



New Hill Farm Tickhill Lane, Dilhorne, Stoke-On-Trent, ST10 2PL

Offers In The Region Of £895,000

- Offered to the market with NO UPWARD CHAIN
- Three double bedrooms and three bathrooms within the main residence
- Timber barn incorporating three stables, ideal for equestrian or lifestyle buyers
- Timber hot tub lodge complete with hot tub, creating a superb outdoor leisure and entertaining space
- Detached stone farmhouse set within approximately 6 acres of land
- South-facing rear garden enjoying a private and sunny aspect
- Extensive workshop block, separate timber stables and enclosed yard area
- Self-contained stone annexe ideal for multi-generational living, guest accommodation or Airbnb
- Detached garage/studio, currently utilised as a studio, revert to garaging with ease
- Generous vehicle hard standing providing ample parking and storage space

New Hill Farm Tickhill Lane, Stoke-On-Trent ST10 2PL

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this charming detached stone farmhouse on Tickhill Lane. offering a unique opportunity for those seeking a tranquil lifestyle. Set within approximately 6 acres of lush land, this small holding is perfect for families, hobby farmers, or anyone looking to embrace rural living.

The main house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-appointed bedrooms and three bathrooms, it caters comfortably to family life or guests. The self-contained stone annexe adds versatility, making it ideal for multi-generational living, guest accommodation, or even an Airbnb venture, allowing for additional income potential.



Council Tax Band: E



Location

New Hill Farm occupies an enviable position along Tickhill Lane in the charming village of Dilhorne, nestled in the picturesque Staffordshire Moorlands countryside. Set within approximately 6 acres and comprising of a stone farmhouse, a stone annexe, detached double garage, timber barn with stables, workshop block, separate timber stables with enclosed yard, timber hot tub lodge with hot tub, duck pond and vehicle hard standing, the location offers the perfect balance of rural tranquillity and everyday convenience, with open countryside in every direction and a wealth of walking, cycling and outdoor pursuits on the doorstep. Nearby Cheadle, Leek and Stoke-on-Trent provide an excellent range of shopping, dining and leisure facilities, whilst highly regarded schools and commuter links are within easy reach. This is a location that combines privacy, space and stunning rural surroundings, making it ideal for those seeking a country lifestyle without sacrificing accessibility.

Main House

Ground Floor

Hall

10'8" x 5'2"
Composite double glazed door to the frontage, stairs to the first floor, radiator.

Study / Bedroom Four

14'4" x 5'10"
UPVC double glazed window to the side aspect, cupbaord housing the gas fired wall mounted Ideal boiler, hot water cylinder, inset ceiling spotlights, loft hatch.

Dining Room

15'5" x 13'1" max measurement
UPVC double glazed window to the frontage, vintage style radiator, wood flooring, inset ceiling spotlights.

Sitting Room

14'9" x 13'10"
Two UPVC double glazed windows to the rear, log burner, exposed brick chimney breast, ceiling beams, wood flooring, vintage style radiator, ceiling beams.

kitchen

13'8" x 10'9"
Two UPVC double glazed windows to the side aspect, UPVC double-glazed French doors to the rear, units to the base and eye level, quartz worktop, Range Master six ring range oven, Belling extractor hood, integral microwave, integral High Sense dishwasher, ceramic double butler sink, chrome mixer tap, inset ceiling spotlights, two radiators, tiled floor, space for an American-style fridge freezer.

Conservatory

19'9" x 12'5"
UPVC double-glazed construction, glass roof, patio doors to the rear, patio doors to the side aspect, exposed stone, ceiling blinds, inset ceiling spotlights, under floor heating.

Utility Room

7'3" x 7'1"
UPVC double glazed window to the side aspect, units to the base and eye level, composite sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for a slimline dishwasher, inset ceiling spotlights.

Shower Room

7'0" x 2'11"
UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low level WC, inset ceiling spotlights, extractor fan.

Boot Room

5'5" x 5'4"
UPVC double glazed window to the side aspect, UPVC double glazed door to the rear.

First Floor

Landing

Loft hatch, radiator.

Bathroom

9'5" x 6'0"
Skylight, double-ended panel bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, built in storage, chrome ladder radiator, inset ceiling spotlights, fully tiled.

Bedroom One

14'3" x 11'10"
UPVC double glazed window to the side aspect, fitted wardrobes, inset ceiling spotlights, en-suite shower room.

En-suite

8'0" x 4'7"
UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low-level WC, white ladder radiator, inset ceiling spotlights, extractor fan, fully tiled.

Bedroom Two

15'3" x 14'2" max measurement
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, fitted wardrobes, ceiling beams, inset ceiling spotlights, loft hatch.

Bedroom Three

14'2" x 10'9"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, ceiling beams, inset ceiling spotlights, radiator.

Externally

To the frontage of the farmhouse, gravel driveway, dry stone wall, mature trees and shrubs, area laid to gravel.
To the rear of the farmhouse, South facing Indian stone paved garden, decked area, fence and drywall boundary.
Approximately 6 acres, stone annexe, detached garage, timber barn with stables, workshop block, separate timber stables and yard, vehicle hard standing, duck pond, timber hot tub lodge with hot tub.

Annexe

Kitchen / Living / Dining

34'5" x 15'1"
UPVC double glazed patio doors to the frontage, two UPVC double glazed windows to the left side aspect, three UPVC double glazed windows to the right side aspect, four radiators, units to the base and eye level, four-ring ceramic hob, electric fan-assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, integral under counter fridge.

