



Tyre Farm Benty Grange Lane, Winkhill, Staffordshire, ST13 7PU

Guide price £1,000,000

GUIDE PRICE OF £1,000,000 to £1,050,000

'There are three responses to a piece of design, yes, no and WOW ! WOW is the one to aim for'

'This property has certainly accomplished that with its exceptional design and meticulous upkeep. Experience the allure of a beautifully renovated farmhouse nestled on seven and a half acres in the Staffordshire Moorlands, adjacent to the Peak District. This versatile estate features a main residence with potential income opportunities from five caravan pitches, complete with a guest reception area and shower facilities. It can also be adapted for multi-generational living or as an Airbnb, along with adaptable outbuildings that can be converted for equestrian use or livestock. This distinctive property presents endless possibilities to fit your lifestyle and aspirations, all set in breath-taking surroundings.'

Denise White's Comments

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7 DAYS A WEEK!

Step into a lifestyle of elegance and tranquillity with this stunning detached stone residence, meticulously renovated and set within approximately seven and a half acres of land. This exceptional property, rich in history with parts dating back to the 17th century, beautifully marries historical charm with modern living. Since the extensive renovations began in 2014, every detail of this residence has been thoughtfully designed to enhance its character while creating a warm and inviting atmosphere.

This property not only serves as a luxurious family home but also offers versatile living options suitable for various lifestyles. Currently, it features a small, successful caravan site with five pitches, perfectly situated to take advantage of the breath-taking surroundings. The potential for growth is significant, as the renovated stone outbuildings are ready for conversion into two camping barns, catering for the flourishing tourist market and providing additional income opportunities.

Tucked away along a private driveway, this enchanting residence provides sweeping 360° views from most rooms, showcasing the stunning landscape of its grounds and the rolling countryside beyond. The land is thoughtfully divided into paddocks. The diverse habitats within the grounds attract a variety of wildlife, enhancing the biodiversity of the area and providing opportunities for nature enthusiasts to observe local fauna. The current owners have cultivated a lifestyle that allows the main residence to serve as their family sanctuary while generating valuable income from the caravan site, which boasts an impressive 9.9 score from Pitchup. Designed with families in mind, the property has also been prepared for the easy addition or conversion of a self-contained annexe within the existing structure, making it ideal for multi-generational living or as an Airbnb rental.

As you enter the home, the reception hall/boot room exemplifies the essence of country living with

a modern twist. Featuring a Belfast sink, stone flooring, and a vaulted ceiling enhanced by skylights and exposed beams, this space is both functional and inviting. A separate utility room discreetly keeps everyday essentials out of sight, while a contemporary shower room, complete with a walk-in shower and heated towel rail, merges modern comfort with heritage charm.

The heart of the home is the generously sized dining kitchen, designed around the traditional country kitchen concept. This space is perfect for family gatherings, featuring a heritage-style log-burning stove and an impressive exposed brick chimney breast that sets a warm and welcoming tone. Light grey kitchen units topped with granite work surfaces provide a stylish contrast to the limestone coloured tiled floors, while modern lighting elevates the kitchen into the 21st century. Culinary enthusiasts will appreciate the range-style cooker, ideal for creating delightful meals.

The snug room offers a cosy retreat, curated for relaxation and connection. Its exposed brick fireplace with a multi-fuel stove creates an inviting atmosphere for intimate gatherings. Enhanced by oak flooring, beamed ceilings, and dual-aspect windows, the snug is a versatile space for enjoying quiet moments or hosting friends and family.

The main sitting room is a spacious area designed for both relaxation and entertaining. Bathed in natural light from full-length glass doors and windows, this room seamlessly invites the outdoors in. Featuring oak flooring, contemporary wall-mounted radiators, and a focal exposed brick fireplace with a multi-fuel stove, it's the perfect setting for family downtime or larger gatherings. This room is designed for adaptability, easily partitioned off to create a kitchen/lounge area if converted into an adjoining annex, with plumbing and wiring thoughtfully installed. Access can also be gained into the reception room currently serving as the main entrance for campers, which could be transformed into a double bedroom. The campers' shower/cloakroom off this room could serve as the self-contained annex's bathroom.

On the first floor, the accommodation continues to impress, seamlessly blending character with modern specifications. Three spacious double bedrooms include a principal suite featuring a contemporary ensuite bathroom. A single bedroom offers additional versatility, easily convertible into a dressing room with access from the main bedroom. The luxurious family bathroom boasts a stunning heritage-style suite with a freestanding bath and a walk-in double shower, creating a spa-like retreat for relaxation.

