

**An Imposing Stone and Tile Country Residence
Built to a High Specification in 1981
Set in an unparalleled position in 16 Acres
of Meadow and Pasture
with Buildings suitable for Stabling.**



**ELLASTONE HOUSE,
WINK HILL,
LEEK, STAFFS.
ST13 7QY**

The tastefully decorated accommodation provides Reception Hall, Drawing Room, Sitting Room, Dining Room, Study and Family Kitchen with contiguous Conservatory. At First Floor four double proportioned Bedrooms, three of which have en-suite bathrooms. Family Bathroom. Further large Attic Sports Room.

PRICE: OFFERS AROUND £750,000

Daniel & Sons for themselves and for the vendors of this property give notice that the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection as to the correctness of each item. No Person in the employment of Messrs. Daniel & Sons has any authority to make or give any representation or warranty in relation to this property.

Ellastone House, Wink Hill, Leek, Staffs.**PARTICULARS:**

- ENTRANCE PORCH:** with hardwood and leaded light glazed doors leading into
- ENTRANCE HALL:** with tile floor, central carpeted stairs.
- DRAWING ROOM:** **(6.75m x 3.63m)** with Minster fireplace, central heating radiators, stone mullion windows
- DINING ROOM:** **(3.63m x 3.31m)** with stone mullion windows. Brass wall lights. A pleasant room facing the setting sun.
- INNER HALLWAY:** with quarry tile floor leading to
- SITTING ROOM:** **(5.64m x 3.6m)** with mullion windows facing south and overlooking approach to property. Multi fuel stove providing back up central heating for first floor rooms.
- CLOAKROOM :** having tiled floor with suite comprising wash hand basin and W.C., heating radiator.
- FAMILY KITCHEN:** **(5.45m x 3.61m)** with ceramic tiled floor, range of floor units with polished marble working surface incorporating Belfast sink and providing fitted dish washer, refrigerator and freezer. Esse oil fired boiler/cooker providing domestic hot water, central heating and cooking in feature brick surround.
- STUDY:** **(3.5m x 3.15m)** with central heating radiator, fitted carpet, windows to front elevation.
- Windows from Kitchen opening into hardwood
- CONSERVATORY:** **(4.32m max. x 2.96m)** with pediment wall, fully glazed windows above with pitched roof incorporating circulatory fan. Skirting electric radiators. French doors to Patio.
- STORAGE PANTRY** off Kitchen.
- REAR LOBBY** serving
- UTILITY ROOM:** **(2.83m x 2.52m)** with tiled floor, fitted range of wall and floor units incorporating single drainer stainless steel sink. Back up oil fired boiler providing central heating.

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Ellastone House, Wink Hill, Leek, Staffs.**FIRST FLOOR:****GALLERIED
LANDING:**

serving two double bedrooms on front elevation

BEDROOM ONE:

(3.71m x 3.64m) with stone mullion windows, double glazed, fitted carpet.

En suite Bathroom:

(3.35m x 2.9m) with ceramic tiled floor, suite in cerise comprising w.c., bidet, wash hand basin, raised bath with shower. Fully tiled walls.

BEDROOM TWO:

(3.63m x 3.62m) with carpet, stone mullion windows.

En suite Bathroom:

(3.33m x 2.78m) with ceramic tiled floor, suite in blue comprising w.c., bidet, wash hand basin, raised bath, shower cubicle. Fully tiled walls.

**REAR BEDROOM
THREE:**

(5.46m x 3.6m) overall with central heating radiator, fitted carpet, windows facing south and east, taking advantage of morning and mid-day sun.

FAMILY BATHROOM:

with ceramic tile floor, patterned bathroom suite comprising two pedestal wash hand basins, w.c., bidet and bath. Shower cubicle. Fully tiled walls. Inter-communicating door to

**MAIN BEDROOM
FOUR:**

(5.05m x 3.58m) with stone mullion windows, full width ladies and gents' wardrobes with central TV cabinet.

Folding ladders to**LOFT SPACE**

Full length of the building providing storage, central games area, end workshop with roof lights for ventilation and illumination, fitted with CCTV connection.

OUTSIDE:

Electric gated and sweeping gravelled **Entrance Drive** with sheltered parking at front door. Gated Rear Yard, gravel surfaced, shrub lined with gate to quality paved patio area, accessible from French windows to Conservatory.

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Ellastone House, Wink Hill, Leek, Staffs.

FARM BUILDINGS:

Block and corrugated single storey L shaped range offering scope for conversion to six Stables with feeding passage. Separate access from main drive.

LAND:

Comprising four principal enclosures of meadow and pasture land, the property totals **16.63 acres** in extent as indicated on the accompanying plan. Water is available at natural sources with a further mains water trough. The vendors consider the eastern strip of pasture is capable of use as a landing strip for light aircraft.

SERVICES:

Mains water, mains electricity, drainage by septic tank. Central heating by oil fired system with back up from multi fuel boiler in Sitting Room.

COUNCIL TAX: Band F

ENTITLEMENTS:

The property is including in the Rural Land Register and has an entitlement for Single Farm Payment. There is an existing Environmentally Sensitive Area Management Scheme which will pass to the purchaser.

VIEWING: By prior appointment with the joint Agents, Daniel & Sons 01538 385490.

DIRECTIONS:

Approached from Leek via the A523 towards Ashbourne, a right hand turn is taken after passing the Windy Ridge Cafe. This road is followed for approximately a mile whence the property is situated on the left. Alternative approach from The Potteries is via Kingsley and Whiston A52 turning left at Windy Arbour signposted Leek whence the property is situated on the right.



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Drawing Room



Kitchen



Dining Room



Conservatory



Study



Bedroom Three



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Family Bathroom



Utility Room



Bedroom Four



Sitting Room



Kitchen



Patio



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ELLASTONE HOUSE, WINKHILL, Nr. LEEK



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