Bathroom

8'0" x 7'7"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low-level WC, extractor fan, loft hatch, aqua boarded.

Bedroom

15'3" x 13'2"

Two UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, fitted wardrobes, vintage style white vertical radiator, vintage style white horizontal radiator.

Externally

Paved and gravel garden, hedge and fence boundary, electric points.

Double Garage / Studio

17'5" x 17'3"

Currently being utilised as a studio, the space provides a practical work-from-home solution while retaining the potential to be reinstated as a garage with minimal alteration. Brick construction, electric roller door, light and power, EV charging point, pedestrian door to the workshop (4.88 x 2.40), steel internal and external doors, light and power. UPVC construction storage space to the rear.

Barn with Stables

40'10" x 31'6"

Three stables, metal roller shutter doors to each end, power and light.

Wooden Stables

Range of wooden stables in an enclosed yard.

Timber Hot Tub Lodge

Timber construction, polycarbonate roof, door to the frontage, power, light and plumbing, hot tub included.

Services

Farmhouse: mains gas, mains electric, mains water, septic tank (servicing the house only).

Annexe: propane gas, mains electric, mains water, septic tank (servicing the annexe and the barn).

Please note:

The boundary markings shown on images are for illustrative purposes only and represent an approximate guide to the property's extent. They are not intended to define the precise legal boundaries.

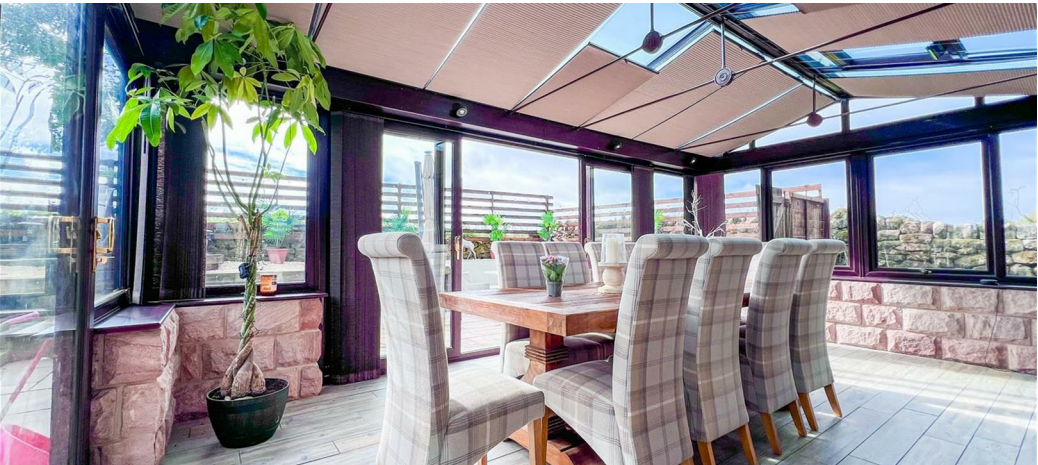
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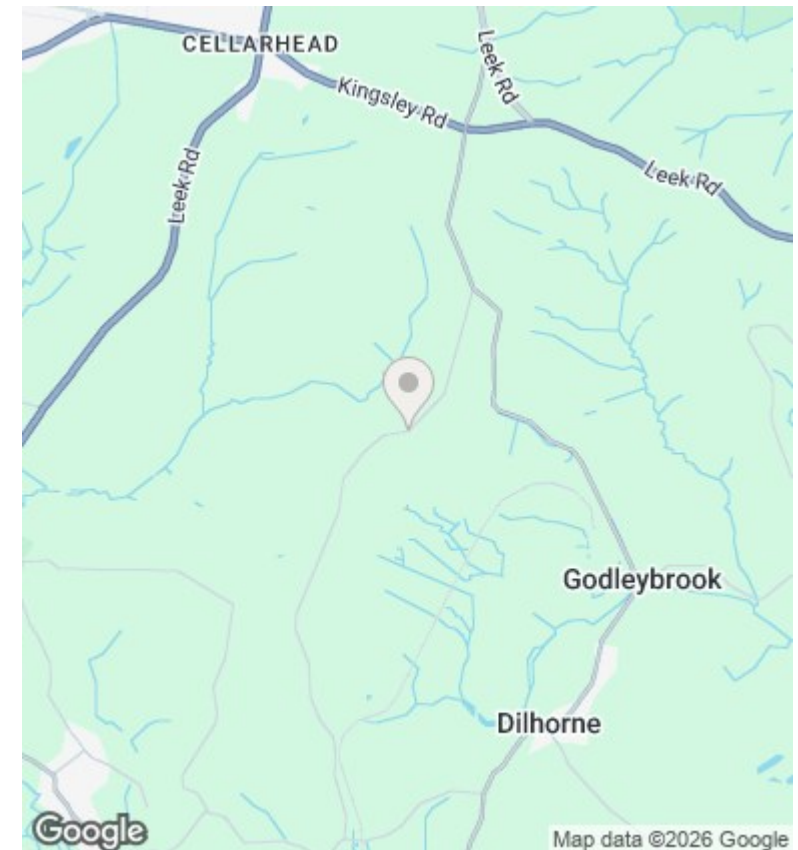
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AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC