

# chris hamriding

lettings & estate agents



## Gadshill Farm Cowall Moor Lane, Leek, ST13 8QN

### Offers In The Region Of £825,000

Offered for sale with no ONWARD CHAIN!

Located in the beautiful Staffordshire Moorlands at the rural hamlet of Lask Edge, Gadshill Farm is a stunning residence offering a discerning farmhouse lifestyle sure to suit a wide range of buyers needs. Set in land of approximately 6.5 acres, the paddocks are easily accessed from the property in a most pleasing way. Lending itself to a variety of uses, we feel the land is perfect for livestock, equestrian or just about any use you can think of! Further complementing the land is a useful yard/driveway accessing agricultural sheds, barns and outbuildings at the side of the home. In recent decades Gadshill Farm has seen the running of a successful business and is sure to suit similar needs in the future. The home itself is a traditional detached stone residence offering three bedrooms, two bathrooms and two reception spaces plus a country kitchen. Outside there are stunning formal gardens with a charming water well that dates back many years! there's also a useful garage area. The home is so well cared for whether it be the property, the land or the stunning gardens and no matter which way you gaze, the views of countryside both near and far can be enjoyed all year round and are sure to put a smile on your face!

Village amenities are a short drive away whilst good schools, commuter links and leisure facilities are available at the nearby towns of Biddulph, Congleton and Leek.

Take a look at our video tour , photos and floor plan to really work out just how good this home is! We absolutely love it and feel it's a real once in a lifetime opportunity so call us here at Chris Hamriding Estate Agents, we are the Town & Country experts and would love to hear from you!





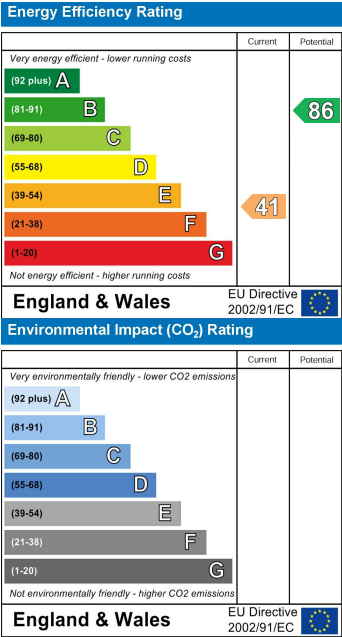
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.