



## Goatfell Farm Bottomhouse, Near Leek, ST13 7PA

**Offers in the region of £870,000**

"Embrace the serene charm of country living at Goatfell Farm—set in 3.5 acres with beautifully landscaped gardens, modern comforts, and endless outdoor adventures await. Discover your ideal family retreat in the heart of the Peak District!"

A charming country-style farmhouse sat on 3.5 acres of land. Featuring a three bedroom farmhouse, and small self contained annex, this home offers a perfect blend of comfort and versatility. Enjoy beautiful gardens and income-generating caravan pitches, all set in a serene semi-rural location near the Peak District.

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## Denise White's Comments



Nestled at the end of a private drive, Goatfell Farm is a beautifully appointed country-style farmhouse that offers generous living spaces and an annex, complemented by a detached workshop. Set in a semi-rural environment, this property is surrounded by its own gardens and land, extending to approximately 3.7 acres.

### **\*\*Principal Accommodation:\*\***

Upon entering, you are welcomed from the porch by a spacious entrance hall leading to an attractive kitchen/breakfast room. This well-designed space features a matching range of painted shaker-style units, an island, and fitted appliances. The kitchen provides access to a snug leading to a boot room and a ground-floor wet room for added convenience.

Leading to a versatile dining room can be adapted to suit various family needs, complemented by a cosy ground-floor study/snug room.

The lounge serves as a perfect retreat, with a wooden fireplace with a LPG gas stove and French doors that open to the front gardens, allowing for seamless indoor-outdoor living during warmer months.

The first floor features a spacious landing that grants access to three beautifully presented bedrooms, each offering exceptional views over the gardens and surrounding countryside. The main

bedroom includes a modern en-suite, while the other two bedrooms are served by a well-equipped family bathroom.

### **\*\*Gardens and Grounds:\*\***

The property's grounds encompass beautifully landscaped gardens, complete with a pond, expansive lawns, and additional garden areas featuring vegetable patches and a decking area. A generous paddock area enhances the outdoor experience, ideal for those seeking a connection with nature and for exercising dogs.

### **\*\*Annex Accommodation:\*\***

The bright and airy annex has been finished and furnished to the same high standard as the main farmhouse. This open-plan living space includes a kitchen, bedroom, and a separate shower room, making it perfect for accommodating elderly relatives or guests.

### **\*\*Outbuildings and Parking:\*\***

A detached workshop provides extensive storage and secured space, along with ample gravelled parking for multiple vehicles, and also benefits with an EV charging point.

### **\*\*Caravan Pitches:\*\***

The property features caravan pitches that present an opportunity for onsite income. Each pitch is equipped with electric hookup, water, and grey waste disposal, set against stunning views. The site is ideally positioned for exploring both Staffordshire and the Peak District, with a wealth of local attractions, cycling trails, and walking routes, not to mention an array of pubs and restaurants to suit all tastes.

## Location



Goatfell Farm is conveniently located just a five-minute drive from the beautiful market town of Leek in Staffordshire. The historic market towns of Ashbourne, Bakewell, Buxton, and Uttoxeter are all within easy reach. Nearby attractions include the Manifold Cycle and Walking Trail, the Churnet Valley steam railway, and the wild and rugged Roaches, making this property a gateway to exploring the natural beauty and charm of the Staffordshire Moorlands and the Peak District National Park.

Leek offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its

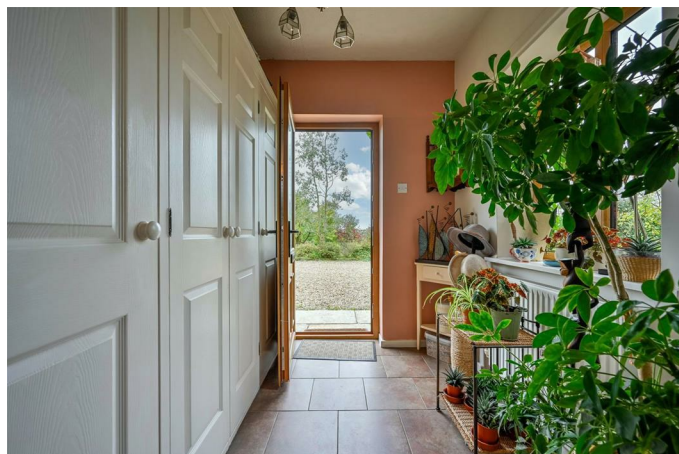
picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

Educationally, the area is well-served by a range of highly regarded schools. These include Leek First School, Westwood First School, and Westwood College. Notable independent options such as St Anselm's in Bakewell (Tatler Prep School of the Year 2021), Abbotsholme School, and Denstone College are within reasonable travelling distance.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London, the latter reached in around 95 minutes. Manchester International Airport is within 30 miles.

