



Birchall Lane, Leek, ST13 5RA.
Offers in Excess of £750,000

Est. 1930
**Whittaker
& Biggs**

Birchall Lane, Leek, ST13 5RA.

Pine Hill is an excellent executive five bedroom two bathroom detached home situated on a 1.4 acre plot with a deep frontage and an extensive rear garden. The location of the property allows for easy access into both Stoke on Trent and Macclesfield, with a stunning open aspect to the rear that is enjoyed by open fields. There is also the benefit of a large double garage with electric garage doors, power, and light. In brief the accommodation comprises; entrance porch with WC, impressive hallway with stairs to the first floor, breakfast kitchen with pantry, utility, living room, dining room, sitting room, games room and orangery. To the first floor there are five sizeable bedrooms, spacious bathroom plus shower room, in addition to the dressing area. As mentioned, there are stunning gardens all around the property with large private lawns and a long sweeping driveway, which leads down to the parking area and garage. The size of the plot would certainly allow for extensions, should the prospective purchaser need more living space (subject to planning/building permission). Viewing highly recommended.

FUTURE DEVELOPMENT The property is to be sold subject to a development clawback provision of 35% for a term of 25 years for the benefit of the vendor. For the avoidance of doubt the above percentage is the share of the increase in the value of the property from the current use value to the value with the benefit of planning permission. The clawback will be triggered on either the sale with the benefit of planning permission or implementation of planning permission for the creation of new independent residential dwellings only. Planning consents relating to the extension of the existing dwelling or the conversion of any existing outbuildings to residential use will be specifically excluded from the provision.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.



Entrance Porch 6' 0" x 7' 4" (1.83m x 2.23m)

Composite door to the front elevation, two uPVC double glazed windows to the front elevation, coat cupboard.

WC

Aluminium window to the front elevation, lower level WC, wall mounted sink, radiator.

Hallway

Parquet flooring, stairs to the first floor, storage cupboard, radiator, aluminium window to the front elevation.

Kitchen 17' 9" x 11' 6" (5.42m x 3.50m)

UPVC double glazed window to the rear elevation, a good range of units to the base and eye level, breakfast bar, integral BOSCH dishwasher, electric oven, four ring gas hob, extractor fan, integral microwave, two sinks with drainer, space for a standing fridge freezer, radiator, pantry cupboard with aluminium window to the front elevation.

Utility Room 12' 0" x 7' 11" (3.65m x 2.42m)

Aluminium window to the front elevation, wooden door to the side elevation, a good range of units to the base and eye level, plumbing for a washing machine, space for a dryer, Belfast sink, chrome mixer tap, space for a standing fridge freezer, tiled splash back.

Living Room 26' 3" x 19' 11" (7.99m x 6.07m)

Aluminium window to the side and front elevation, uPVC double glazed sliding door to the rear elevation, gas fire, tiled hearth, brick surround, wooden mantel, two radiators.

Dining Room 11' 1" x 13' 11" (3.37m x 4.24m)

UPVC double glazed sliding door to the rear elevation, parquet flooring, radiator.

Sitting Room 18' 1" x 12' 10" (5.5m x 3.90m)

Aluminium window to the front elevation, uPVC double glazed window to the rear elevation, parquet flooring, two radiators, electric fire, marble surround and mantel.

Games Room 26' 3" x 11' 8" (7.99m x 3.56m)

Composite door to the side elevation, two aluminium windows to the side elevation, aluminium window to the front elevation, three radiators.

Orangery 19' 8" x 32' 7" (6m x 9.94m)

Wood and double glazed glass construction, wooden patio doors to the side elevation, three radiators, light and power connected.

First Floor

Landing

Aluminium window to the front elevation, Verlux style skylight, two loft access points, two storage cupboards two radiators, storage in the eves.

Bedroom One 18' 9" x 11' 9" (5.71m x 3.57m)

UPVC window to the side elevation, uPVC double glazed window to the rear elevation, fitted wardrobes, two radiators,

Bedroom Two 14' 10" x 10' 11" (4.53m x 3.32m)

Aluminium window to the side elevation, uPVC double glazed window to the rear elevation, radiator.

Dressing Area 11' 0" x 10' 11" (3.35m x 3.33m)

Aluminium window to the front elevation, fitted wardrobes.

Shower Room 6' 11" x 11' 7" (2.1m x 3.53m)

Aluminium window to the front elevation, double shower cubicle, vanity wash hand basin, lower level WC, chrome ladder radiator.



Bedroom Three 10' 10" x 15' 6" (3.31m x 4.73m)
UPVC double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Four
Aluminium window to the side elevation, uPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bedroom Five 10' 10" x 8' 6" (3.31m x 2.60m)
UPVC double glazed window to the rear elevation, radiator.

