

Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Wint House Grindon

Grindon, Leek, ST13 7TP

Offers In The Region Of £200,000

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Wint House Grindon

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Subject to Tenancy!
A chance to purchase an idyllic rural two bedroom stone cottage as an ideal investment opportunity having an Assured Tenancy in situ.
Located in the popular village of Grindon in the heart of the Peak District National Park, Grindon is a small village with a thriving community. The property sits in a generous plot of almost 1 acre.

Situation

Situated in the village of Grindon in the heart of the Peak District National Park. Grindon boasts easy access to Leek, Ashbourne Derby and Stoke On Trent and has a thriving village community.

























Directions

From our Leek office take the A523 Ashbourne Road out of Leek and head towards Bottom House. Turn left at the cross roads and continue on this road passing through Onecote. Continue along turning right sign posted Grindon. Proceed along the main road through the village of Grindon and turn left onto Church Avenue, whereby the property will shortly be found on the left hand side as indicated by our For Sale board.

Accommodation Comprises

Entrance Door

Leading into

Utility Room

8'5" x 7'6" (2.57m x 2.31m)

Bathroom

With wash hand basin, low flush W.C & bath.

Kitchen/Dining Room

15'3" x 9'8" (4.65m x 2.97m)

With a small range of fitted wall and base units and red tiled flooring.

Living Room

14'11" x 13'6" (4.57m x 4.14m)

With modern tiled fireplace.

With sraicase off giving access to:-

First Floor Landing

Bedroom 1

15'3" x 13'8" (4.67m x 4.19m)

A good sized double bedroom with airing cupboard.

Bedroom 2

15'1" x 9'8" (4.62m x 2.97m)

Another double sized bedroom.

Outside

Adjacent to the house there is a stone faced lean to with part of the walls being box profile which is used for storage.

Stone & Tiled Range

Used as a fuel store currently

Stone & Tiled Range

Again used for storage.

Garden

With a concrete path to the rear of the property to a lawned area and a small stone and tiled former outside toilet which is in need of renovation.

Associated with property is a further grass area together with a small area of trees.

The propery stands in 0.86 acres or thereabouts.













Services

We understand the property is connected to mains electricity and water with drainage by means of a septic tank. The tenant has also installed Solar Panels at their cost.

Tenancy

The property is occupied by a long term tenant who we understand has been in occupation since 1990 and the current rent passing is £2,080 per annum for the dwelling. This is an Assured Tenancy and as such the tenant has lifetime security of tenure. The tenant also pays additional rent totaling a further £45 per annum for gardens and croft, which is also within the same title. The rent for the dwelling is paid quarterly and the rent for the gardens is paid half yearly. We have not had sight of the Tenancy Agreement.

Right of Way

Wint House has a right of way from point A to B and B to C for vehicle access to the rear of the site, for agricultural vehicles. Further details will be contained in the legal pack.

Land Regsitry Title

The Land Registry Title is SF518660.

Tenure & Possession

Freehold, subject to tenancy noted above.

Local Authortiy

The local authority is the Peak District National Park alongside Staffordshire Moorlands District Council.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

