



Broombank, Compton, Leek, ST13 5PT.
Offers in the Region Of £695,000

Whittaker Est. 1930
& Biggs

Broombank, Compton, Leek, ST13 5PT.

This unique and impressive six-bedroom detached family home is a rare opportunity, not to be missed. Broombank was constructed in 1875 (circa) and was formally used as the presbytery for St Marys Church and has character and charm in abundance. This vast home is ideally located just a short walk from the town centre and is nestled on a substantial private plot.

The property boasts a spacious layout over four floors, with four reception rooms, six bedrooms, study, cellar, utility, cloakroom, garage and family bathroom. You're welcomed into the property via the main hallway, having grand staircase to the first floor, feature glazing within and above the door, access to the cellar, modern cloakroom and cupboard/serving hatch into the dining room.

The dining room is one of the rooms located to the front, having feature bay window, original wood flooring and floor mounted radiator. The study is also located to the front of the property and has a fitted bookcase, original wood flooring and feature bay window. The 21ft drawing room is located to the rear and has an array of features, such as cornicing, large skirting boards, high ceiling, feature bay window and porch. The breakfast room is an ideal space throughout those winter months, located just off the kitchen with feature fire and built in cupboards. A good range of units are fitted within the kitchen, with built in storage cupboards, hob, electric oven, space for a dishwasher and room for a breakfast table. The rear porch links the kitchen to the utility, with plumbing for a washing machine, dryer and space for a free-standing fridge/freezer.

To the first floor is a spectacular landing, having decorative wood panelling, feature window, four bedrooms, bathroom and WC. Four well proportioned bedrooms with bedroom one spanning an impressive 18ft and can accommodate large bedroom furniture, or even an ensuite if desired, subject to the necessary approval. Also, within the first floor is a nursery/study room and a contemporary family bathroom, having large corner shower with power shower pump, panel bath, vanity unit, store, airing cupboard and separate WC. To the second floor are two further bedrooms with ornamental cast iron fireplaces and a useful storage room.

Externally to the frontage is a walled boundary, tarmac driveway to the front and side and access to the garage. The garage is brick constructed, has bi-fold doors, power, light and pedestrian door to the rear garden. The rear garden is in two parts, firstly laid to patio, lawn, well stocked borders and via stepped access another lawn area, with well stocked boundaries.

A viewing is highly recommended to appreciate this special home, its vast accommodation, plot size, convenience to town and character.

Situation

Broombank is situated just on the outskirts of the busy market town of Leek but close to Leek Golf Club and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. A good family home being within the catchment for the schools and a short walk away from All Saints CE (A) First School. The property provides ease of access to town and local amenities.



Hallway

Wood feature glazed door and window to the front elevation, cast iron radiator, laid to carpet with Minton tiles underneath, skirting boards, stairs to the first floor, under stair access to cellar, storage cupboard with shelving and fitted drawers, serving hatch, wood glazed door to the side elevation.

Dining Room 14' 6" x 15' 0" (4.43m x 4.56m)

Bay window to the front elevation with glazed sash windows, floor mounted cast iron radiator, original wood flooring, serving hatch with fitted draws, traditional style cornicing and skirting boards.

Study 13' 2" x 12' 0" (4.01m x 3.66m)

Sash wood glazed bay window to the front elevation, floor mounted cast iron radiator, traditional cornicing and skirting boards, built in bookcase, original wood flooring.

Drawing Room 21' 0" x 17' 9" (6.41m x 5.42m)

Sash bay window to the rear elevation with secondary glazing, two cast iron radiators, two sash windows to the side elevation, wood glazed patio doors leading to a further wood glazed patio door out to the garden, traditional cornicing and skirting boards, open fire sat on tiled hearth, surround and wood mantle.

Breakfast Room 13' 5" x 12' 3" (4.10m x 3.73m)

Sash wood glazed windows to the rear with secondary glazing, cast iron radiator, built in housekeepers cupboards.

