



£695,000

4 Bedroom Farm House for sale

Fairview Farm Ashbourne Road, Whiston, Stoke-on-Trent



**EweMove**  
SALES AND LETTINGS



## Overview

A fantastic and rare opportunity to acquire your very own parcel of Staffordshire Moorlands land.



## Key Features

- Substantial Four Bed Detached Farmhouse on 2 Acre Plot
- Substantial Range of Outbuildings
- Additional 12.3 Acres of Pasture Land Available (By Separate Negotiation)
- Planning in Progress for Conversion of Outbuildings to Holiday Let
- New Kitchen Recently Installed
- New Roof Installed in 2023
- Easy Access to Nearby Market Towns (Leek, Cheadle & Ashbourne)
- The Peak District National Park on Your Doorstep





EweMove are delighted to present a fantastic and rare opportunity to acquire your very own parcel of Staffordshire Moorlands land.

Located on the A52 near the village of Whiston is Fairview Farm, a 4 bed detached farmhouse complete with outbuildings, stables, manege, formal gardens, a wild flower meadow and views to die for. The farmhouse itself is sited on a 2 acre plot and there are a further 12.38 acres available by separate negotiation. There may even be an option to split the 12 acres if less was required.

In addition, there is a fantastic business opportunity here with current ongoing planning in place for conversion of part of the outbuildings into a holiday let. For reference this can be viewed on the Staffordshire Moorlands Planning website using ref: SMD/2023/0406

The farmhouse itself has seen some significant modifications and improvements recently with a new roof installed in 2023 and a brand new kitchen installed in April 2024. The house has a central entrance hall running from the front to the rear splitting the ground floor space into two halves. From the front, and to the right, is the kitchen and dining room. The kitchen is a new addition and is a timeless shaker style with feature central island/breakfast bar. Adjacent to the kitchen is the dining room, the more discerning buyer may see an opportunity here to open up the kitchen into this space to create an open plan kitchen diner.



The other side of the house is dominated by the lounge, extending from the front to the back of the house it is a large comfortable space for the family with a feature brick inglenook at the heart of the room with a recently installed multifuel burner. French Doors open up from here to the gated courtyard outside.

Upstairs are the 4 bedrooms and family bathroom. Three of the rooms are very generous in size with the fourth being a comfortable single room. The bathroom has a four piece suite with bath and separate shower cubicle, wash basin and toilet.

What is on offer here should not be underestimated, there is a wealth of opportunity here to suit a range of lifestyles so the very least it deserves is a viewing, we are available 7 days a week and evenings too for your convenience.

Please read on to see what each room has to offer, study the floorplans

and take in the photos then make that all important call.

### **Entrance Hall**

Extending from the front to the rear of the property with ceramic tiled floor covering. The rear vestibule has plumbing for a washing machine and space for another appliance. There's also a guest wc in here and a convenient understairs storage cupboard.

### **Lounge**

23' 1" x 11' 9" (7.05m x 3.60m)

The undoubted feature in here is the brick inglenook at the heart of the room with new multi-fuel burner. French doors provide access to the rear courtyard. The lounge is a light, bright space with triple aspect outlook and a comfortable living space

### **Kitchen**

13' 11" x 13' 11" (4.25m x 4.25m)

A recent addition to the home is the newly installed kitchen. With timeless shaker style units and a feature central island. There is an abundance of storage solutions in here along with a new range cooker plus two additional built-in eye-level ovens. There is also space and plumbing for an undercounter dishwasher and fridge.

### **Dining Room**

13' 11" x 9' 2" (4.25m x 2.80m)

With dual aspect outlook and with laminate floor covering. The dining room, adjacent to the kitchen, will comfortably accommodate the largest of dining tables or the more discerning buyer may see an opportunity to knock through into the kitchen and create a large open plan kitchen/diner

### **Bedroom 1**

13' 11" x 13' 11" (4.25m x 4.25m)

A large double room with ample space for a good range of furniture. There is also plenty of space to accommodate the installation of an ensuite shower room. You could simply tap into the infrastructure that is in place in the adjacent bathroom

### **Bedroom 2**

13' 11" x 11' 9" (4.25m x 3.60m)

Another large double room with built-in wardrobes

### **Bedroom 3**

11' 9" x 9' 2" (3.60m x 2.80m)

Double Room

### **Bedroom 4**

12' 5" x 5' 8" (3.80m x 1.75m)

Single Room

### **Bathroom**

9' 2" x 8' 10" (2.80m x 2.70m)

A good size family bathroom with four piece suite including bath, separate shower cubicle, wash basin and toilet. Also included is handy linen cupboard containing the hot water tank.