Surrounding the property are private gardens with gated access leading to the rear, where you will find a lawned garden area with a patio currently housing a hot tub, providing ample space for garden furniture. Beautiful flower and shrub borders enhance the outdoor space, with gated access into the paddocks adjoining the garden. The front garden features gated access with gravel pathways leading around the property. A lawned area enclosed with dry stone walling is complemented by mature trees and various fruit trees, in the old orchard that still produces fruit.

The detached stone outbuilding has been renovated by the present owners and is currently divided into four distinct areas—two with double doors and two with single doors. This flexible space could serve as workshops, secure storage, or animal housing, or, as previously mentioned, be converted into two camping barns. Ample parking is available on the property, accommodating agricultural equipment and machinery as expected.

The grounds present further potential, featuring a large agricultural building measuring 55ft by 42ft, currently utilised for livestock and storage. This adaptable space could easily be converted for equestrian use, taking advantage of the ample land available for horses and the possibility of creating a menage/school facility, subject to planning.

This unique stone residence is more than just a home; it's a lifestyle offering tranquillity, space, and opportunities for income generation. Embrace the perfect blend of modern luxury and historical

charm in this exceptional property, where the possibilities for your dream lifestyle await. Whether you envision a serene family retreat, an investment opportunity, or a combination of both, this residence is ready to meet your aspirations while offering a vibrant natural environment enriched by local wildlife.

Location

Winkhill, located in Staffordshire, is a charming village surrounded by the beautiful Peak District countryside.

The property is situated on the outskirts of the Hamlet of Winkhill which lies approximately 6 miles from the market town of Leek and all its amenities and 12 miles from Ashbourne. The property is also well positioned for the wider road network, with A50 and M6 both being within 30 minutes' drive.

Local Areas of Interest

****Peak District National Park**:** Just a short drive away, this national park offers stunning landscapes, walking trails, and outdoor activities like cycling and rock climbing.

****Alton Towers**:** A well-known theme park located approximately 15 miles away, providing entertainment for families and tourists.

****Dovedale**:** Famous for its limestone ravines and stepping stones, it's a picturesque location for hiking and nature walks.

****Tissington Trail**:** A popular cycling and walking route that follows a former railway line, offering scenic views of the countryside.

Roadworks and Accessibility

****Road Links**:** Winkhill is well-connected via A-roads to larger towns and cities, making it accessible for commuters and visitors.

Transport Links

- ****Nearest Train Station****: The closest train station is in ****Buxton****, approximately 8 miles away. From here, you can access services to Manchester and Derby.

****Market Towns****

****Leek**** (about 6 miles away): Known for its historic market and independent shops.

****Ashbourne**** (approx. 12 miles away): Offers a mix of shops, restaurants, and access to the beautiful countryside.

****Macclesfield**** (approximately 14 miles away): A larger market town with more amenities and direct train services to Manchester.

Travel Distances

****Manchester****: Around 25 miles from Winkhill, accessible via the A523 and A6 roads.

****Derby****: Approximately 30 miles away, reachable via the A52 and A6.

Entrance Hall/Boot Room

10'3" x 9'10" (3.14 x 3.02)



As you enter through the stable-style door, you are welcomed into the property by the entrance hall/boot room, which features an adjacent window that allows for plenty of natural light. The stone flooring is complemented by under floor heating and stone skirting, and a Belfast-style sink

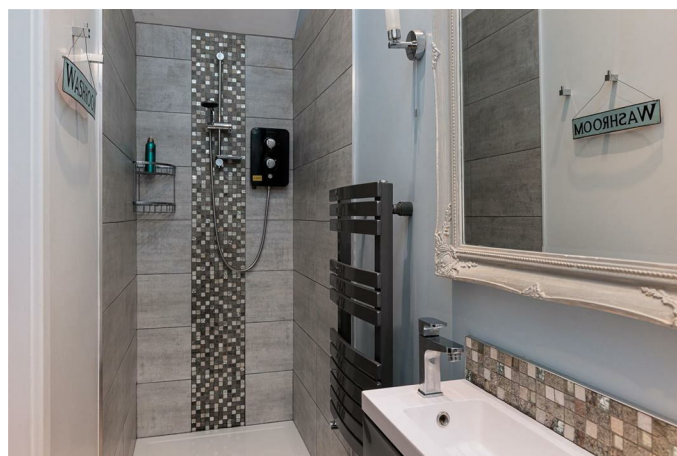
with a central tap is elegantly housed on an exposed brick pedestal, offering storage space beneath. There is ample space for large storage solutions. The room is warmed by a heritage-style dark grey radiator and is enhanced by a vaulted ceiling framed with exposed beams, housing three central lights and additional inset spotlight as well as a skylight for further illumination. Access to the utility room can be gained from this space.

