading to seating and entertaining areas and these provide opportunities to take in the views, peace and the tranquillity.

To the south of the formal garden, a 2.30 acre field has been allowed to return to nature and is a haven for butterflies and other insects and mammals with newly planted woodland.

To the east of this, there is a 2.28 acre grassland paddock well suited to the grazing of horses and livestock.

Bordering the entrance driveway there is a further paddock extending to approximately 0.72 of acre.





Hollins

Brookside Farm

Issues

Lower Hollins

Horton Green Farm

Track

Area: 7.31 acres (2.96 ha)

0m 15m 30m 45m

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**Promap**  
LANDMARK INFORMATION

## **GENERAL INFORMATION**

### **RIGHTS OF WAY AND EASEMENTS**

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### **EPC RATING**

D (57)

### **COUNCIL TAX**

The property is currently in band 'F' however an improvement indicator is in place meaning it may be reassessed when a relevant transaction takes place.

### **METHOD OF SALE**

Lower Hollins Farm is offered for sale by private treaty with Vacant Possession.

### **FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sale particulars are included in the sale.

### **BOUNDARIES**

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

### **ACCESS**

The property has a right of way over the 0.4 mile hardcore track known as School Lane from Bond House Lane.

### **SPORTING, TIMBER AND MINERAL RIGHTS**

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

### **VIEWING**

Appointments to view will be through the Selling Agents only.

### **SERVICES**

Mains water & electricity supplies connected.

Oil fired central heating.

Drainage is via a septic tank.

### **DIRECTIONS**

From our office on Derby Street, Leek proceed along Ball Hays Street, at the traffic lights turn left on to Stockwell Street. Follow this road out of town turning left, signposted Rudyard. Follow this road into the village of Rudyard, at the mini roundabout take the first left into Dunwood Lane, continue along this road taking the first right signposted Tollgate Road. Follow this road to its extremity and turn left signposted Horton Village Hall, continue for a short distance taking the first right passing Horton Village Hall continue along this lane where the property is then situated on the left hand side identifiable by double gates directly after Horton Green Farm.

**What3words:** [///starlight.cherub.grills](https://www.what3words.com/#!/en/uk/leek/derby-street/leek-cherub-grills)

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses.



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