



Upper Hulme, Leek, ST13 8UB.
Offers in the Region Of £975,000

Whittaker Est. 1930
& Biggs

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Roache House Farm, a circa 1600's four bedroom stone farmhouse, with currently laid out as a two bedroom stone barn conversion and an adjacent two bedroom stone cottage within land extending to approximately 2.63 acres. There is an opportunity to restore the reconnection of the cottage and barn conversion as there is an existing internal corridor to create one large family home if one desires.

Situated within the sought after Peak District National Park the beautifully restored farmhouse enjoys spectacular views from all aspects including The Roaches, Hen Clouds, Tittesworth Lake and the market town of Leek.

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 formal gardens, garage and outbuilding, plus in current configuration, two successful holiday rental cottages both consisting of two bedrooms, bathroom and solid wood handmade kitchens.

The separate two bedroom independent stand alone stone farm house, named 'The LittleBarn' is currently a most successful holiday rental. Being converted in 2000 and 2022 these property provides a substantial income with potential to generate further income if so desired. Further details are available at the viewing.

The spacious Farmhouse is accessed from the rear to a sizeable entrance hall with vaulted ceiling which leads to an inner hall. This hallway gives access to a study/bedroom, cloakroom and kitchen / dining room. The study would make an ideal ground floor bedroom but a great place for those looking to work from home.

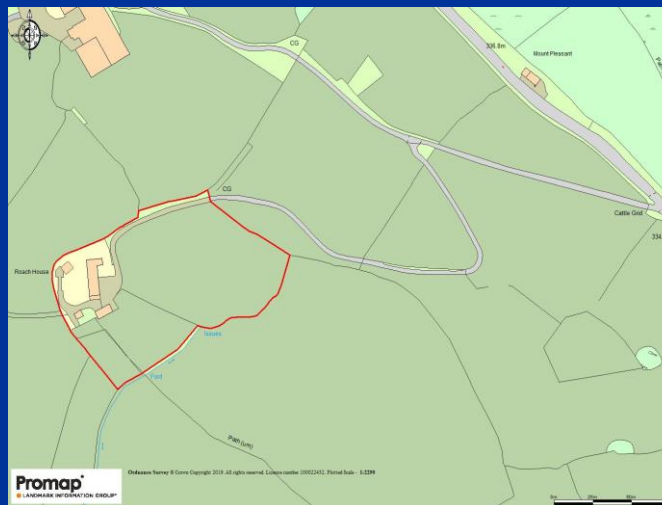
The new solid wood handmade kitchen has been crafted by Mudd & Co of Leek and boasts dual aspect windows, original timberwork and exposed stonework plus a range of units with granite worksurfaces, Belfast sink, new blue electric Aga, gas cooker point and quarry-tiled floor.

The Kitchen then leads to the lower hall, with staircase to the first floor, and on to the living room. A snug room with dual aspect windows, exposed ceiling beams and feature fireplace this room also boasts an external door to the front. Next to this is the utility room which has high quality oak units and offers potential to be a further kitchen / butler's pantry.

The notable primary bedroom offers a vaulted ceiling, windows to three elevations, exposed original "A" frames and access to the further double bedroom and family Bathroom with the bathroom being fully fitted with high quality fixtures and fittings. Roache House Farm can easily accommodate two families if so desired.

The gardens surrounding the farmhouse are laid to lawns and patio and seating areas are strategically positioned to take the full advantage of the far reaching views. The adjacent land is all grassland and ideal for grazing.

A property which MUST be viewed to be appreciated.



Situation

Located in the popular Upper Hulme area Roache House Farm occupies an elevated location over on the side of the iconic Roaches in the Peak District National Park with panoramic views over Meerbrook, Tittesworth Reservoir and towards Leek and the surrounding countryside. Ideal for commuting the property is located some 5 miles North of the historic market town of Leek, 15 miles South East of Macclesfield which offers easy access via the train network to Manchester and London, and 10 miles South West of the Spa town of Buxton. Leek, being the closest town, benefits from both independent local traders and supermarkets. Upper Hulme is also well placed for good local schools and, in the private sector, for Kings School and Beech Hall School, Macclesfield.

