



Three Lows Farm, Star Road, Oakamoor, Staffordshire, ST10 3BN

Asking Price £549,950

Whittaker Est. 1931  
& Biggs





# THREE LOWS FARM

Star Road, Oakamoor, Staffordshire, ST10 3BN

A DETACHED TRADITIONAL STAFFORDSHIRE STONE THREE BEDROOM PROPERTY SET IN APPROX. 10.64 ACRES LOCATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS OVER THE CHURNET VALLEY AND BEYOND TO THE WELSH HILLS. TRADITIONAL STONE BUILDINGS AND A MODERN PORTAL-FRAMED GENERAL PURPOSE BUILDING, TOGETHER WITH A MÉNAGE AND PADDOCKS.

## Accommodation

Living Room · Dining Room · Kitchen · Conservatory · Utility Area

Three Bedrooms · Family Bathroom

## Externally

Front Garden · Gated Driveway · Approx. 10.64 Acres

Stone barns with potential to convert (subject to planning consent)

Modern General Purpose Building · Ménage · Paddocks

Ashbourne 8 ½ miles · Leek 9 miles · Stoke-on-Trent 15 miles

*(Distances are approximate)*



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Offices also at:

Knutsford

Macclesfield

Congleton

Biddulph

## Situation

Three Lows Farm offers a splendid rural location on the edge of the Peak District National Park. There are few near neighbours and the property from its elevated position has far reaching views over the Churnet Valley stretching out below and beyond as far as the Welsh hills on a clear day.

The location is convenient for local villages including Oakamoor, Cheadle and Alton, whilst the local market towns of Ashbourne, Leek and Uttoxeter offer a wide range of shops and facilities.

The A50 dual carriageway, some 9 miles to the south provides swift onward travel to Stoke and the M6 motorway to the west and Derby and the M1 motorway is to the east.

The local vicinity offers some excellent recreational facilities including walking, cycling, out-riding and for thrills and excitement Alton Towers Theme Park lies just 1 mile to the south.

## Description

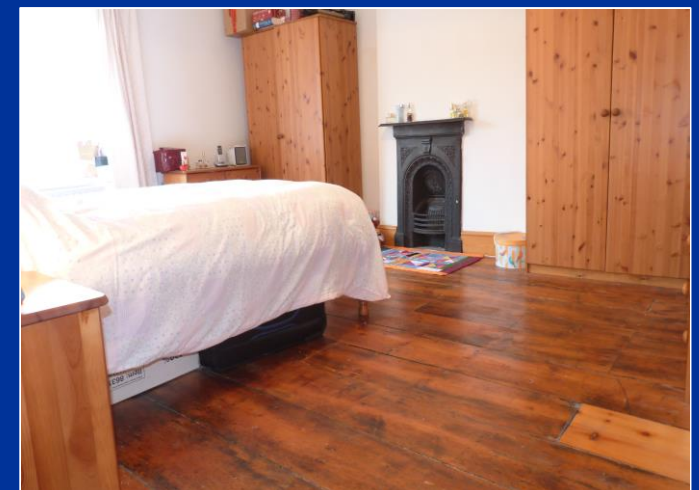
Three Lows Farm is a traditional Staffordshire stone farmhouse that has been much improved by the current owners, creating a spacious and charming three bedroom family home that retains a wealth of period features. The property offers a varied array of outbuildings and a ménage making this property of great interest to those with equestrian needs and in total it extends to approximately 10.64 acres or thereabouts, with the land divided into four paddocks and is as shown edged red on the attached plan.

## Accommodation

The ground floor accommodation includes a living room with a feature stone fireplace with a cast iron wood burning stove and understair storage cupboard, separate dining room with open fire place, fitted kitchen with a generous range of cabinets and a Rangemaster Oven. Off the kitchen double doors open to the conservatory with doors leading to the fields. Also accessed via the kitchen is a utility room and which has plumbing for a washing machine and space for a dryer. To the rear of the property and attached to it is a store/ boot room, with a storage room and separate WC.

