



Trough Ivy House

Farley, Oakamoor, Stoke-on-Trent, Staffordshire, ST10 3BQ

Freehold £675,000

- Located in the desirable hamlet of Farley
- Attractive stone & brick built property
- 3-bedroom owner accommodation
- 3 room guest house & 1 bedroom self catering apartment
- Gardens and off-road parking
- Suitable for residential or business use

Ref: 91421

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SP Sidney
Phillips



LOCATION

Trough Ivy House was originally built in 1792 and tastefully extended in 1987, is located in the hamlet of Farley, near the villages of Alton and Oakmoor, Staffordshire. The property offers enviable views of the surrounding countryside and is just a stone's throw from Alton Towers Theme Park. The towns of Uttoxeter, Stoke on Trent and Stafford are all within close proximity. Farley sits approximately 8 miles south of the Peak District National Park which offers visitors the chance to explore famous hills, an abundance of trails and breath taking scenery.

The village can be accessed via the A52 which links Derby to Stoke on Trent and the A50. The M1 and the M6 motorways are easily accessible providing links to the northwest and southwest of England, respectively.

The attractive property is a detached extended stone-built cottage with considerable character and charm.

GUEST ACCOMMODATION

GROUND FLOOR

Entrance leading to HALLWAY offers one DOUBLE BEDROOM with ENSUITE.

SECOND FLOOR

Features a DOUBLE BEDROOM with separate LOUNGE AREA and private BATHROOM including bath tub. At the end of the HALLWAY is a DOUBLE BEDROOM complete with ENSUITE. The 'Swallows Nest' is an ANNEX attached to the guest accommodation and consists of ENTRANCE HALL, SHOWER ROOM, LOUNGE/KITCHEN and stairway leading to further DOUBLE BEDROOM.

OWNERS ACCOMMODATION

ENTRANCE HALL, features parquet flooring and a WC, leads to a spacious DINING ROOM which again benefits from parquet flooring and exposed beams to the ceiling. The main LOUNGE is to the left-hand side of the building and features carpeted floors, brick chimney breast with multi fuel burner and access to the garden. The well presented KITCHEN area features laminate floors with a tiled effect, LPG AGA stove with chimney breast plus fitted units and worktops. There is an additional small LOUNGE area ideal for a playroom or office use. To the first floor is the MASTER BEDROOM with ENSUITE, a FAMILY BATHROOM and 2 further DOUBLE BEDROOMS.

EXTERNAL

From the side of the property is an archway leading to COURTYARD and CAR PARKING which offers off road parking for approximately 7 vehicles. Front and side GARDENS well maintained LAWNED AREAS, BRICK WALK THROUGH/ARBOUR, brick BBQ, VEGETABLE PATCH, GREENHOUSE, 2 SHEDS and offers stunning views of the surrounding countryside.

Multi camera CCTV. Solar Panels (owned)



THE BUSINESS

The property has been owned by our clients since 1985 and they have advised that the reason for sale is due to retirement. The guest room business has been running as a 'lifestyle business' and generates a net turnover in the region of £60,000 per annum. The property sees returning guests due to its great reputation and service built over the past four decades. Due to the property's close proximity to Alton Towers the business sees high demand in the open season, which runs from March to November. There is scope to increase turnover by offering the rooms at an increased rate, converting the current owner's accommodation into additional guest rooms and offering marketing on sites such as Air B&B. The property is also suitable for residential use only with the living accommodation and guests' rooms interlinked, the property is appointed to a high standard and is of considerable character which would suit a large family or a multi generational household.



The business boasts exceptional reviews such as 5/5 stars on Tripadvisor, 4.8/5 on Google Reviews, 9.5/10 on Booking.com, 9.5/10 on Planet of Hotels and 5/5 on Trip.com.

TENURE & PRICE

FREEHOLD £675,000 to include, fittings and goodwill. Stock at valuation in addition.

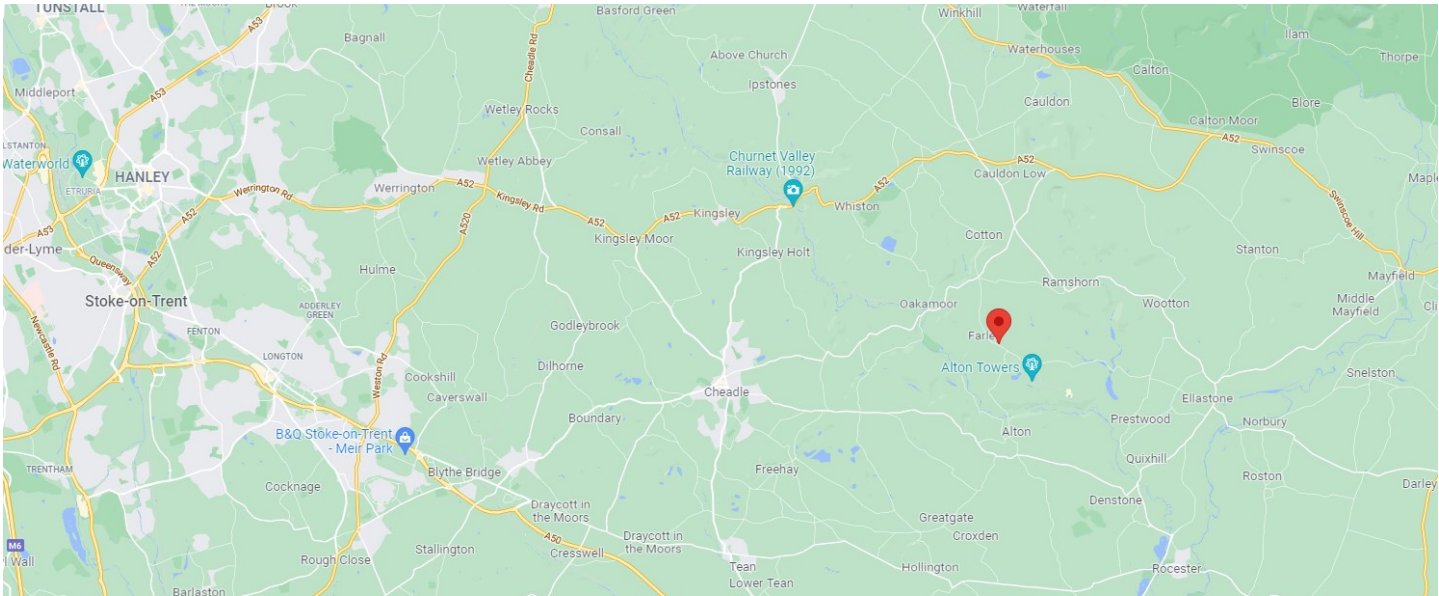
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

N/A
Local Authority Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ
Telephone - 0345 605 3010
Council Tax Band G

SERVICES

LPG gas, electric, water. Solar panels (owned) providing hot water.



Energy rating	Current	Potential
A		
B		
C		
D		59 D
E	43 E	
F		
G		

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