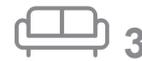




## The Barns, Firwood Farm New Street

Biddulph Moor, ST8 7NW

Price £995,000



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Carters Estate Agents are privileged to present The Barns at Firwood House, an exceptional rural equestrian property/small holding set within approximately 12 acres of picturesque land. The estate comprises two detached stone barns, a range of stables, a main 10-acre field currently divided into four paddocks with field shelters, a 15m x 40m rubber-surface floodlit menage, and a detached double wooden carport. Accessed via a private track ending in an electric gate, the dwellings retain abundant character, including exposed stone walls, traditional wooden beams, and other period features.

Barn One opens with a welcoming entrance hall leading to the principal living areas. The spacious dining kitchen is ideal for family living and entertaining, while a generously sized ground-floor bedroom offers versatility for guests or single-level living. The lounge, complete with log-burning stove, provides a warm and inviting space. Upstairs, a second bedroom is served by a superbly appointed four-piece bathroom featuring a traditional cast iron roll-top bath. Outside, an Indian stone patio and lawned garden enjoy uninterrupted panoramic countryside views.

Barn Two features a thoughtfully designed open-plan layout with a bright, airy living/kitchen/dining space flowing into a charming conservatory. The ground-floor accommodation also includes a generous bedroom with en-suite, while the south-facing rear garden offers a private, sheltered outdoor area with Indian stone patio and extensive open field views that enhance the tranquil setting.

Both dwellings benefit from wet underfloor heating throughout.

This remarkable holding is ideally suited to purchasers seeking a private and characterful rural retreat, equestrian enthusiasts requiring stabling, paddock and schooling facilities, or those wishing to enjoy country living with the flexibility of dual occupancy or income potential from a subsidiary dwelling. Combining period charm, exceptional features, and expansive land,

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## ONE, THE BARNS

### Entrance Hallway

Solid oak stable door to the front elevation. Wooden entrance door to the rear elevation.

Recessed ceiling down lighters. Access to the stairs and under stairs storage. Natural stone feature wall. Slate tiled flooring.

### Kitchen

49'2"9'10" x 36'1"36'1" (15'3" x 11'11")

Hardwood double glazed window to the rear elevation. Fitted kitchen having wall and base units. Solid oak work surfaces. Double Belfast sink with a mixer tap and a natural wood drainer. Original exposed beams. Feature solid oak stable doors to the front elevation. Slate tiled flooring. Exposed stone feature wall. Space for a fridge. Space and plumbing for a washing machine.

### Living Room

12'11" x 14' (3.94m x 4.27m)

Three hardwood double glazed windows to the front elevation. Hardwood double glazed window to the side elevation. Two hardwood double glazed windows to the rear elevation.

Multifuel stove burner on a raised stone slab hearth. Exposed original beams. Exposed feature stone wall. Vaulted ceiling. TV aerial point. Solid oak flooring.

### Bedroom One

12'11" x 11'7" (3.94m x 3.53m)

Two hardwood double glazed

windows to the front elevation.

Exposed stone feature wall. Recessed ceiling down lighters.

### Stairs and Landing

Hardwood double glazed window to the rear elevation. Solid Oak staircase. Exposed stone feature wall. Original exposed beams. Access to the loft.

### Bedroom Two

12'4" x 14' (3.76m x 4.27m)

Hardwood double glazed window to the rear elevation. Wooden skylight. Exposed stone feature wall. Exposed wooden beams. Recessed ceiling down lighters.

### Bathroom

Wooden skylight. Luxurious four piece fitted bathroom suite comprising of; an original 1930's cast iron free standing bath, a double shower enclosure, pedestal wash hand basin and a low level w.c.

Fully tiled walls. Chrome heated towel rail. Recessed ceiling down lighters. Natural stone flooring. Exposed stone feature wall and timber beams. Electric underfloor heating.

### Externally

Externally, the property features an elegant Indian stone patio, seamlessly flowing onto a well-maintained lawn, complete with a convenient outside tap and weather proof electrical sockets. A natural stone boundary wall encloses the garden, complemented by

double gated access for added privacy and security. The outdoor space is further enhanced by a thoughtfully curated selection of seasonal plants and shrubs, providing year-round colour and charm.

## TWO, THE BARNS

### Kitchen

17' x 16' (5.18m x 4.88m)

Two wooden double glazed windows to the front and rear elevations. Sky light. Vaulted ceiling. Solid wood fitted kitchen with a range of wall, base and drawer units and granite work surfaces. Ceramic one and a half sink with a mixer tap. Freestanding Rangemaster cooker with a six ring gas hob and a double oven and grill. Space for a fridge. Integrated dishwasher. Exposed original beams. Porcelain tiled flooring.

### Living Room

13'2" x 10'11" (4.01m x 3.33m)

Wooden double glazed windows to the front and rear elevations. Sky light. Feature brick wall incorporating a mounted electric fire. TV aerial point. Porcelain tiled flooring.

### W.C and Utility Room

Recessed w.c. Space and plumbing for a washing machine. Resin sink with a drainer and a mixer tap. Extractor fan. Porcelain tiled flooring.

### Conservatory

15'5" x 8'8" (4.70m x 2.64m)

Wooden double glazed

windows to the rear elevation. Wooden double glazed entrance door to the rear elevation.

Exposed stone feature wall. Porcelain tiled flooring with electrical underfloor heating.

### Bedroom

12'11" x 13' (3.94m x 3.96m)

Wooden double glazed window to the front elevation. Wooden double glazed Juliette doors to the front elevation. Vaulted ceiling. Exposed natural beams. Laminate flooring.

