



PRIORY

PROPERTY SERVICES



4 Bedrooms. Double Garage, Stable & Separate Tack Room With Easy Access To A Small Paddock. Large Lounge, Dining Room With Conservatory Off. Impressive Kitchen. Generous Landscaped Gardens With Stunning Views Over Countryside.



**'The Old Farmhouse' Woodhouse Lane Biddulph
ST8 7DR**

£485,000

CANOPIED ENTRANCE

Brick and stone construction with pitched roof canopied entrance. Reception light. Easy access into the entrance hall.

RECEPTION HALL

Attractive open spindle turn flight staircase allowing access to the first floor. Timber effect laminate flooring. Door allowing access to a walk-in under stairs cloaks cupboard with light. Original timber beams to the ceiling with ceiling light point. Panel radiator. Fire recess with tiled hearth. Doors to principal rooms. Three timber double glazed windows towards the front elevation.

THROUGH LOUNGE 20' 8" x 14' 8" (6.29m x 4.47m)

Multi-fuel burner set in an attractive 'Ingle Nook Fireplace' with stone hearth and timber mantel above, plus inset lighting and television plinth. Quality 'real oak' flooring. Two panel radiators. Original timber beams to the ceiling. Wall light points. Double opening doors allowing access into the dining room. Three timber double glazed windows towards the front elevation allowing pleasant views of the front garden. Attractive walk-in bay window with timber double glazed windows to both side and rear elevation, allowing pleasant views of the private gardens to the rear.

DINING ROOM 14' 2" x 10' 10" (4.31m x 3.30m)

Double opening doors allowing access into the lounge. Timber beams to the ceiling with centre ceiling light point. Wall light point. Door to the entrance hall. Double panel radiator. Quality 'timber effect' laminate flooring. Large archway leading into the conservatory.

CONSERVATORY 12' 0" x 11' 6" at its widest point (3.65m x 3.50m)

Brick base and pitched roof construction. uPVC double glazed windows to both side and rear elevations allowing pleasant views of the landscaped private gardens. Timber effect laminate flooring. Various low level power points. Panel radiator. Centre ceiling light point and fan. uPVC double glazed, double opening 'french doors' allowing access and views into the garden.

DINING KITCHEN 17' 6" x 13' 2" (5.33m x 4.01m)

Range of fitted eye and base level units, base units having extensive work surfaces above, extending out into a useful food preparation area/breakfast bar. One and half bowl sink unit with drainer and mixer tap. Ample space for slide-in electric cooker currently a (Gourmet) double oven made by (Leisure). Extractor fan/light above. Excellent selection of drawer and cupboard space. Larder cupboards. Built in (Hotpoint) dishwasher. Built in fridge and freezer into the base units. Attractive tiled floor. Two panel radiators. Feature fireplace with tiled hearth and timber mantel above. Timber beams to the ceiling. Three timber double glazed windows towards the front elevation allowing pleasant views of the garden.

UTILITY ROOM 12' 0" x 7' 2" (3.65m x 2.18m)

Range of eye and base level units, base units having work surfaces above and tiled splash backs. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for

washing machine. Panel radiator. Tiled floor. Useful brick bench to the corner of one wall. Timber beams to both walls and ceiling. Centre ceiling light point. Further door allowing access to the ground floor cloakroom. Timber double glazed window to the side. Single glazed, double opening 'french doors' allowing access and views to the rear garden.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Part tiled walls and tiled floor. Storage cupboard. Ceiling light point. Timber single glazed window towards the rear.

FIRST FLOOR LANDING 20' 4" maximum x 9' 10" maximum into the stairs, both measurements are approximate (6.19m x 2.99m)

Open spindle turn flight staircase allowing access to the ground floor reception hall and second floor. Timber effect laminate floor. Good size landing with panel radiator. Original timber beams to the ceiling. Doors allowing access to principal rooms. Storage cupboard housing the wall mounted (Ideal) gas combination central heating boiler and shelves to one side. Three timber double glazed windows towards the front elevation allowing pleasant views of the gardens.

MASTER BEDROOM 14' 8" x 11' 10" (4.47m x 3.60m)

'Timber effect' laminate flooring. Panel radiator. Low level power points. Wall light points. Original timber beams to the ceiling. Feature fire surround. Three timber double glazed windows to the front elevation. Step up to a 'dressing room'

DRESSING ROOM (Off The Master Bedroom) 8' 0" x 5' 10" to door fronts, approximately (2.44m x 1.78m)

'Timber effect' laminate flooring. Panel radiator. Two built in wardrobes with side hanging rails and storage shelves above. Panel radiator. Low level power points. Ceiling light point. Timber double glazed frosted window to the rear.

EN-SUITE BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, shower attachment, shower rail and curtain. Tiled walls. Timber double glazed frosted window to the rear elevation. Chrome coloured panel radiator. Extractor fan. Ceiling light point.

BEDROOM TWO 17' 8" x 13' 4" (5.38m x 4.06m)

'Timber effect' laminate flooring. Low level power points. Panel radiator. Built in wardrobe with side hanging rail and storage shelf above. Ceiling light point. Feature fire surround. Timber double glazed windows to both the side and rear elevations, rear allowing pleasant views of the garden and fantastic views down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

BEDROOM THREE 12' 0" x 11' 0" (3.65m x 3.35m)

Timber effect laminate flooring. Panel radiator. Low level power points. Timber beams to the ceiling. Built in wardrobe with side hanging rail and storage shelves above. Timber double glazed window to the rear allowing great views of the garden and views down towards 'Congleton Edge' and 'Mow Cop' on the horizon.

