



Ash Tree Road, Caudon Lowe, Stoke-On-Trent, ST10 3EX.  
Offers in the Region Of £450,000

Whittaker  
& Biggs Est. 1930



## Ash Tree Road, Cauldon Lowe, ST10 3EX.

Old School House, Cauldon Lowe is a former Staffordshire Moorlands village school that was constructed in 1870s, utilise in later years at the headmaster house. The stone cottage is situated north east of Staffordshire and near the Derbyshire border, surrounded by neighbouring fields, the Peak District and Churnet Valley. The property provides excellent commuting links, many country walks, local amenities and public houses.

The semi-detached home offers three bedrooms with bedroom one having a shower en-suite, two reception rooms, kitchen, gardens on 1.16 acres land or thereabouts. Within the property is an abundance of character and charm with original features alongside all the modern touches like UPVC double glazing and gas central heating.

You are welcomed into the property via the entrance hallway having a cloak room housing a WC and large storage room having the potential to become a home office if so desired. Within the living room and dining room is a multi fuel stove and large UPVC double glazed windows to the front. The kitchen boasts units to the base and eye level with granite worksurfaces, Range Master cooker, plumbing for a washing machine, plumbing for a dishwasher and ample room for a breakfast table.

To the first floor are three well proportioned bedrooms with bedroom one having a shower en-suite, bedroom two being an impressive 17 ft and bedroom three having an open fire place. The family bathroom suite having a free standing bath, WC and pedestal wash hand basin. The spacious loft is clear of any structure providing the potential for a loft conversion if so desired.

Externally to the front is a gravelled driveway proving ample off road parking. To the rear is a patio area, a large area laid to lawn and summer house with light and power connected. The property also benefits from a just short of 1 acres of field to the side, suitable for sheep, goats, and to bigger animals in the Spring like donkeys or horses, with fenced boundaries, paths, mature plants and shrubs. A viewing is highly recommended to appreciate the size, located and position of the property.

### Situation

Old School House is ideally situated in the rural village of Cauldon Lowe. Benefitting from open fields to the front elevation providing far reaching views over the surrounding countryside and is within easy commuting distance of Leek town centre, Macclesfield and Ashbourne.





### Entrance Hallway

Wood glazed door to the front elevation, tiled flooring, picture rail, cornicing.

### Living Room 17' 0" x 14' 8" (5.18m x 4.47m)

UPVC window to the front elevation, multi fuel stove set on tiled hearth, surround and wood mantle, cornicing, picture rail, ceiling rose, radiator.

### Kitchen 9' 11" x 11' 11" (3.01m x 3.64m)

UPVC window to the rear elevation, units to the base and eye level with granite work surfaces, stainless steel one and half bowl sink unit with drainer and chrome mixer tap, Range Master cooker, radiator, plumbing for washing machine, plumbing for dishwasher, exposed brick, boiler.

### Dining Room 12' 4" x 11' 11" (3.75m x 3.63m)

UPVC window to the front and side elevation, multi fuel stove set on stone hearth, surround and wood mantle, radiator, wood door to the side elevation, exposed brick, cornicing, ceiling rose.

### First Floor

#### Landing

UPVC double glazed window to the rear elevation, wood flooring.

### Bedroom One 11' 1" x 15' 8" (3.38m x 4.78m)

UPVC window to the front elevation, feature tiled fireplaces, radiator.

### Ensuite Shower Room 7' 0" x 4' 9" (2.14m x 1.45m)

Corner shower cubicle with electric shower fitment, lower level WC, vanity wash hand basin, radiator, chrome ladder radiator, tiled.

### Bedroom Two 16' 10" x 12' 4" (5.13m x 3.77m)

Velux style window, UPVC double glazed window to the front elevation, radiator, wood flooring.

### Bedroom Three 8' 9" x 12' 0" (2.67m x 3.66m)

Wood flooring, UPVC double glazed window to the rear elevation, feature open fireplace set on tiled hearth, loft access.