A turned staircase leading from the sitting room provides access to the first floor where there are two double bedrooms, a single bedroom and a family bathroom.

The property has scope to be extended and in 2008 the current owners obtained planning consent for a two storey rear extension to the northern elevation and which would provide a further fourth bedroom to the first floor and large farmhouse kitchen on the ground floor, as well as allowing for the ground floor layout to be reconfigured and thus provide an additional reception room. This consent has however lapsed due to the expiration of time, but it is considered that its renewal would be possible if desired subject to obtaining the necessary consent from the local authority.







## Externally

The property is accessed from the main road along a sweeping tarmac driveway and which leads to a generous parking area adjacent to the house.

To the north of the property and abutting the driveway is a lofted stone outbuilding measuring 4.40m x 3.61m.

To the southern front elevation of the farmhouse there is a garden used by the current owners as a vegetable plot with intersecting concrete pathways and a raised decking area from which to enjoy the panoramic views.

Bordering the parking area there is a children's play area with a timber frame incorporating swings, a slide and a tree house.

### Modern Building

To the west of the farmhouse is a steel framed general purpose building measuring 9m x 9m built by the current owners to accommodate agricultural vehicles and equipment and it is also used as a workshop with an inspection pit to undertake general repairs and maintenance.

### Stone Barn

To the south of the house is a traditional stone barn with an external floor area of 97m<sup>2</sup>. The barn is divided into four sections and provides useful storage space, a tack room and shelter for horses and grazing livestock from the elements. It is considered that this barn has scope for potential to be converted to alternative uses including residential / holiday let subject to obtaining the necessary planning consents.

### Ménage

The ménage measures 30m x 50m and is bounded by a post and rail fence. It is ideally positioned to enjoy the spectacular views of the surrounding countryside whilst riding and exercising horses.