## Porch



A generous entrance porch showcases tiled flooring and fitted storage cupboards. This area includes a radiator and a window to the side aspect, along with a main entrance door and ceiling lighting.

## Hallway



The hallway features wood-effect flooring and a radiator, with stairs leading to the first-floor accommodation, which is illuminated by a large landing window.

## Dining Room

14'8" x 9'10" (4.48 x 3)



This room is fitted with carpet and includes a radiator, wall lights, and a wooden fireplace surround with a raised hearth. A double-glazed window overlooks the front aspect.

## Lounge

14'7" x 11'10" (4.46 x 3.63)



The lounge features a wooden fireplace surround with a LGP gas fire set on a raised hearth. It is fitted with carpet, wall lights, and double-glazed windows to the side, as well as French doors leading to the front garden. Radiator.

## Breakfast Kitchen

14'8" x 14'3" (4.49 x 4.35)



The property features a spacious breakfast kitchen equipped with a range of ivory wall and base units. It includes an electric hob with an extractor hood, a double oven, and a stainless steel sink unit with a drainer. A breakfast island provides additional seating and storage, complete with drawers and cupboards. The kitchen benefits recessed spotlighting, and a fridge-freezer. Radiator. Double-glazed windows offer views of the front gardens.

### Study/Snug Room

15'1" x 7'7" (4.62 x 2.32)



The snug room or study is carpeted, with a double-glazed window, recessed spotlighting, and alcove shelving.

### Boot Room

8'6" x 9'3" (2.60 x 2.83)

Access from the front and the snug. Fitted base units with stainless steel sink. Houses combi oil boiler and radiator. Leads to wet room.

### Wet Room



The wet room comprises a shower with tiled walls and flooring, a WC, and a pedestal washbasin. It is equipped with recessed spotlighting and a heated towel rail.

### Landing Space



The landing is carpeted and provides access to the bedrooms and bathroom. This gallery-style landing offers ample space for a study area. The landing space includes a radiator and a double-glazed window with a ceiling light. Access to loft space one of which is partially boarded.

### Bedroom One

14'10" x 10'5" (4.53 x 3.2)



This spacious double room has two radiators, fitted carpet, and triple aspect double-glazed windows with a ceiling light. Access to ensuite. Bedroom one includes two fitted double wardrobes.

## En-Suite



Includes a modern suite with a WC, a pedestal washbasin, and a walk-in shower with glass sliding doors and a rain shower attachment. The ensuite also features a heated towel rail and recessed spotlighting.

## Bedroom Two

12'7" x 11'8" (3.86 x 3.58)



Another generously sized double bedroom, fitted with carpet, a radiator, two double-glazed windows, and two ceiling lights. This room features both a double and a single wardrobe.

## Bathroom



The bathroom is equipped with a bath featuring wooden panelling, a washbasin with storage underneath and shelving above, and a WC. The space has wooden panelling to dado height, recessed lighting, has wood-effect flooring and radiator.

## Bedroom Three

15'0" x 7'6" (4.59 x 2.30)



A good-sized double room with fitted carpet, a double-glazed window, a ceiling light, a radiator, and additional double-glazed windows providing natural light. Loft access is also available.

## Outside



The property is approached via a sizeable driveway leading to the main residence, annex, and workshop, with additional access for caravans. The meticulously landscaped gardens feature extensive flower borders, mature trees, and hedging around the property. Various seating areas, vegetable growing spaces, two greenhouses, and a several wooden sheds enhance the outdoor experience, along with a deck area.

## Annex

21'9" max x 14'7" (6.64 max x 4.47)



The annex, converted with planning permission in 2020, offers modern accommodation in keeping with farmhouse aesthetics. It features vaulted ceilings, exposed beams, and stone flooring, accommodating a combined living, sleeping, and kitchen area, along with a shower room—ideal for dependent relatives or guests.