### **Courtyard**

A gated and secure space accessed directly from the back of the property.

### **Outbuilding**

At over 3500 Sq.Ft. the outbuildings are a mix of stables, a portal frame barn, workshop and storage areas. Planning is currently live and ongoing for conversion of part of these buildings to be converted into a holiday let - Staffs Moorlands Planning Application SMD/2023/0406 refers

### **Land**

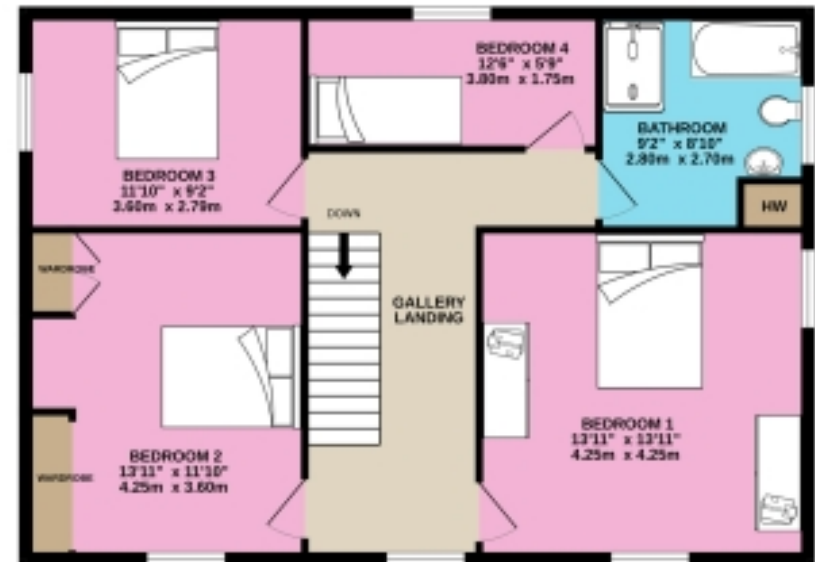
The property plot is 2 acres in size and is a mixture of all the above along with formal gardens at the front of the property and a flower meadow. The additional land available is 12.38 acres of pasture land with access off the main road. There may be an opportunity to split the 12 acres to approx half.

# Floorplans

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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# Floorplans

