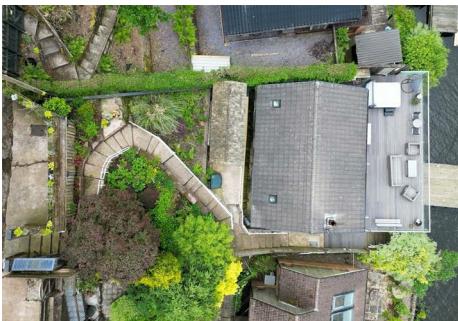


chrishamriding

lettings & estate agents



The Bothy Reacliffe Road, Leek, ST13 8RS

Offers In The Region Of £415,000

WATCH OUR GUIDED VIDEO TOUR! CASH BUYERS PREFERRED

'The Bothy' sits on the shores of the stunning and serene Rudyard Lake set against a mass of beautiful woodland and provides a truly exciting and once in a lifetime prospect! Whether you wish you reside here or perhaps operate a lucrative holiday let, this could certainly be the opportunity for you! A delightfully presented bungalow with landscaped rear gardens and an amazing recently renewed deck to the front comprising the most amazing views, a jetty and a luxurious hot tub. Relax and unwind in total peace and tranquillity or entertain and get out on the water, what a lifestyle!

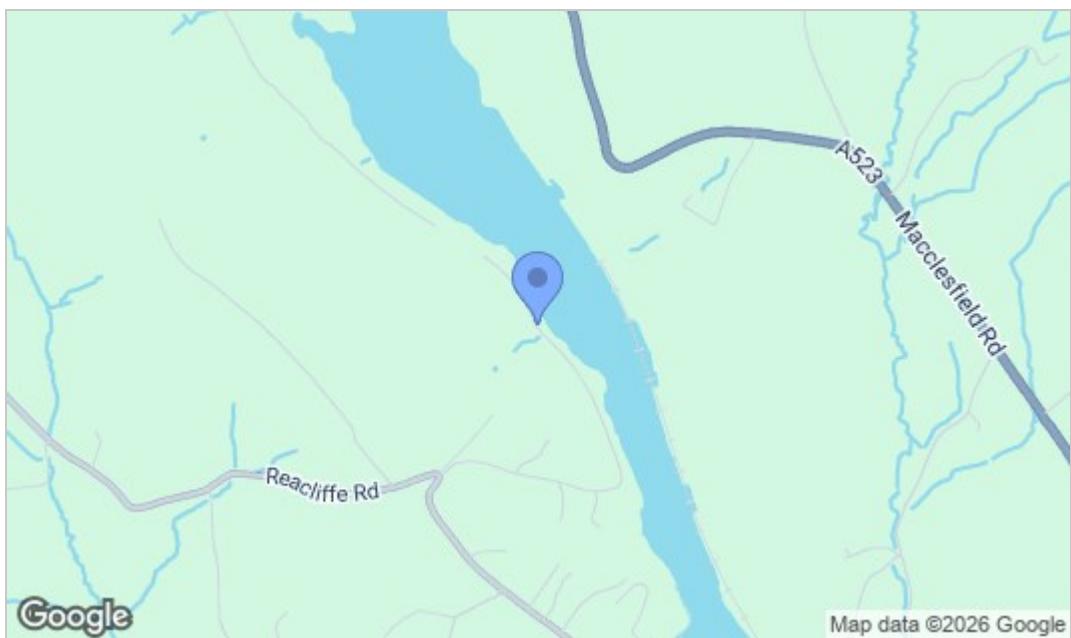
Inside the charming property is a large reception area with amazing waterside views, a well equipped kitchen, luxury bathroom and two double bedrooms. As well as the aforementioned outdoor space, the property has its own parking space on Reacliffe Road just atop the steps at the rear of the home.

The current owners operate a very successful holiday let with brilliant returns in excess of £50,000 per annum. Due to the rare benefit of this property being freehold, buyers may wish to take commercial lending thus making the purchase affordable, and again, lucrative! (Buyers should seek their own financial advice prior to offering).

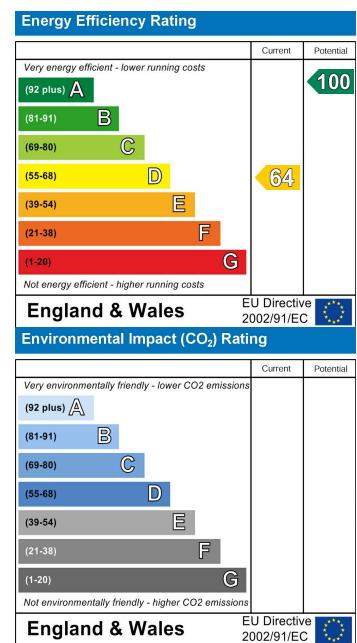
Read on to find out more, view our video and call us to book a viewing!

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.