Date received: 5 Nov 2020

Authority: Staffordshire Moorlands District Council

Conversion of outbuilding to domestic ancillary accommodation

Serviced by an LPG combi boiler.

## Outbuilding and Land

19'11" x 20'11" (6.08 x 6.39)



A sizable outbuilding serves perfectly for storage or garage space. The properties land extends to approximately 3.7 acres, part of which is currently utilised as a caravan site, featuring five hard standing pitches with power and water connections. The property has solar panels, which has a 3kw battery storage too.

## Agents Notes

Mains Electricity and Water.

Sewage Treatment Plant

Oil Fired Central Heating.

Freehold

Staffordshire Moorlands District Council – Band D

## what3words

///bronze.jeeps.engineers

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON !!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **Do You Need Help With A Mortgage ?**

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### **You Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

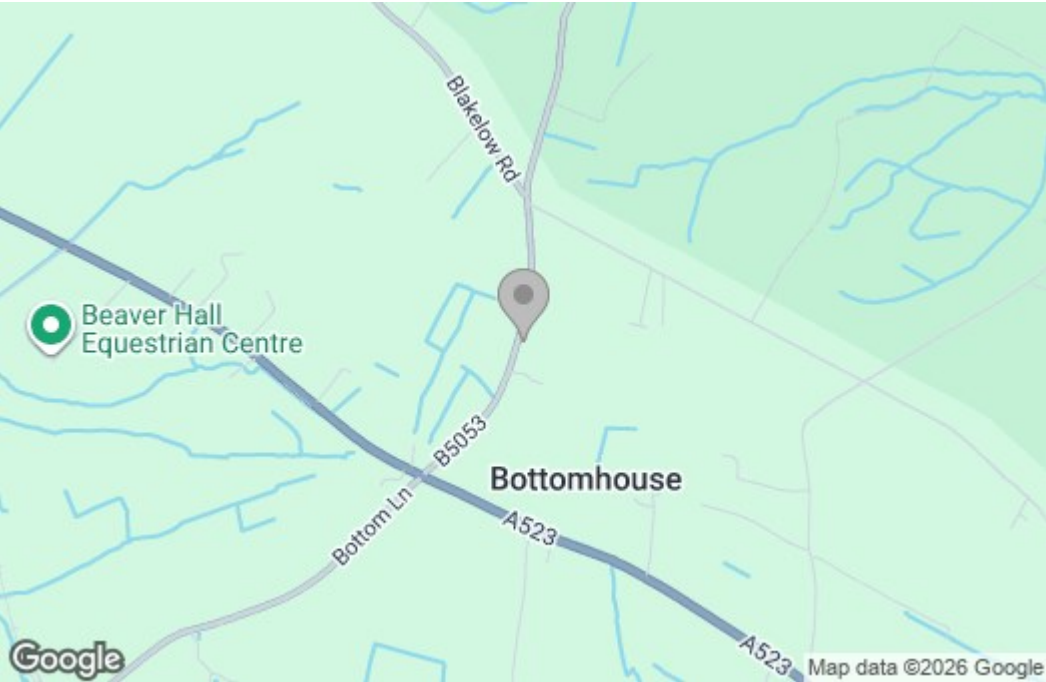
Floor Plan



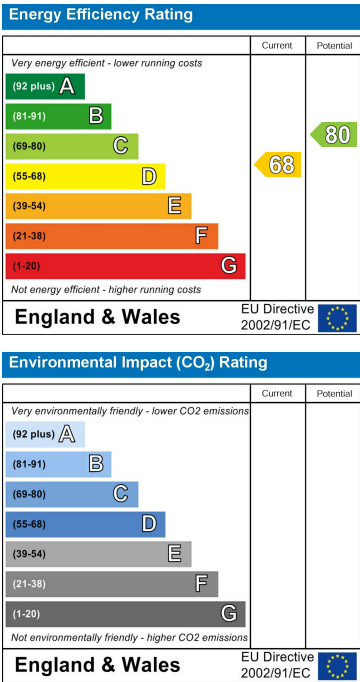
Total area: approx. 227.6 sq. metres (2449.4 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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