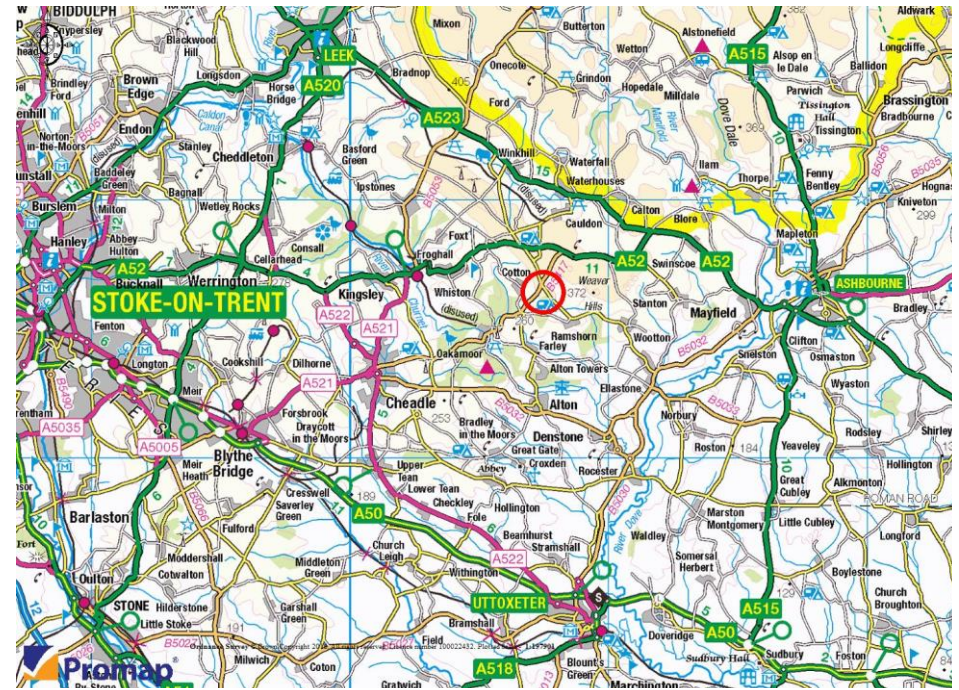
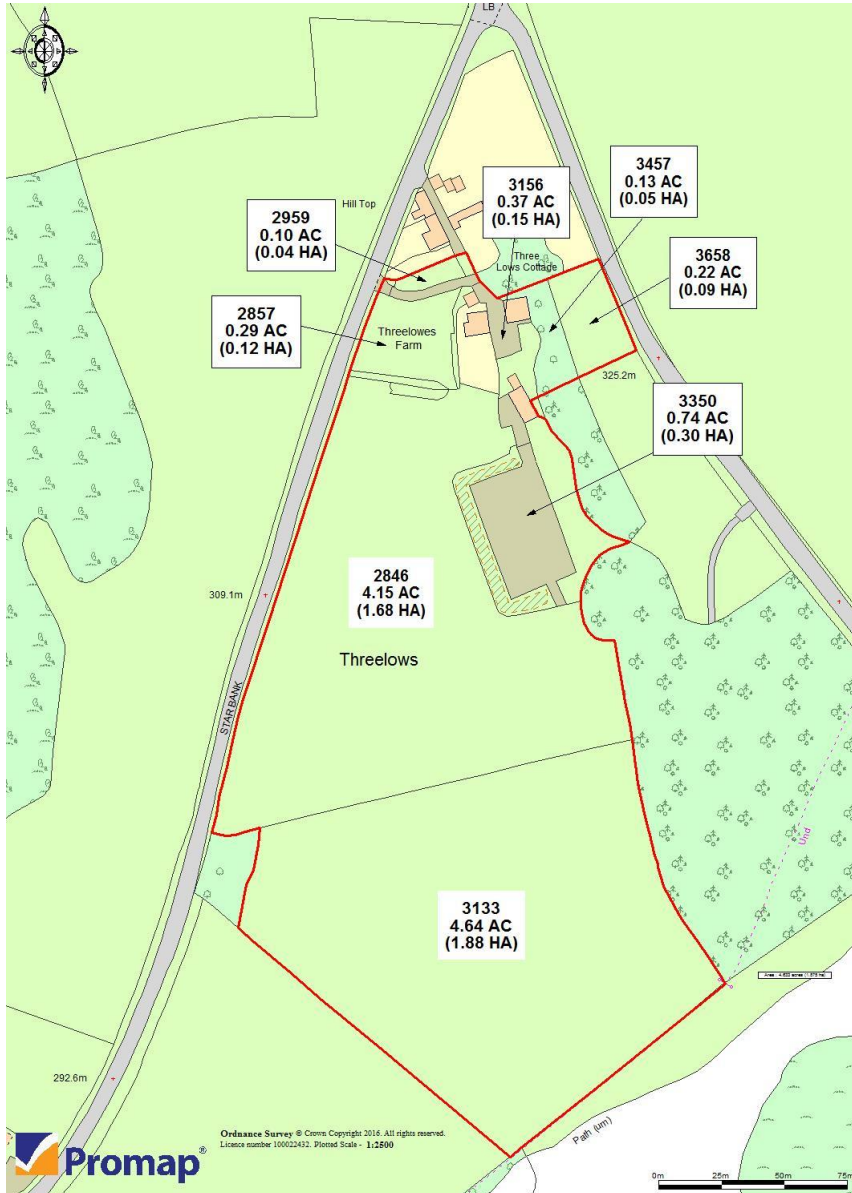
### Timber Field Shelter

Prefabricated timber field shelter measuring 6.03m x 3.63m set on a concrete base and accessed via two stable type doors and having an attached store/tack room to one side.

