

# chris hamriding

lettings & estate agents



## Mount Pleasant Farm Lask Edge Road, Leek, ST13 8QG

### Offers In The Region Of £895,000

#### WATCH OUR GUIDED VIDEO TOUR!!

Located in the beautiful Staffordshire Moorlands, Mount Pleasant Farm is a stunning residence offering a discerning farmhouse lifestyle sure to suit a wide range of buyers needs. Set in land of approximately 2 acres with a further 6 acres available via separate negotiation, the paddock is easily accessed and is complemented by an array of stables, barns and outbuildings all in good order. The main farmhouse is an absolute credit to the current owners having been rebuilt in recent years to create the perfect blend of country living and modern lifestyle that is often so hard to find in today's marketplace. Enjoying four bedrooms and two bathrooms to the first floor, the ground floor offers two reception rooms plus a n incredible country kitchen with utility and boot room along with the most superb mezzanine floor! We feel the home enjoys flexibility to suit an array of buyers needs.

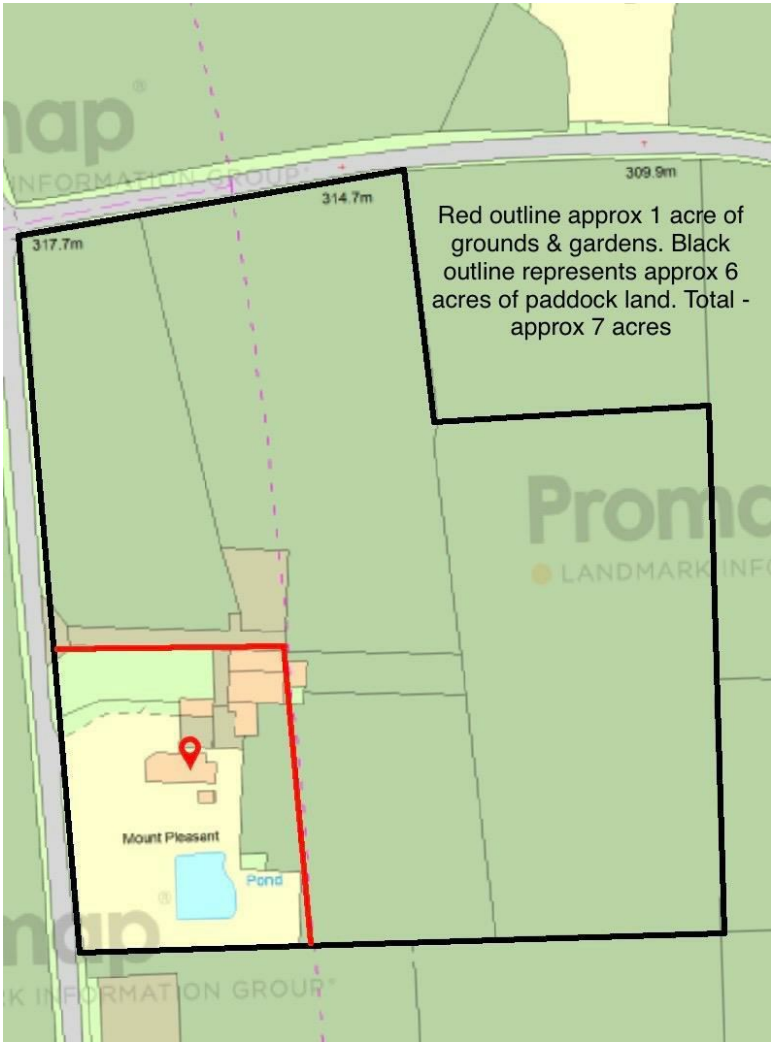
Outside there are stunning formal gardens and a gated gravel driveway leading to the main yard that accesses the aforementioned outbuildings and paddock and it's worthy of note that the additional land enjoys its own hard standing driveway into the yard. The additional land also enjoys outline planning permission for another agricultural building thus making this home ideal for the equestrian, hobby farmer or those of you looking for a place in the country!

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!

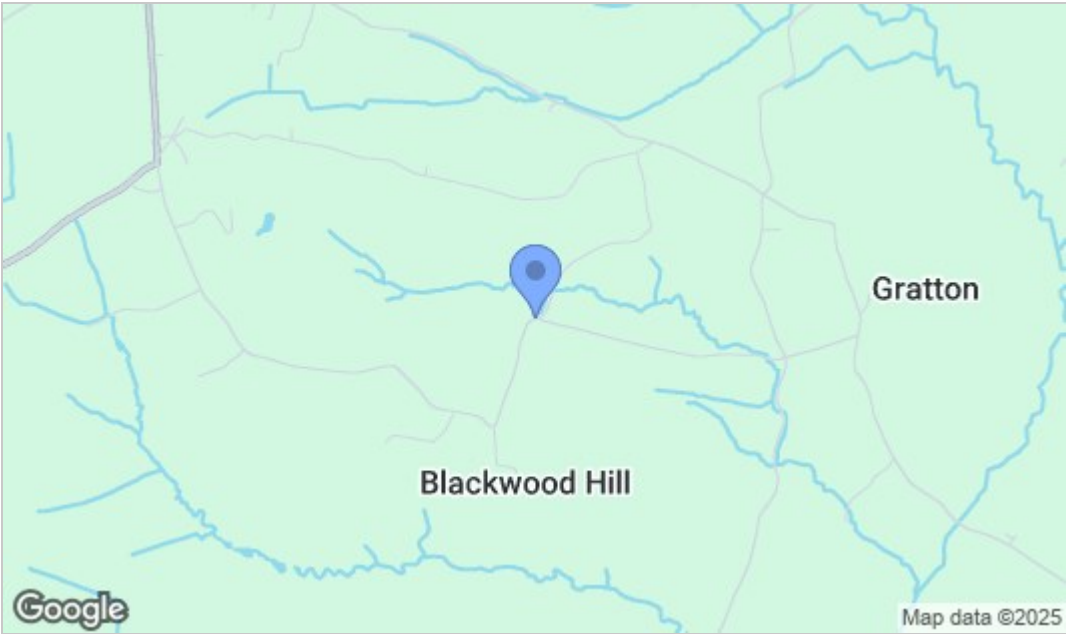




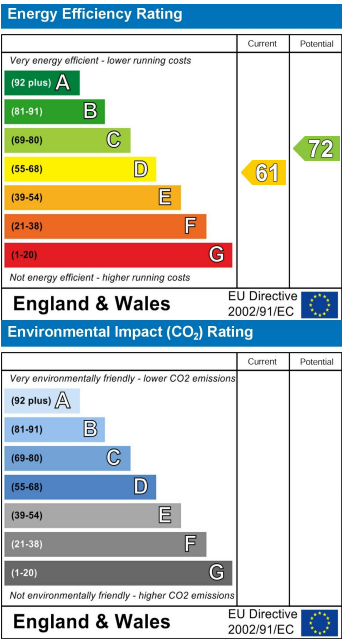
Floor Plan



Area Map



Energy Efficiency Graph



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