

**gw**

# Graham Watkins & Co.

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)



**Hillsdale Hall**

**Grindon, Leek, Staffordshire Moorlands, ST13 7PE**



# **For Sale By Public Auction**

**(unless sold by private treaty)**

## ***Hillsdale Hall***

### ***Grindon, Leek, Staffordshire Moorlands, ST13 7PE***

A wonderful opportunity to acquire a large four bedroomed stone built listed farm house, together with a range of stone farm buildings and other buildings and land extending to 7.45 acres or thereabouts.

The original part of the farmhouse, we understand was constructed in 1620, with a later addition is listed as grade II. The property is ideally situated at the foot of the Peak District and offers views over the Staffordshire Moorlands countryside.

Viewing is highly recommended in order to appreciate the size of accommodation the property offers and it's potential

**GUIDE PRICE: £550,000 - £650,000**

**To be Sold by Public Auction**

**(unless sold by private treaty)**

**on**

**Wednesday 21st September 2016**

**At 7.30pm**

**The Westwood Golf, Leek, Staffordshire ST13 7AA**

### **Directions**

If travelling from Leek take the A523/Ashbourne Road and at Bottom House Crossroad, take the left hand turn towards Onecote (B5053) and continue through the village of Onecote and at the top of the hill, take the right hand turn towards Grindon. Proceed along this road and take the first left hand turn and follow the road, bearing left and the property will be found on the left hand side as indicated by the agents for sale board.

### **Description**

The property provides an ideal opportunity for those with small holder and equestrian pursuits, being situated in the quiet rural village of Grindon, which is well connected to a number of bridlepaths, with easy access to the Manifold Valley and the surrounding area.

The dwelling house offers the following spacious accommodation:-

***Front Entrance Door*** leading to:-

***Kitchen – 3.66m x 5.23m***

With single drainer sink unit, solid floor, solid fuel Rayburn, open beams to ceiling and built in cupboard

Step up to ***Passageway*** leading to:-

***Pantry***

***Living – 3.66m x 5.23m***

With built in cupboard and open fire place

***Small Front Hallway***

With front entrance door and built in cupboard

***Front Room – 4.06m x 3.99m***

With open fireplace, understairs cupboard, stone flagged floor and window to two elevations

***Bathroom***

With bath, wash hand basin, low flush WC and radiator

*Staircase* leading to *Half Landing* and giving access to:-

***Bedroom Number 1 – 4.79m x 3.65m (into eaves)***

With radiator

***Bedroom Number 2 – 3.45m x 2.75m***

With radiator

***Bedroom Number 3 – 4.50m x 4.34m***

With windows to two elevations and radiator

***Bedroom Number 4 – 5.76m x 5.62m***

With radiator

*Staircase* to *Attic* and giving access to:-

***Room Number 1 – 2.36m x 2.97m (into eaves)***

***Room Number 2 – 4.49m x 2.15m (into eaves)***

***Room 3 – 3.06m x 4.37m (into eaves)***

***Outside***

To the front of the property there is a spacious lawn area and adjoining the rear of the property there is a small stone and tiled building which is divided into two fuel stores.

### **Farm Buildings**

Concrete block built lean-to being *Former Milk Dairy* – 2.73m x 3.18m with concrete floor

Stone and tiled *Shippon for 12* – 5.34m x 11.26m with loft over

Adjoining there is a *Store Room* – 5.34m x 2.82m with loft over  
*Shippon for 6* – 5.34m x 3.31m

Asbestos roofed *Workshop* – 5.29m x 11.12m with galvanised door to the end elevation.

Adjoining there is a stone and tiled *Haybarn* – 4.88m x 16.05m

Stone and tiled *Loosebox* – 3.70m x 5.89m

*Open Fronted Tractor Shed* – 3.70m x 4.48m

Freestanding timber and galvanised *Livestock Building* – 15.24m x 9.14m

In the yard area there is a block of *Five Looseboxes* – 5.53m x 3.14m (each)

To the rear of which there is a timber and galvanised *Lean -to* – 27.43m x 8.53m  
used for loose housing

*Feed Store* – 5.03m x 6.21m

Two bay timber and profile sheeted building comprising *Two Looseboxes* – 8.91m x 4.93m



**Land**

The land lies within a ring fence and comprises an enclosure of permanent grassland, which is sound in nature, being slightly undulating and considered to be in good heart and suitable for grazing purposes, adding considerable amenity value to the property.

The land is further described in the following schedule:-

<b><u>OS Field Number</u></b>	<b><u>Description</u></b>	<b><u>Area (acres)</u></b>
8448	Grassland	6.36
Pt 9346	Homestead	1.02
Pt 0042	Grassland	<u>0.07</u>
		7.45 acres or thereabouts



### **Services**

We understand that the property is connected to mains electricity and water with drainage being by private means

### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

By prior arrangement through the Agents. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### **Conditions of Sale**

The conditions of sale will be deposited at the offices of the auctioneers and the vendors solicitors seven days prior to the sale. They will also be available for inspection in the saleroom on the day of the sale, but will not be read at the sale

### **Guide Price**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

### **Mortgage Provision**

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

### **Thinking of Moving?**

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).



### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.primelocation.co.uk](http://www.primelocation.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### **Vendors Solicitors**

Brooke-Taylor Solicitors

4 The Quadrant

Buxton

Derbyshire

SK17 6AW

Tel: 01298 22741

Fax: 01298 77065

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