### Bathroom 8' 11" x 7' 8" (2.72m x 2.34m)

UPVC double glazed window to the front elevation, built in storage, traditional style radiator, lower level WC, freestanding bath with chrome fitment, pedestal wash hand basin.

### Outside

Externally to the front is a gravelled driveway, fenced boundary, mature trees, plants and shrubs.

### Rear Garden

Pond, area laid to gravel, area laid to lawn, fenced boundaries, Summerhouse, with light and power.

### Land

Just under 1 acre of land, suitable for sheep, goats, donkeys' and horses. With paths, fenced boundaries, mature plants, trees and shrubs

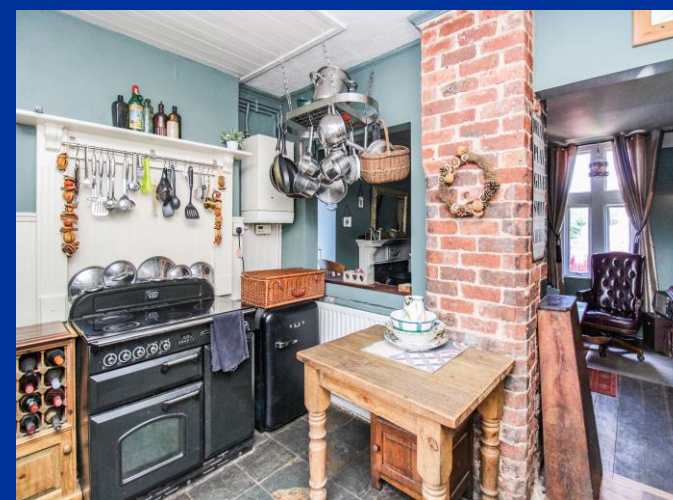




Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold







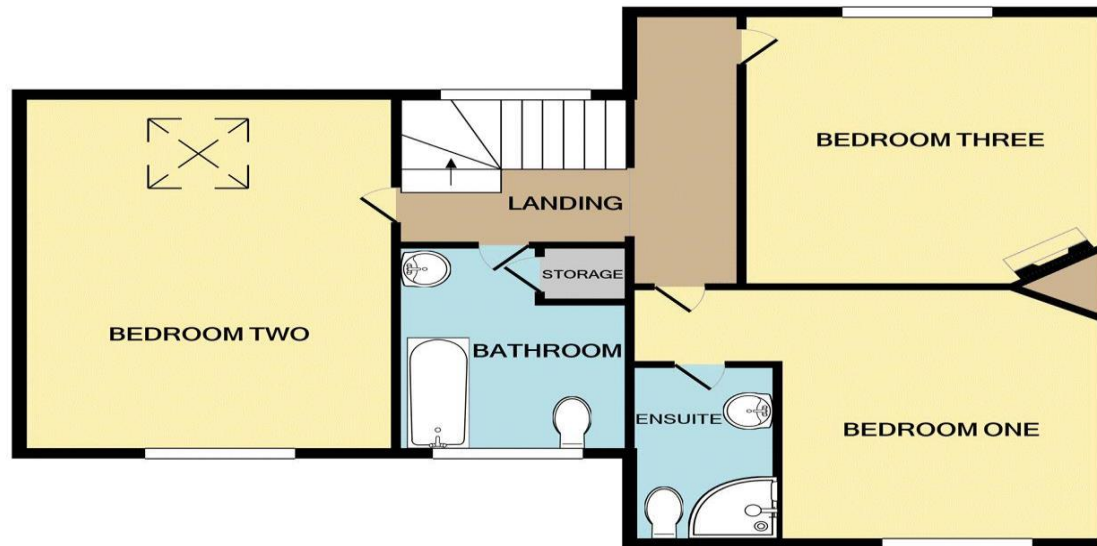








GROUND FLOOR  
APPROX. FLOOR  
AREA 738 SQ.FT.  
(68.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 734 SQ.FT.  
(68.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.7 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  
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**Whittaker  
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