Utility Room

The utility room offers a heated towel rail and plumbing for a washing machine, along with a wall-mounted Baxi boiler. The continuation of the stone flooring provides a seamless flow, while a window at the rear aspect ensures this space is bright and functional, enhanced by recessed spotlighting.

Shower Room

13'1" x 2'11" (3.99 x 0.89)



This stylish shower room features a walk-in shower cubicle fitted with grey-coloured tiles and a distinct central tiled boarder. An electric shower provides comfort and convenience, while a dark grey wall-mounted heated towel rail adds a touch of sophistication. The sink unit has a central tap and is complemented by a gloss grey storage unit underneath, complete with a decorative tiled splashback. The stone-tiled floor, with under floor heating, enhances the room's elegance, while recessed spotlighting and a skylight fill the space with natural light.

Kitchen

16'6" x 13'2" (5.05 x 4.02)



Welcome to a beautifully designed country-style breakfast kitchen. This inviting space features traditional wall and base units, elegantly complemented by stunning granite work surfaces. Ample room is provided for a range-style cooker, currently showcasing a Rangemaster model complete with a five-burner gas hob and a matching extractor hood.

Convenience is key in this kitchen, which is equipped with a double Belfast sink unit featuring a central tap and an integrated dishwasher. The focal point of the kitchen is the exposed brick fireplace, showcasing a bricked inset and an exposed stone beam mantle, proudly housing a multifuel stove that rests on a stone hearth, enhanced by feature lighting for a warm ambiance and housing the original pot hook.

Windows are at both the front and rear aspects of the property offering delightful views of the surroundings, while exposed beams over the windows add character and charm to the room. The limestone coloured tiled flooring enhances the overall aesthetic. Recessed spotlighting provides both functionality and ambiance, ensuring the space is well-lit and welcoming.

A door leads out to the front aspect of the property, seamlessly connecting the indoors with the outdoors for easy access to the beautiful surroundings. The kitchen also offers access to the

snug room, making it a perfect hub for family gatherings and entertaining.

Snug Room

16'6" x 9'3" (5.05 x 2.83)



Step into this inviting snug room, a perfect place for relaxation. This charming space features oak flooring that enhances its warmth and character, complemented by an exposed beam ceiling that adds a rustic touch. An oak staircase gracefully leads to the first-floor accommodation, making this room both functional and accessible.

The focal point of the room is the striking exposed brick fireplace, fitted with a beamed mantle, stone-raised hearth and houses a multifuel stove. This focal point not only provides warmth but also creates an inviting atmosphere, ideal for cosy evenings spent with friends or family. Windows are located to the front and rear to the rear, each framed with an exposed beam, offering views of the outdoors, while thoughtfully placed wall lights create the perfect ambiance for unwinding. A heritage-style radiator fits in perfectly and ensures comfort during cooler months, making this space a year-round retreat. Access to the large sitting room is gained through a modern glass-panelled door.

Sitting Room

22'11" x 13'6" (7.01 x 4.14)



The sitting room is an impressive space, generously sized to comfortably accommodate ample seating while providing a perfect setting for dining and entertaining. Fitted with elegant oak flooring, the room features wall-mounted grey contemporary-style radiators and inset spotlighting, creating a modern yet inviting ambiance.

A striking exposed brick fireplace serves as a focal point, complete with an exposed brick inset and a stone hearth, housing a multifuel stove that adds warmth and character. Full-length windows at the front aspect and a central window flood the room with natural light, all framed by charming exposed beams that enhance the room's rustic appeal.

This versatile space has been thoughtfully designed with future-proofing in mind. Should you wish to transform the area into a kitchen/lounge to create a self-contained annex, the layout allows for easy adaptation. Direct access is available to the current reception room, which is utilised for campers and could be converted into a double bedroom. The reception area also has access to the campers' showering facilities which could serve as the annex's bathroom facility.

For added security and privacy, the sitting room can be secured, ensuring a distinct separation from the main dwelling while still maintaining easy

access to the reception area. This room offers endless possibilities for both relaxation and entertainment, making it a truly versatile addition to the home.