## FAIRVIEW FARM OUTBUILDINGS 3368 sq.ft. (312.9 sq.m.) approx.



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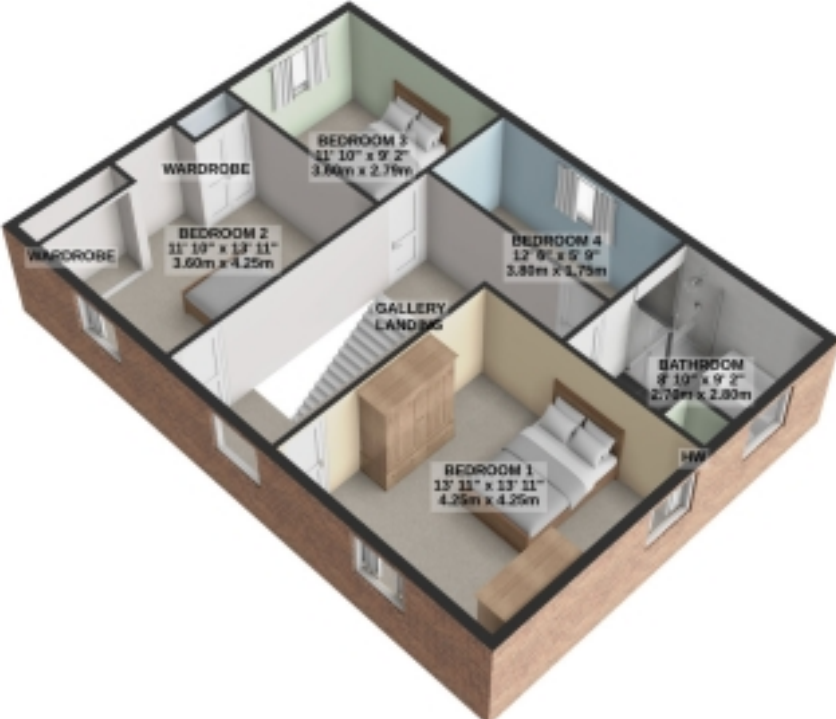
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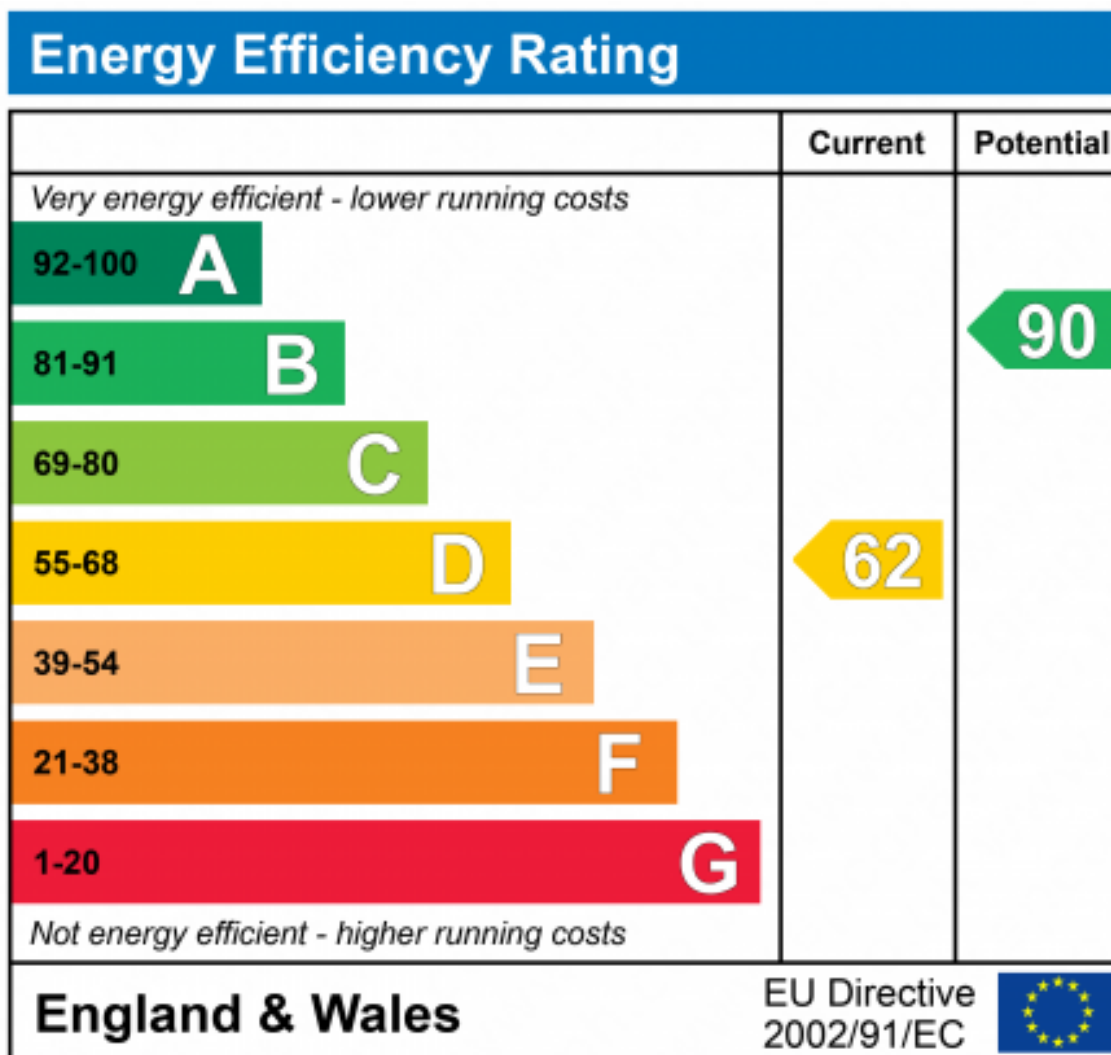
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