



Basford Bridge Lane, Cheddleton, ST13 7EQ.  
£595,000

Whittaker Est. 1930  
& Biggs

Basford Bridge Lane, Cheddleton, ST13 7EQ.

Equestrian property with 5 acres of good dry grazing land. Divided into several paddocks with post and rail with 4 stables, 2 brick and 2 wooden.

The property itself has a versatile layout having three reception rooms, utility, UPVC double glazing throughout and bedrooms both on the ground and first floor. You're welcomed into the home via the porch giving access to the hallway, having a cloakroom which houses a WC. Bedroom one and the living room are situated to the front of the property, both having feature bay windows and the living room incorporates a log burning stove. The dining room has patio doors exiting to the patio, stairs to the first floor and access into the conservatory, being of UPVC double glazed construction and providing excellent views. The well equipped kitchen boasts units to the base and eye level, granite work surfaces, Belfast sink, four ring gas hob, double gas oven, hot plate and warming draw. The utility offers plumbing for a washing machine and access to the patio. To the first floor are two well-proportioned bedrooms having excellent views, along with the bathroom which has a corner bathtub, WC and vanity wash hand basin. To the frontage is an area laid to lawn and gravel sweeping driveway, giving access to the rear yard and garage.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes position, land, views, versatility and privacy.

#### Situation

Basford Bridge Lane is situated in the sort after village of Cheddleton and provides far reaching views over the surrounding countryside. The Churnet Valley Railway is also within easy walking distance along with the canal which provides various country walks. There is also Veterinary, Country Public Houses, Tea Rooms and village shops. The village of Cheddleton is within easy commuting distance to Leek Town Centre and being in the catchment for the Westwood schools.



### **Porch**

UPVC double glazed door to the front elevation, exposed brick surround.

### **Hallway**

UPVC double glazed door to the front elevation, radiator.

### **WC**

UPVC double glazed window to the rear elevation, lower level WC, vanity wash hand basin, tiled surround, radiator.

### **Bedroom One** 14' 5" x 11' 11" (4.40m x 3.62m)

UPVC double glazed bay window to the front elevation, radiator, picture rail.

### **Living Room** 15' 4" x 12' 0" (4.67m x 3.67m)

Inset downlights, picture rail, UPVC double glazed bay window to the front elevation, radiator, multi fuel stove set on marble affect hearth and stone surround.

### **Dining Room** 12' 8" x 12' 0" (3.87m x 3.65m)

UPVC double glazed patio doors to the rear elevation, stairs to the first floor, radiator.

### **Conservatory** 17' 6" x 11' 4" (5.34m x 3.46m)

Being of UPVC double glazed construction, UPVC double glazed door to the side elevation, light and power connected.

### **Kitchen** 10' 10" x 11' 11" (3.30m x 3.62m)

Integral appliances including fridge, freezer, dishwasher. Belfast sink with chrome mixer tap, double electric oven, four ring gas hob, hotplate, extractor fan, UPVC double glazed window to the side and rear elevation, cornicing, radiator.

### **Utility** 5' 10" x 4' 5" (1.77m x 1.35m)

Door to the side, plumbing for washing machine, radiator, UPVC double glazed window to the side elevation.

### **First Floor**

#### **Landing**

Velux style window, radiator.

### **Bedroom Two** 16' 10" x 13' 7" (5.12m x 4.13m)

UPVC double glazed window to the rear elevation, radiator.

### **Bedroom Three** 6' 1" x 11' 5" (1.85m x 3.48m)

UPVC double glazed window to the rear elevation, radiator.

### **Bathroom** 7' 6" x 12' 4" (2.28m x 3.76m)

UPVC double glazed window to the side elevation, radiator, vanity wash hand basin, lower level WC, corner bath tub with shower over, storage cupboard.

#### **Outside**

To the front is gravelled driveway, stone wall, area laid to lawn, mature trees, plants and shrubs, stone walkway, area laid to lawn to the side elevation.

#### **Rear Garden**

Gravelled driveway, four stables, garage, shed, concrete slabbed patio, area laid to lawn, outside water tap, outside WC.

#### **Garage**

Light and power connected, UPVC double glazed window to the side elevation, double doors to the front elevation.



**Main Stables** 12' 0" x 18' 10" (3.65m x 5.73m)

**Further Stables** 10' 11" x 26' 2" (3.32m x 7.98m)

**Land**

Fenced into three paddocks and accessible from the rear of the property.