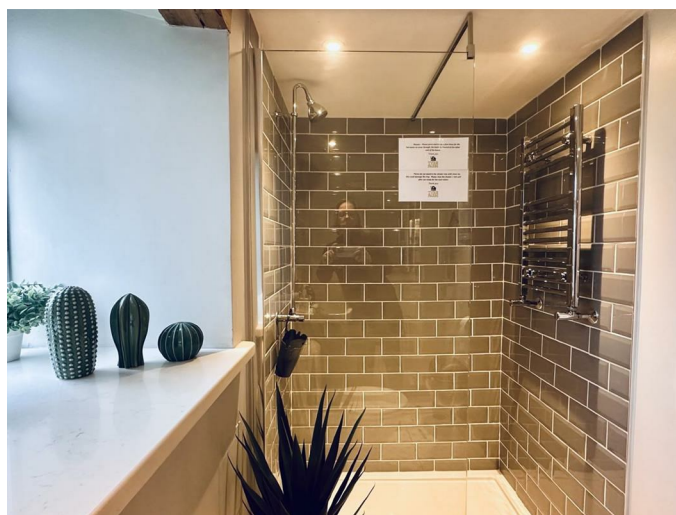
Reception Hall/Bedroom Five

This reception room features oak style flooring and is equipped with a wall-mounted radiator for comfort. A stainless steel sink unit with a drainer is accompanied by base units, providing both functionality. Inset spotlighting illuminates the space, while a door leads in from the front aspect, offering convenient access.

Currently serving as the main reception area for caravanning guests, this room provides private access for visitors from the front of the property. Its versatile layout allows for the possibility of conversion into a bedroom, should you choose to create a self-contained annexe within the dwelling. This multipurpose space is designed to accommodate various needs, making it a valuable asset to the home.

Shower Room

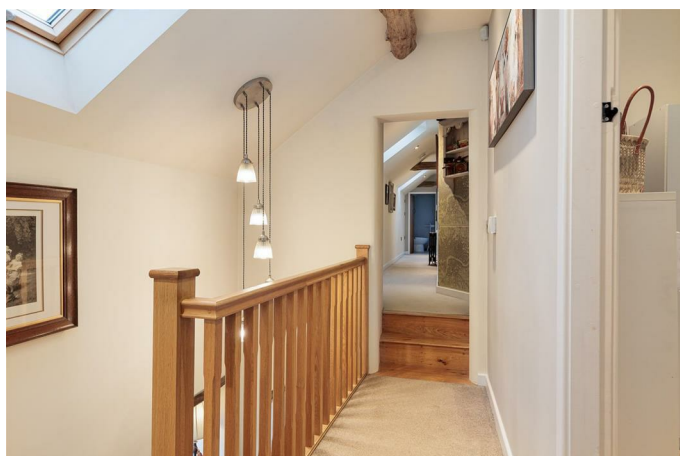
9'6" x 3'11" (2.90 x 1.21)



The shower room is fitted with a contemporary suite that includes a WC, wash hand basin, and radiator. The walk-in shower features a glass screen and is complemented by stylish tiled splashbacks, providing a sleek and modern look. Inset spotlighting enhances the room's ambiance, while a window to the rear allows for natural light.

Additional comforts include a heated towel rail and stylish tiled flooring, ensuring this space is both functional and inviting.

First Floor Accommodation



The landing area includes a central light fixture and also features exposed beams and fitted carpet, with a skylight enhancing the natural light. The landing is divided into two sections, with one section providing access to bedrooms one and four, while the other leads to bedrooms two and three alongside the bathroom. The second landing has skylights inset spotlights, and exposed beam to ceiling.

Bedroom One

13'2 x 12'11 (4.01m x 3.94m)



This spacious double bedroom features a front-facing window and showcases charming exposed beams with a vaulted ceiling, complemented by recessed spotlights. Elegant wall lights frame the bed, creating a cosy atmosphere. The original door

opening has been preserved, leading to a blocked-off entrance to bedroom four, which could easily be restored for use as a dressing room if desired. Heritage style radiator and a fitted carpet. Access to the ensuite bathroom is also conveniently available.

En-Suite

5'2" x 12'9" (1.58 x 3.91)



The modern ensuite bathroom includes a bath with a shower overhead and a glass screen. It features a stylish vanity with a wash hand basin, central tap, and storage underneath, along with a WC and a heated towel rail. The space is finished with tile flooring and tiled walls, offering practical shelving above the toilet. Additional conveniences include inset spotlighting, two wall lights, a shaver point, an extractor fan, and a skylight for natural light.

Bedroom Two

13'11 x 11 (4.24m x 3.35m)



A good size double room and features stylish laminated flooring and is well-lit with recessed

spotlights and a lighting above the dressing table area. The room has an exposed beam on one wall and includes a skylight and a radiator.