### The Land

The grassland is divided into four paddocks all of which are regular in shape and on inspection found to be in reasonable condition given the time of year and wet winter/spring. The land is gently sloping and bounded by a combination of post and wire and mature hawthorn hedges.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	46
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	38
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Tenure

The property is offered Freehold with Vacant Possession upon Completion.

## Local Authority

Staffordshire Moorlands District Council

## Council Tax Banding

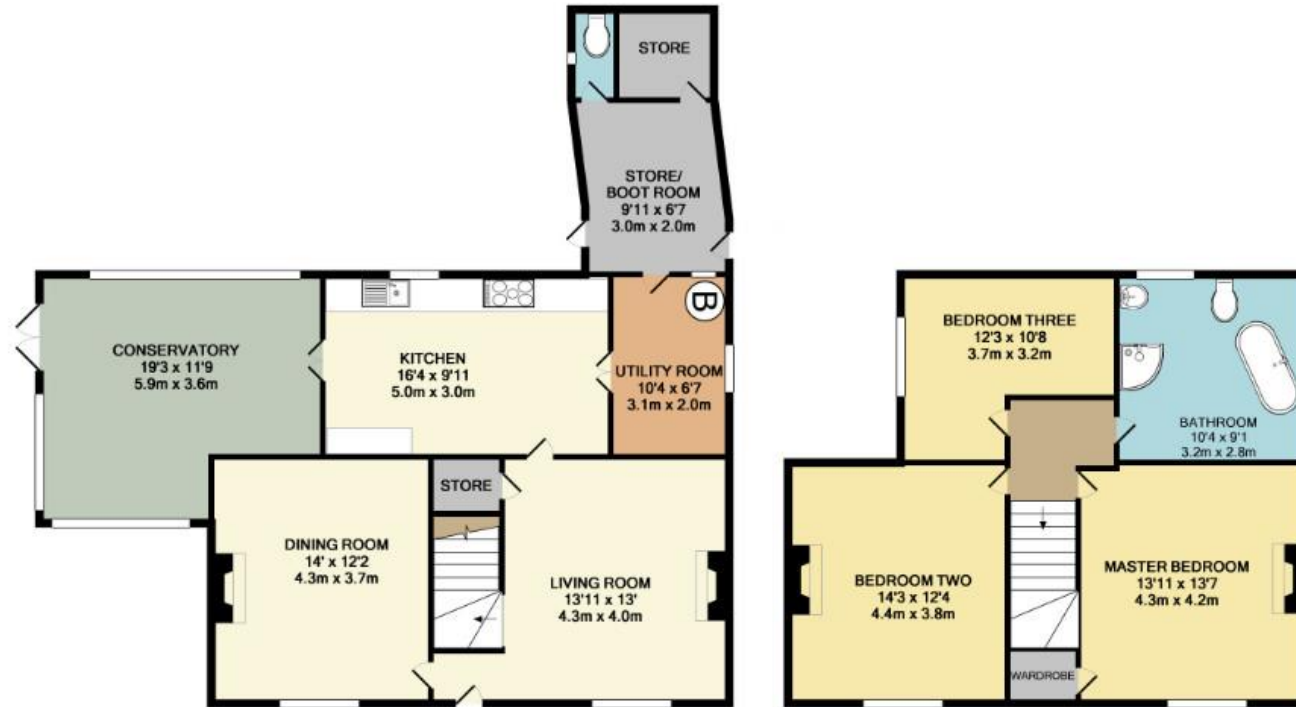
The property is in council Tax Band D.

## Services

Mains water and electricity connected. Private drainage to a septic tank. Oil fired central heating.

## Viewings

Viewings are strictly by appointment only via the Agents, Whittaker & Biggs.  
Tel: 01538-372006.



GROUND FLOOR  
APPROX. FLOOR  
AREA 967 SQ.FT.  
(89.8 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1609 SQ.FT. (149.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 read as such by all.

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Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: April 2016 Photographs taken: March 2016

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