MAIN ACCOMMODATION

Entrance Hall 9' 4" x 9' 1" (2.85m x 2.76m)

External door to the side elevation, windows to three elevations with feature timber lintels over, Verlux style window, Quarry tiled floor, radiator.

Inner Hall

Velux style window, window to rear elevation with timber lintel over, radiator, stone flagged floor.

Study / Bedroom 11' 1" x 10' 1" (3.39m x 3.07m)

Windows to two elevations, radiator, four small glazed panels overlooking inner hall, stone flagged floor. Loft storage with double door access.

Cloakroom

High level WC, wash hand basin incorporating chrome mixer tap with tiled splashbacks, chrome heated towel radiator, extractor fan, two feature glazed panels to inner hall, stone flagged floor.

Landing

Window to the rear elevation.

Kitchen / Dining Room 16' 0" x 15' 11" (4.88m x 4.85m)

Stable door to the front elevation, double glazed windows to front and rear elevation, having exposed timber lintels over windows, units to the base and eye level, Quartz worksurfaces, new blue electric Aga, gas cooker point, double Belfast sink, chrome mixer, tap, integral dishwasher, space for a free standing fridge freezer, exposed timber beams, painted stone walls, Quarry tiled flooring.

Lower Hall

Staircase to the first floor, window to front aspect, radiator, stone flagged floor, understairs storage cupboard incorporating fitted coat hooks.

Living Room 14' 11" x 15' 8" (4.55m x 4.77m)

External door to front elevation, windows to two elevations, feature fireplace, exposed ceiling beams, stone flagged floor.

Utility Room 14' 10" x 8' 3" (4.53m x 2.51m)

Stable door to front elevation incorporating glazed panel, two windows to side elevation, range of solid oak units comprising base cupboards and drawers incorporating plumbing for automatic washing machine and dishwasher, oak worksurfaces over having inset one and half glazed sink unit with granite surround, stone flagged floor, radiator, exposed beams, fixed pine shelving. NOTE: This room has the potential for a second kitchen, subject to the usual planning permission.

First Floor

Bedroom 22' 2" x 15' 11" (6.75m x 4.86m)

Windows to three elevations incorporating timber lintels over, exposed ceiling beams feature 'A' Frame, two radiators, oak flooring.

Landing

Oak flooring.

Bedroom 11' 11" x 9' 11" (3.62m x 3.01m)

Double glazed window to the front elevation with exposed lintel over, feature original 'A' frame, radiator, oak floor.

Bathroom

Window to the rear elevation, Verlux style window, free standing bath on claw and ball feet incorporating chrome mixer tap over with telephone style shower attachment, fully enclosed shower cubicle incorporating chrome dual shower fitment, pedestal wash hand basin, lower level WC, antique style radiator incorporating chrome heated towel rail, feature stone walls to part, chrome heated towel rail, oak flooring. Airing cupboard housing hot water cylinder with fixed shelving over. Built in loft storage.

HOILDAY LET ONE

Located within the main accommodation the holiday cottage has the potential to be converted back in to further living / bedroom space. Or ideal for a family member wanting self contained living.

Kitchen / Dining Room 15' 9" x 11' 10" (4.80m x 3.61m)

Stable door to front elevation incorporating glazed panel, window to front elevation with exposed timber lintel over, staircase to the first floor, radiator, fireplace set on stone flagged hearth incorporating cast iron multi fuel stove featuring original Victorian fireplace behind, oak floor, painted timber ceiling beams, built in feature cupboard incorporating double doors, concealed access leading to Cellar. Units to the base and eye level, Belfast sink, chrome mixer tap, two ring electric hob, electric oven, plumbing for a washing machine.



Cellar 11' 7" x 8' 7" (3.53m x 2.62m)

Original stone stepped access leading to vaulted cellar with stone flagged floor, stone sink and matching stone slab.