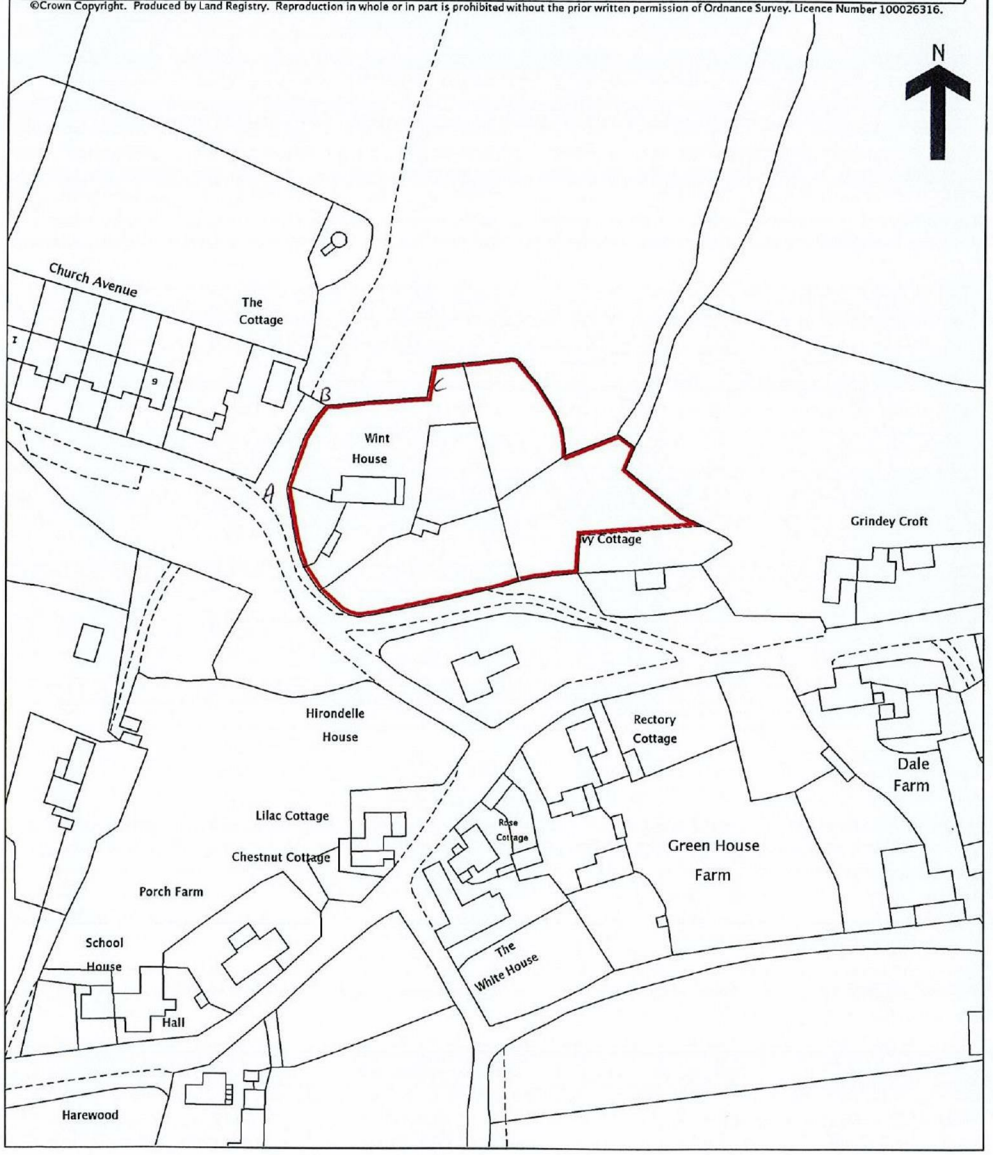
Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