EXTERNALLY

The property is approached via a long tarmacadam, tree lined shared driveway off 'Woodhouse Lane', edged in block pavers. The front boundary to one side of the paddock is the original stone wall, Once at the property there is a covered entrance, with large double opening gates and large stone gate posts. Long meandering gravelled wide driveway edged in block pavers. Driveway extends out into a further parking area, allowing extensive off road parking for multiple vehicles and easy vehicular access via a further block paved double driveway to the double garage.

FRONT GARDEN

Pretty landscaped lawned garden surround by well stocked flower and shrub borders. Mature trees. Centre timber decked and flagged patio, plus thick stone and gravelled patio allowing pedestrian access direct to the canopied front entrance.

REAR ELEVATION

Solid 'original stone' flagged patio area off the canopied entrance to the utility room. Outside water tap. Gated access down one side of the property to the front. Stone flagged patio meanders around the conservatory with raised step that allows access into the conservatory. Steps down lead to a pitched roof garden building.

FEATURE GARDEN BUILDING/SUN SHADE

With pen front and sides, timber decked flooring and pitched tiled roof.

REAR ELEVATION

Is mainly laid to lawn with established shrubs and hedgerows. Gated access in between the property and garage allows easy pedestrian access to the parking and front elevation. Lawned garden meanders all the way to the rear of the garage, allowing pedestrian access, via a small flagged patio to the gymnasium. Towards the very head, there is a further flagged patio and bar-b-cue area that enjoy pleasant views over 'open fields', towards 'Mow Cop' on the horizon.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road'. Continue past the Biddulph Arms public house, turning 3rd right onto 'Woodhouse Lane'. Continue up for a short distance and turn left onto the private shared driveway, to where the property can be clearly identified by our 'Priory Property Services Board' on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

FAMILY BATHROOM 12' 2" x 7' 0" (3.71m x 2.13m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. 'P' shaped (Whirlpool) bath with chrome coloured mixer tap, shower attachment and rainwater style



to the rear. Timber double glazed window to the side



STABLE 13' 4" x 13' 2" (4.06m x 4.01m)

Stable door to the front. Pitched roof construction. Windows to both front and rear. High straw loft. Power and light.

TACK ROOM 12' 8" x 7' 2" approximately (3.86m x 2.18m)

Stable door to the front. Ceiling light point. Restricted head height.

OUTSIDE AREA OF STABLE & TACK ROOM

Enclosed, partially concreted area with original stone wall to one side. Fantastic views over 'open countryside' towards 'Mow Cop' and stable gate allowing access to the adjoining paddock.

PADDOCK AREA TO THE FRONT ELEVATION







Energy Performance Certificate

HM Government

The Old Farmhouse, Woodhouse Lane, Biddulph, STOKE-ON-TRENT, ST8 7DR

Dwelling type: Detached house Reference number: 0652-2837-7613-9993-7661
 Date of assessment: 13 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 September 2017 Total floor area: 237 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,363
Over 3 years you could save	£ 1,623

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 300 over 3 years	
Heating	£ 5,616 over 3 years	£ 4,158 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
Totals	£ 6,363	£ 4,740	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
	64	78

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

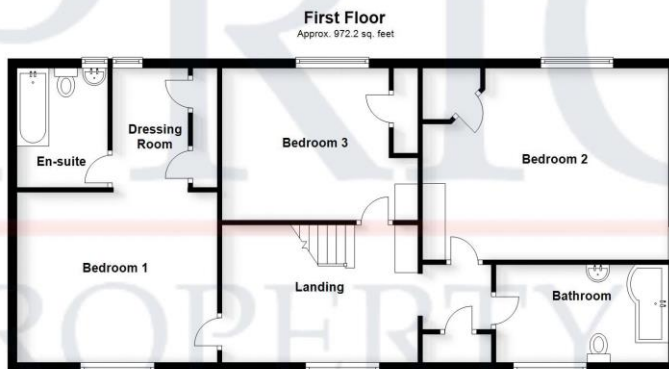
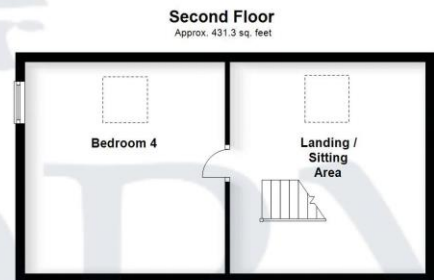
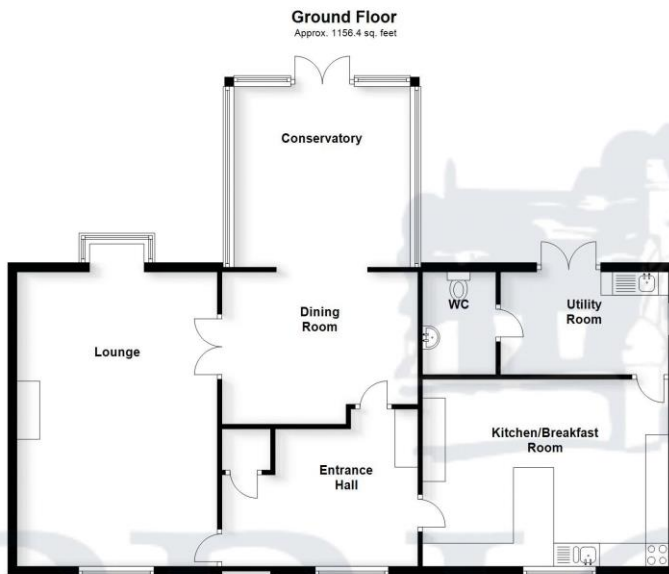
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,293	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189	
3 Low energy lighting for all fixed outlets	£50	£ 141	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](#) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Total area: approx. 2559.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
 Plan produced using PlanUp.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.