### En Suite

Skylight. Walk in double shower. Vanity basin unit with storage under. Recessed w.c. Recessed ceiling down lighters. Extractor fan. Aqua paneling to the walls. Chrome heated towel rail. Laminate flooring.

### Externally

Externally, the second barn has a private garden which has a selection of seasonal plants and shrubs and a patio area suitable for entertaining.

### Stables

44'9" x 62'4" (13.64m x 19.00m)

Substantial barn incorporating stables. Power, water and lighting.

### Land and Grounds

The property is set in a total of approximately 12 acres of land divided as follows:  
\*10 acre main field split into 4 paddocks by post and rail fencing with 2 paddocks containing timber field shelters.

\*1.5 acres of hard-standing, parking, gardens and outbuildings.

\*Separate 1/2 acre turn out paddock. For equestrian enthusiasts the property also boasts a 15m x 40m flood lit menage with all-weather rubber surface.

### Additional Information

Freehold. Council Tax Band C.

Total Floor Area:

Barn 1 - 99 Square Metres / 1065 Square Feet.  
Barn 2 - 54 Square metres / 581 Square Feet.

EPC:

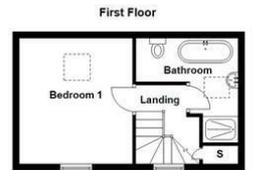
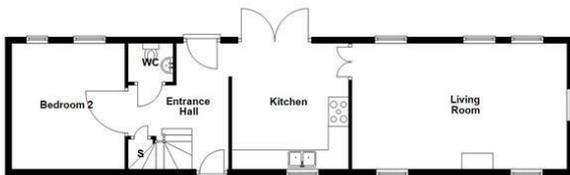
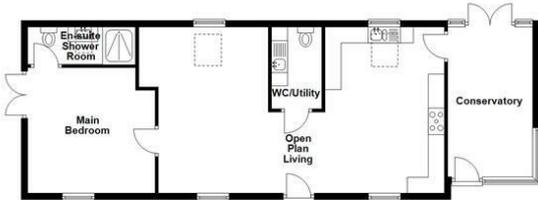
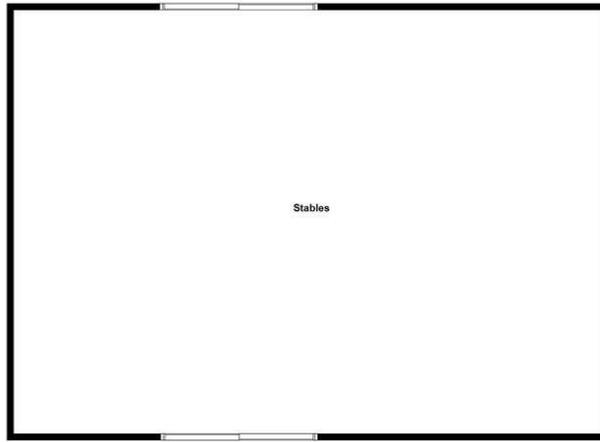
Barn 1 - E - Current rating 51 / potential 59 (D)  
Barn 2 - E - Current rating 47 / potential 58 (D)

### Disclaimer

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Tel: 01782 470391

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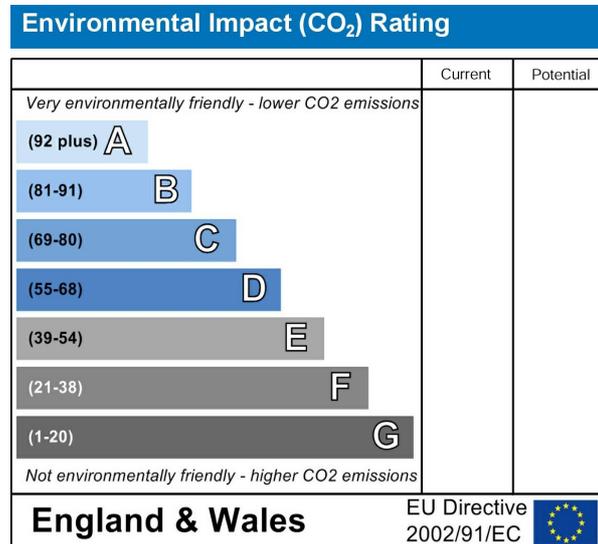
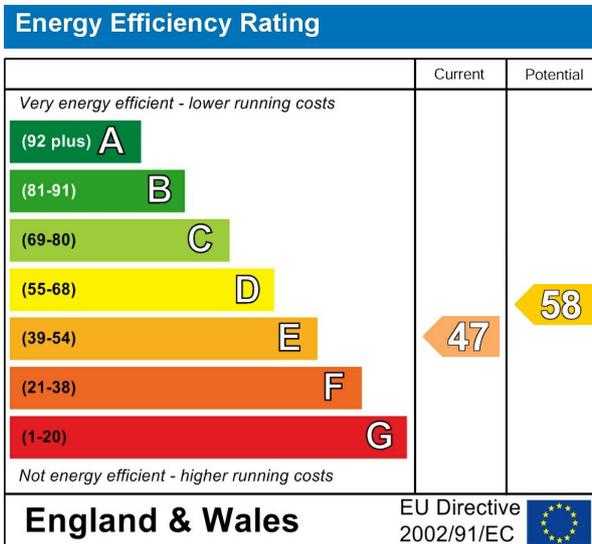
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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