Living Room 15' 8" x 15' 3" (4.77m x 4.64m)

Feature window to the front elevation with exposed timber lintel over, full height window to rear aspect cleverly designed to give views to the velux window of the Inner Hall toward the Roaches, painted original ceiling beams and timbers, radiator, oak floor. Feature Excelsior range by J.West of Leek possibly original to the property in working order.

First Floor

Bedroom 12' 3" x 15' 8" (3.74m x 4.77m)

Window to front elevation, four exposed original beams, double radiator, feature original Victorian ladies fireplace set in stone surround.

Bedroom 15' 3" x 12' 0" (4.65m x 3.66m)

Window to front elevation, vaulted ceiling incorporating four exposed original beams, radiator, part mezzanine storage.

Bathroom

Window to rear elevation, roll top bath on claw and ball feet incorporating chrome taps over with matching chrome shower fitment, pedestal wash hand basin, lower level WC, radiator, oak floor, airing cupboard off incorporating hot water cylinder with immersion heater, fixed shelving over.

HOILDAY LET TWO

Stone detached holiday cottage situated within the grounds of Roache House Farm being completely self contained. The cottage is ideal for those looking to generate a supplementary income from the comfort of their own home. In details the accommodation comprises:

Kitchen / Living Room 14' 7" x 15' 4" (4.44m x 4.68m)

Stable style door and window to the front elevation, windows to both side elevations, multi fuel stove, radiator, units to the base, quartz worksurfaces, electric cooker point, Belfast sink, chrome mixer tap, plumbing for a washing machine, staircase to the first floor, staircase to the first floor.

First Floor

Landing

Window to the side elevation, exposed stone wall, exposed timber beams.

Bedroom 10' 3" x 8' 8" (3.13m x 2.64m)

Window to the front elevation, radiator exposed stone walls, exposed timber beams, pine flooring.

Bedroom 10' 2" x 6' 8" (3.11m x 2.04m)

Window to the side elevation, radiator, exposed stone walls.

Shower Room

Verlux style window, ladder radiator, shower cubicle, low level WC, pedestal wash hand basin, painted stone walls.

EXTERANLLY

Formal gardens and off road parking are with the holiday cottage.

Gardens

Formal gardens surround the Farmhouse to all elevations laid to flagged patios taking full advantage of all views, shaped lawns with inset well stocked borders incorporating mature trees and shrubs, gravelled parking area leading to Garage, vegetable plots and orchard.

Open Fronted Garage 18' 1" x 17' 2" (5.52m x 5.24m)

Concrete floor, loft storage to part, electric light and power connected.

Store 16' 6" x 13' 2" (5.03m x 4.02m)

Divided into smaller stores with concrete floor, two external doors, windows to front elevation.

Land

The land is laid to grass and extends in total to approximately 2.64 acres.

Services

Mains electricity, private water supply and private drainage.







GROUND FLOOR



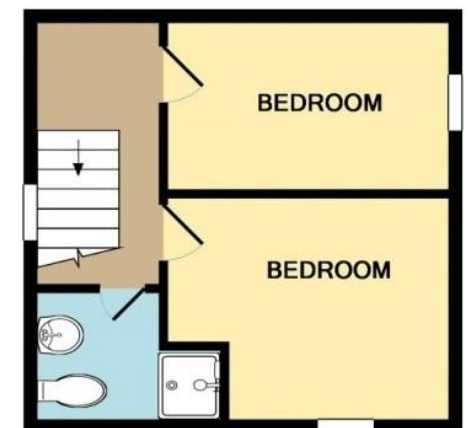
1ST FLOOR



GROUND FLOOR



1ST FLOOR





Directions

From Leek proceed out of the town on the A53 Buxton Road. Follow this road for approximately 3 miles passing through Blackshaw Moor and as the road begins to incline, turn left signposted Upper Hulme. Follow this road for a short distance taking the left hand fork and proceeding down the hill. continue along this road passing under The Roaches for approximately 1 mile and take the left hand turn into the Driveway signposted Roache House Farm and Pheasants Clough Farm. Follow this driveway bearing sharp left at the fork, and Roache House Farm is located at the end of this driveway.

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