Note:  
Council Tax Band: D

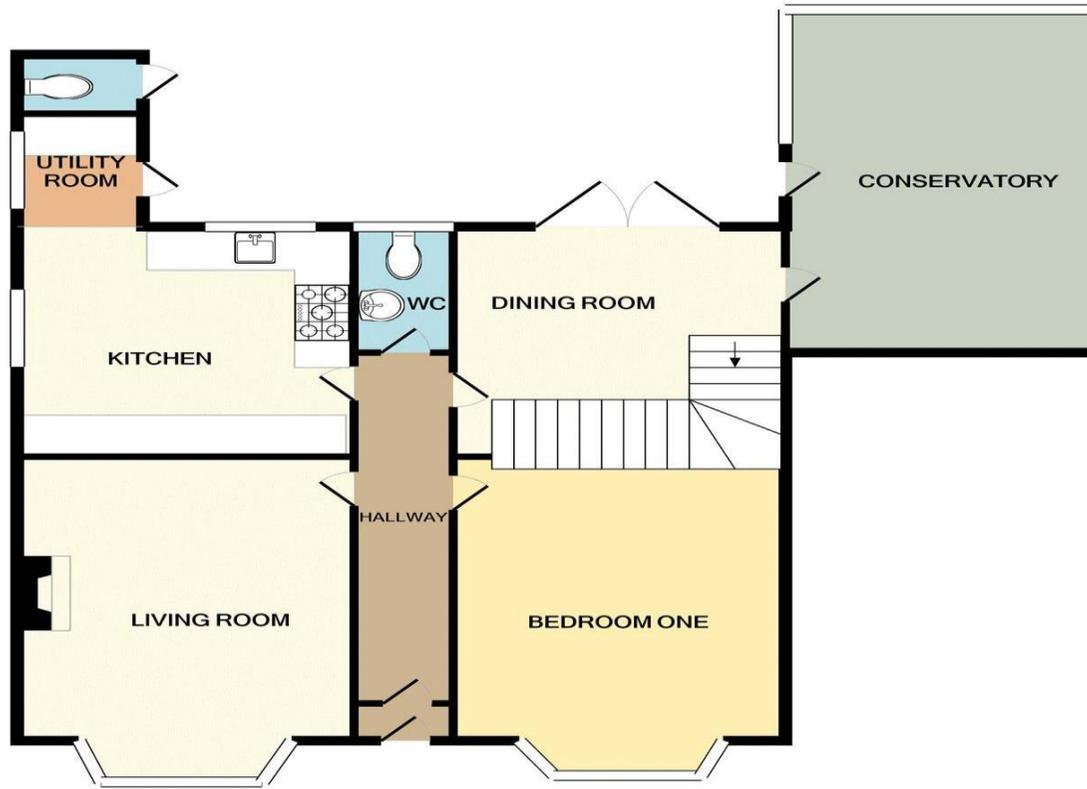
EPC Rating:

Tenure: believed to be Freehold

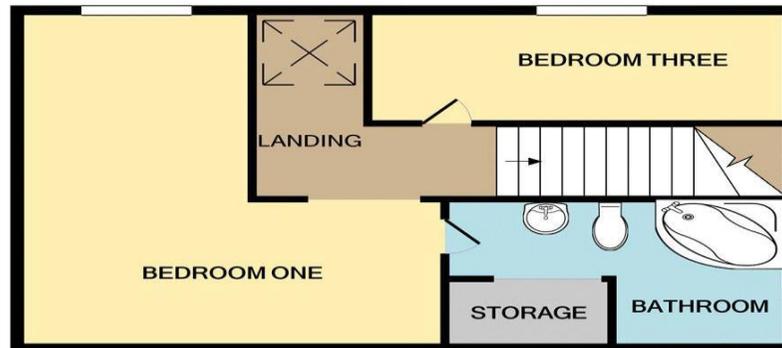








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 984 SQ.FT.  
 (91.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 477 SQ.FT.  
 (44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, Offices proceed along Haywood Street at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook, into the village of Cheddleton. Proceed through the village of Cheddleton and at the mini roundabout turn left into Basford Bridge Lane. Follow this road proceeding down the bank where the property is situated on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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**Whittaker  
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