

FOR SALE BY PRIVATE TREATY
DETACHED MODERN FARMHOUSE
WHYMPENNY FARM,
DILHORNE,
STOKE ON TRENT, ST10 2PF



This modern dormer Bungalow Residence affords four bedroomed accommodation and stands within mature gardens and Paddock amounting to **2 acres** in total.

The village situation is ideal for an agricultural retirement dwelling or for workers employed locally in agriculture or forestry.

Vacant Possession on Completion

Tenure: Freehold

PRICE: £250,000

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.

DIRECTIONS:

The property is situated at the northern end of the Godley in Dilhorne approximately 50 metres from Dilhorne Primary School. Post Code for Sat Nav ST10 2PF.

SOLICITORS:

SERVICES:

Mains water, electricity and drainage. Central heating by oil fired sytem.

VIEWING:

By prior telephone appointment with the joint Agents, Daniel & Sons, Leek 01538 385490

OCCUPANCY CONDITION:

The property is constructed under an Agricultural Planning Permission restricting occupation to those employed, or last employed, locally within the area, in agriculture or forestry or a dependent relative thereof. Full details on application.

PARTICULARS

The brick built and pan tile roofed dormer residence has a tarmacadamed surface drive with fore-court parking. Accommodation comprises:

Entrance Hall with tiled floor and Cloaks cupboard off.

Cloak Room with wc and wash hand basin, tiled floor, part tiled walls.

Dining Room (3.6m x 3.3m) with tiled floor, picture window facing north east. Double doors to

Living Kitchen (4.2m x 3.6m) with fitted range of floor and wall storage units with working surfaces incorporating stainless steel single drainer sink. Tiled floor.

Laundry Room off (3.6m x 2.7m) with tiled floor with access to outside and walk-in Store Room off.

Front Lounge (7.7m max x 3.8m). This pleasant family room has two windows overlooking the front garden. Further porthole window looking over front entrance door. Solid fuel fireplace. Open plan stairs to

First Floor.

Landing with UPVC door opening onto balcony over part of front elevation.

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Master Bedroom One (6.2m x 4.2m) with windows on three elevations.

End Bedroom Two (4.3m x 4.1m) with windows to front and rear. Built in wardrobe.

Middle Bedroom Three (3.1m x 2.7m) with rear facing window.

Front Bedroom Four (2.9m x 2.0m) with eaves storage off.

Family Bathroom with bath, wc, pedestal wash hand basin and tiled splash backs. Airing cupboard off housing hot water cylinder with immersion heater.

OUTSIDE:

Integral Garage of double proportions housing oil fired central heating boiler serving radiators throughout the principal accommodation.

Lawned Front Garden with borders.

Rear Croft with further Paddock as indicated on the accompanying plan.



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