Bathroom 11' 6" x 8' 10" (3.511m x 2.68m)
UPVC double glazed window to the rear elevation, tiled flooring, tiled surround, radiator, vanity wash hand basin, lower level WC, bathtub, shower cubicle, chrome ladder radiator, storage cupboard.

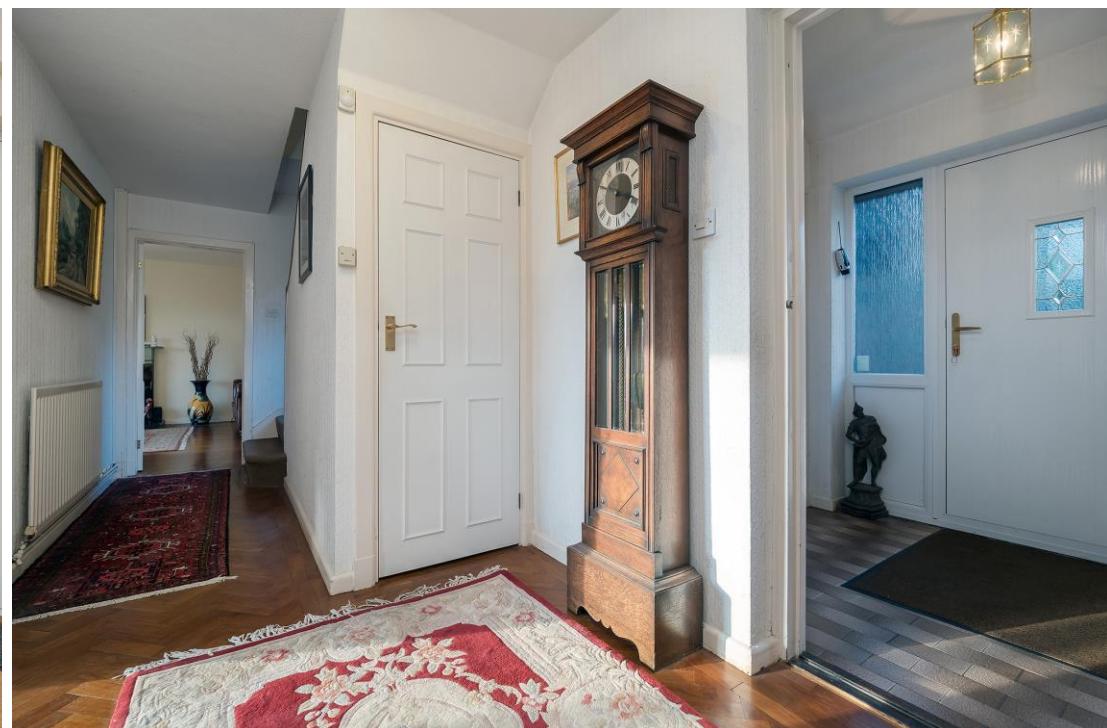
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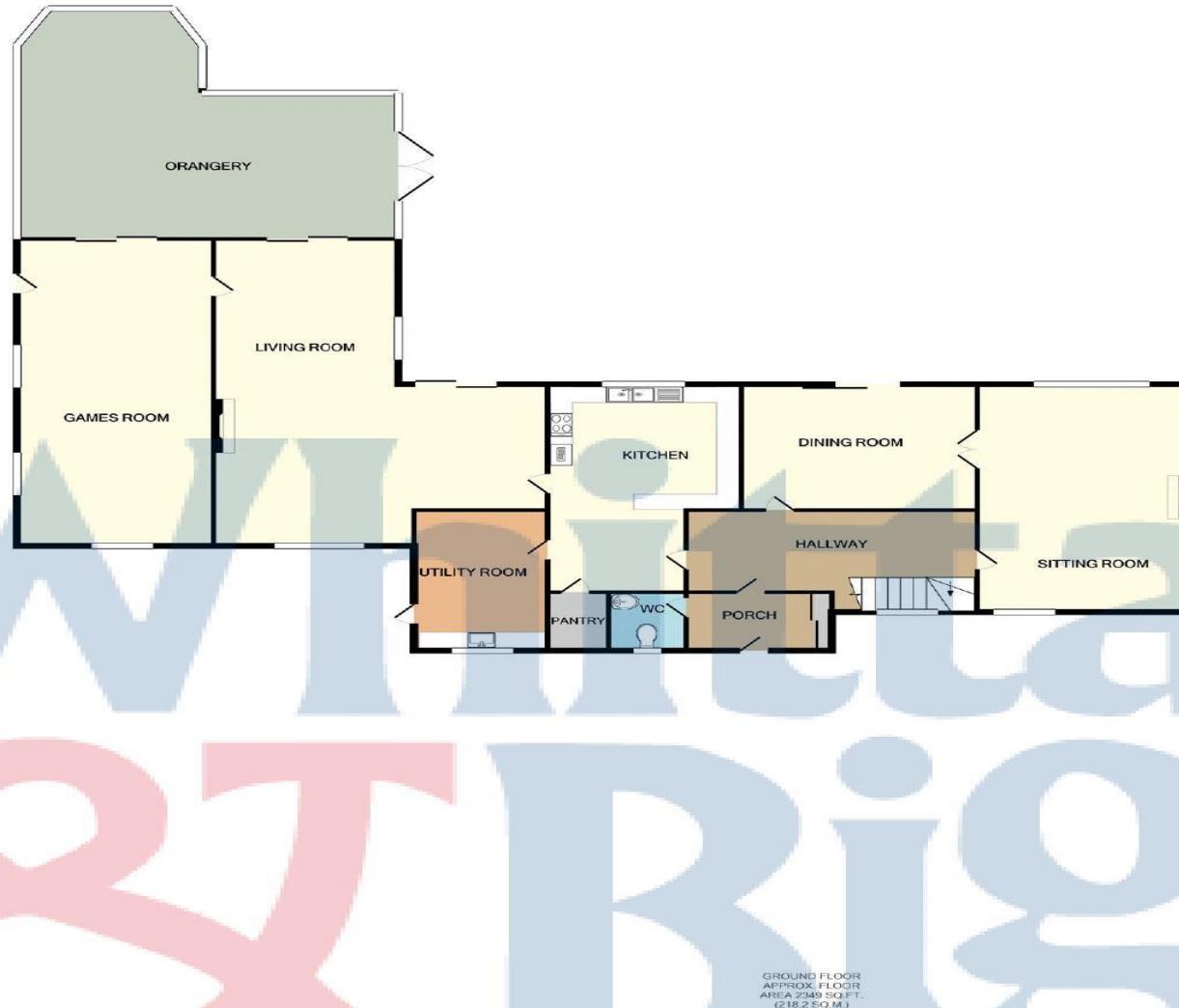
Double Garage Double Garage
Two electric up and over doors, wooden door to the rear elevation, two aluminium windows to the side elevation.