Kitchen 14' 2" x 11' 3" (4.31m x 3.44m)

Range of fitted units to the base and eye level, stainless steel sink with drainer, space and plumbing for a free standing dishwasher, electric SMEG oven, fitted cupboards, inglenook, wood sash windows to the side elevation, wood windows to the rear, fully tiled, rear porch off.

Rear Porch

Wood glazed door to the rear elevation, door through to utility.

Utility Room 6' 11" x 6' 0" (2.10m x 1.84m)

Plumbing for a washing machine, space for a dryer, space for free standing fridge-freezer, door leading to driveway.

WC 3' 9" x 7' 5" (1.14m x 2.27m)

Low level WC, wall mounted sink, fully tiled, wood glazed window to the front and side elevation.

Half Landing

Wood featured sash windows with carved windowsill to the side elevation.

Landing 7' 5" x 0' 0" (2.25m x 0m)

Cast iron wall mounted radiator, stairs to the loft room.

Bedroom One 18' 6" x 13' 11" (5.65m x 4.25m)

Two sash wood double glazed windows to the side elevation, sash glazed window to the rear elevation, cast iron radiator, sink unit.

Bedroom Two 11' 11" x 15' 0" (3.63m x 4.56m)

Cast iron radiator, wood glazed sash windows to the front, sink unit.

Bedroom Three 12' 9" x 11' 6" (3.89m x 3.50m)

Cast iron radiator, wood sash glazed window to the rear, vanity sink unit with storage underneath, tiled splashback.

Bedroom Four 10' 11" x 12' 0" (3.34m x 3.65m)

Sash glazed windows to the front elevation, vanity sink unit with storage, tiled splashback, cast iron radiator.

Nursery/Study 7' 10" x 2' 6" (2.39m x 0.76m)

Wood sash window to the front elevation.

Bathroom 9' 11" x 8' 4" (3.02m x 2.54m)

Panel bath with shower attachment, vanity sink unit with storage underneath, low level WC, corner shower cubicle with chrome fitment and power shower pump, chrome heated ladder radiator, tiled splashbacks, under stair storage, wood window to the rear elevation, airing cupboard housing with immersion heated tank.



WC

Window to the rear elevation, low level WC.

First Floor

Landing

Cast iron wall mounted radiator, stairs to the second floor.

Storage 16' 2" x 5' 11" (4.94m x 1.81m)

Houses the water tank, wood glazed window to the front elevation.

Bedroom Five

Wood feature glazed window to the rear elevation, ornamental cast iron fireplace.

Bedroom Six 10' 6" x 11' 0" (3.21m x 3.36m)

Ornamental cast iron fireplace, wood window to the rear and side elevation.

Lower Ground Floor

Cellar 12' 0" x 14' 11" (3.66m x 4.55m)

Light and power connected, window to the side elevation.

Note:

Council Tax Band: F

EPC Rating:

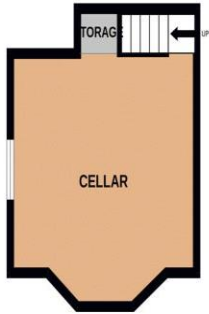
Tenure: believed to be Freehold







BASEMENT



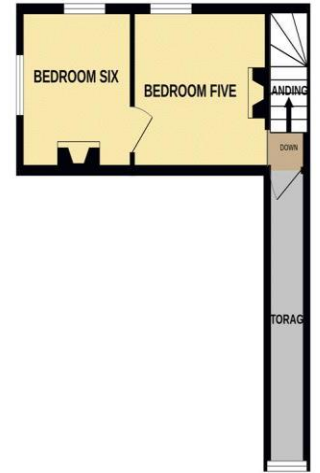
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.



Directions

From our Derby Street Leek Office, proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road and just after the turning for Southbank Street, the property is located on the left hand side.

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