Bedroom Three

12'4 x 11'10 (3.76m x 3.61m)



A good size double room with a fitted carpet, skylight, radiator, inset spotlighting and exposed beam to wall.

Bedroom Four

9'8 x 9'3 (2.95m x 2.82m)



Features a front-facing window and is illuminated by recessed spotlights, showcasing attractive exposed beams and fitted carpet. Heritage style radiator.

Bathroom

13'7 x 5'10 (4.14m x 1.78m)



The luxurious bathroom suite includes a stunning roll-top clawfoot bath with a central tap and shower attachment. The spacious double shower features a rain-style shower head and a shower attachment, all enclosed by elegant glass panels. The room is complemented by grey brick-style tiled splashbacks and decorative heritage-style light grey tiled flooring. Wall lights, inset spotlights, and a central lighting point enhance the ambiance. A window on the side aspect of the property, adorned with an exposed beam above, allows natural light to fill the room.

Rear Patio And Lawn Area



The property is accessed via a long driveway and is nestled within 71/2 acres of land, which has been divided into paddocks. The current owners have successfully kept various livestock on the land.

Alongside the 71/2 acres of land and caravan

pitches, the main dwelling boasts its own private gardens that reflect the charming stone cottage style. The front lawned garden and orchard is enclosed by stone walling and features gated access, with gravel pathways leading to the main entrance of the residence. An additional stone outbuilding is situated in the front garden, offering potential for conversion into a functional space.

Access to the rear garden reveals ample space, including a patio area, laid with Indian stone, perfect for garden furniture, which currently accommodates a hot tub. The gardens are predominantly light lawn, complemented by raised flower beds and borders, all set against the backdrop of the surrounding private land.

Front Garden



Caravan Pitches



Additionally, there are five caravan pitches where

the owners operate a thriving small business that generates a substantial supplementary income. They maintain an active website for the business and have recently received an impressive rating of 9.9 out of 10 from the reputable company Pitchup.

Detached Stone Outbuildings



The detached stone outbuilding has been renovated by the present owners and is currently divided into four distinct areas—two with double doors and two with single doors. This flexible space could serve as workshops, secure storage, or animal housing, or, as previously mentioned, be converted into two camping barns. Electric is connected. Ample parking is available on the property, accommodating agricultural equipment and machinery as expected.

Agricultural Outbuilding



The expansive grounds present further potential, featuring a large agricultural building measuring 55ft by 42ft, currently utilised for livestock and storage. This adaptable space could easily be converted for equestrian use, taking advantage of the ample land available for horses and the possibility of creating a menage/school facility, subject to planning.

Agents Notes



- Kitchen, Boot Room Shower Room, & En-Suite feature electric underfloor heating.

- Main source of heating is LPG gas.

- Baxi boiler located in the utility room, approximately 8 (2016) years old and serviced annually by the owners.

- Hardwood double glazing throughout the property - - Windowsills enhanced with natural

stone and marble

- Rounded throughout the property for a refined finish.

- Cast-iron radiators installed.

- Original beams have been taken out, treated, persevered and reinstated throughout the property.

- Entire roof of the dwelling has been replaced.

- Rangemaster cooker operates on LPG gas with an electric oven and granite work surfaces.

- Oak doors sourced from local company Peak Oak.

- Property is alarmed for security. Hardwired CCTV system.

- Drainage system consists of a sewage treatment plant, approximately 8 years old and emptied once a year.

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.

What3words

[cascaded.samplers.definite](https://www.what3words.com/cascaded.samplers.definite)

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice 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 advice.

WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Do You Need To SELL or RENT a HOUSE ?

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 ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will 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.

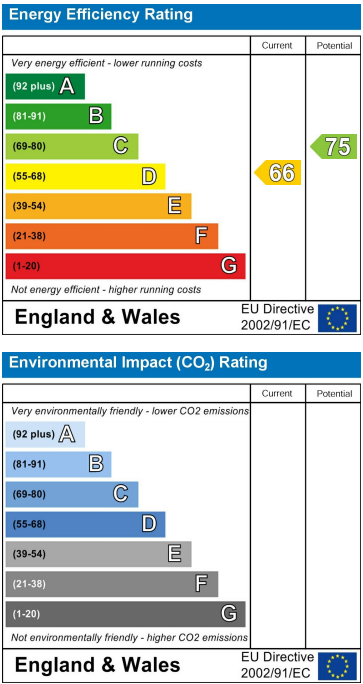
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.