



# Denford, Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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### 3 Holly Bush Cottages

Denford  
Leek, Staffordshire  
ST13 7JT

\* This fabulous mid-terrace cottage is situated in an idyllic canal side setting in the highly sought after location of Denford, just on the outskirts of the popular market town of Leek set within the Staffordshire Moorlands.

\* The canal side position is sure to appeal to a wide range of buyers including narrow boat enthusiasts and walkers or those looking for a second home or an Airbnb option, the vendors have advised us the property has previously been a successful holiday let a few years ago.

\* The property benefits from oil fired central heating, Upvc double glazing and a mixture of original features including feature quarry tiled floor in the Dining Room.

\* Accommodation briefly comprises: Living Room, Dining Room, Kitchen and W.c / Utility Room to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.

\* The loft space has been converted to a very useful storage area with pull down access ladders, racking for storage, power and lighting.

\* To the rear of the property is a yard area which is mainly paved and a useful storage shed, a private road with permitted vehicle and pedestrian access runs across the cottage frontage where the current residents park a car adjacent to the canal towpath. There is a small garden area across the frontages maintained by all the residents which is a blaze of colour in the summer.

**Offers in the region of: £235,000**



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Leek Office - 01538 383344



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# Accommodation

## Living Room

Radiator. Coving. Open fire with feature surround. Picture rail.

## Dining Room

Feature quarry tiled floor. Radiator. Stairs off. Understairs storage.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Spotlights. Plumbing point.

## Rear Hall

Rear door. Pantry off. Tiled floor.

## W.c / Utility Room

Central heating boiler. Storage units. Wash basin. Plumbing point. Radiator. W.c. Tiled floor.

## Landing Area

Access to:

## Bedroom

Radiator. Loft access. Fitted wardrobes.

## Bedroom

Radiator. Storage alcove previously had a fitted bed in it. Recess storage. Storage cupboards.

## Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

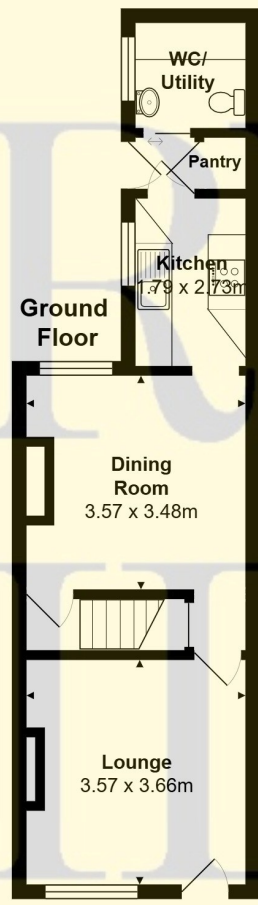
## Outside

To the rear of the property is a yard area which is mainly paved and a storage shed & storage for coal & logs. To the front of the property a private road with permitted vehicle and pedestrian access runs across the cottage frontage where the current residents park a car adjacent to the canal towpath.

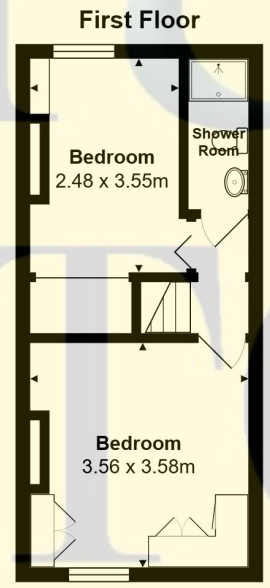
## Location: Denford is a Hamlet in the parish of Longsdon

Longsdon is a pretty village two miles west of Leek, the village is located on A53 Stoke-on-Trent Road and is surrounded by beautiful countryside. Longsdon is the centre of an extensive and wooded parish that extends to the Churnet and includes the high land of Ladderedge as well as the hamlet of Horse Bridge. Longsdon has a lovely country park, Deep Hayes Country Park,. Take a walk out of the village and connect to parts of the Staffordshire Way or Caldron Canal with numerous self-guided walks to follow including the 'Longsdon Walk' and the 'Deep Hayes Walks'.

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Total Area: 69.5 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Est. 1963



### Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

### Local Authority Council Tax Band 'A'

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### Method of Sale

The property is offered by Private Treaty

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Services

Oil central heating, Mains water, electricity and septic tank drainage shared by 6 cottages.

### Rights of Way, Wayleaves and Easements

There is a right of access around the side and across the back of the cottages for bins etc;

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Parking:** To the front of the property a private road with permitted vehicle and pedestrian access runs across the cottage frontage where the current residents park a car adjacent to the canal tow-path.

### Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any



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