Outside
To the front, tarmacadam drive way, 1.4 acres of land, mature trees plant and shrubs. To the rear, stone walkway, two stone slab patios, area laid to lawn, area laid to slate chippings, hedged boundaries, mature trees, plants and shrubs, outside tap.

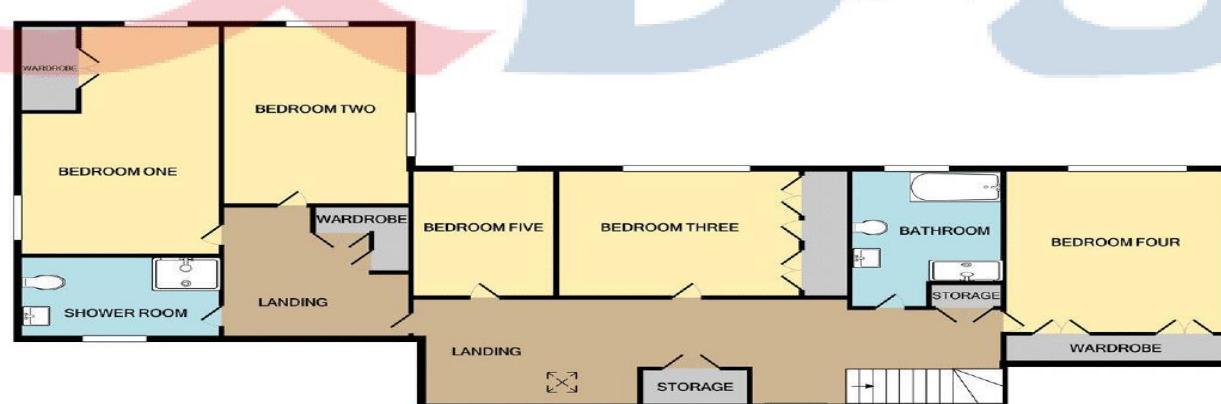








TOTAL APPROX. FLOOR AREA 3806 SQ.FT. (353.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and other features are approximate. Responsibility is taken for any error, omission, or mis-statement. This plan is for 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.
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Directions

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and take the fourth turning left into Birchall Lane, follow this road around to the right, where the property is then situated on the right hand side.

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