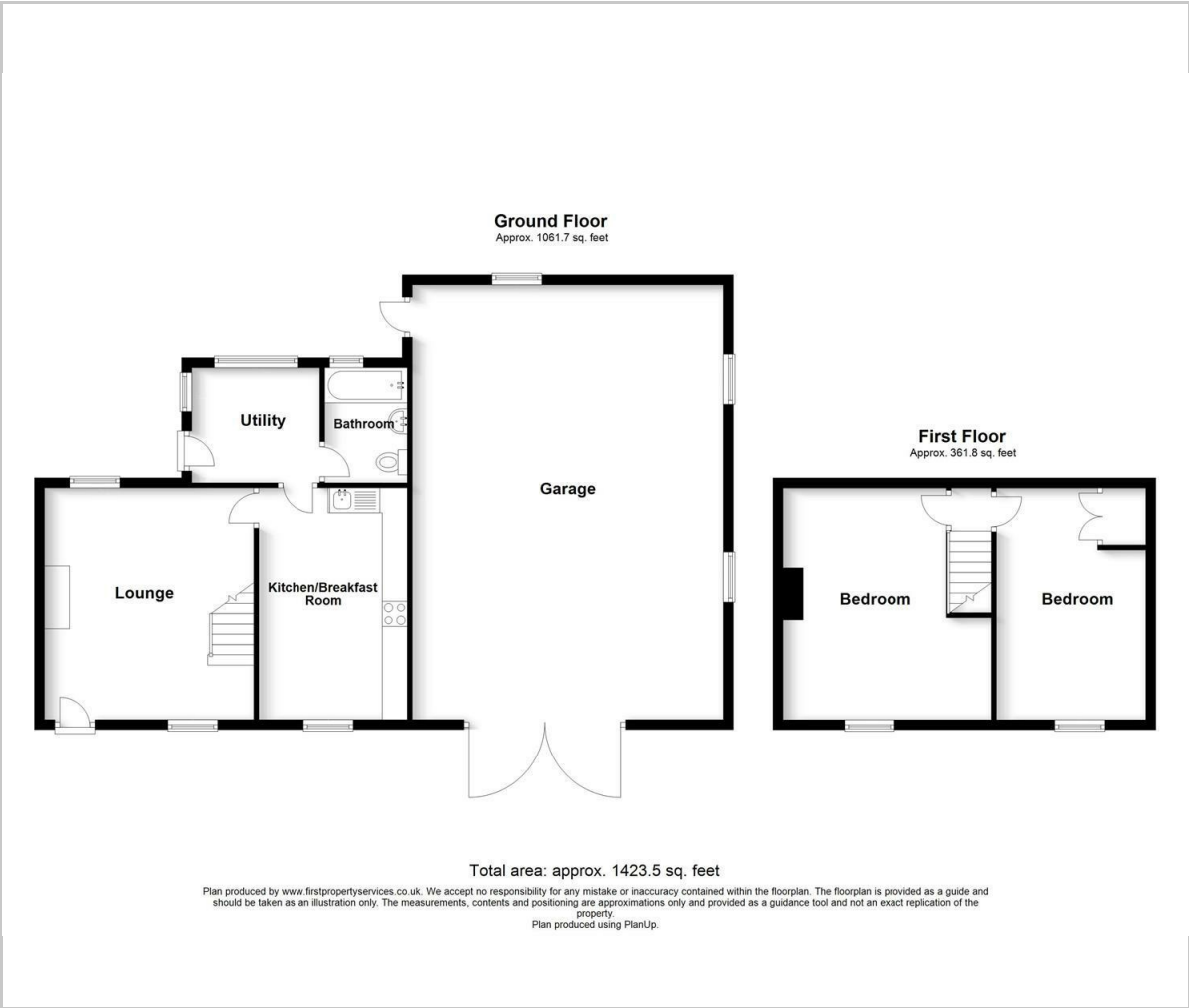
Land Registry Official copy of title plan

Title number **SF518660**
Ordnance Survey map reference **SK0854SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire : Staffordshire Moorlands**

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Floor Plan



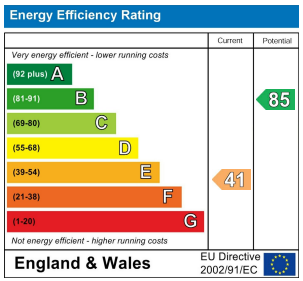
Total area: approx. 1423.5 sq. feet

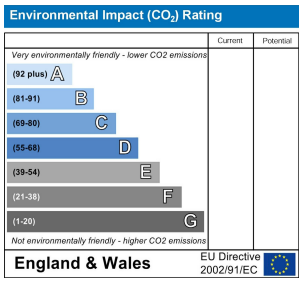
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

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.

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