



88 Newcastle Road, Staffordshire, ST13 7AA

Asking price **£535,000**

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"Architecture should speak of its time and place, but yearn for timelessness."

The architects of the late 1920's certainly were inspired by quality, style, space and light. Designing homes with family living in the forefront of their minds. This stunning three bedroom detached residence showcases a perfect example of this era with exceptionally well maintained accommodation positioned on the outskirts of the market town of Leek within delightful gardens, double garage, workshop and summerhouse.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agent's Comments

An elegant period house, believed to date back to 1924, situated just on the outskirts of this well-regarded town, convenient for all the local amenities.

The property is graced with many notable original features, one to mention is the stunning semi-circular designed bay windows to the rear of the house and a Tudor like facade. The property offers a most welcoming and graceful home enjoying spacious and versatile space and a high degree of natural light.

The accommodation is arranged over two floors, the property comprises; a drawing room with attractive fireplace and stunning bay window looking over looking the rear gardens, a spacious reception inner hallway with access to the first floor accommodation and a elegant sitting room with a wooden fireplace and double doors leading into a good size conservatory.

The breakfast kitchen has been fitted with a gas rangemaster oven and has an extensive range of base and eye level units with worktops over, integrated appliances and tiled flooring with under floor heating. The kitchen provides access out to the front porch and a large useful boot /utility room which is located to the rear. The boot/utility room is also fitted out with a range of wall and base units alongside integrated appliances with a door leading directly out to the garden. The ground floor is completed with an additional laundry room and a downstairs shower room, really useful for a property of this size.

The beautiful staircase leads to a spacious large landing, with the two front double bedrooms, one with double doors leading out to a balcony with a seating area over looking the garden, whilst the third bedroom is located to the front of the house and is also easily a double room. All the bedrooms are served by the family bathroom.

The property is approached from the road leading across a driveway to a good size private driveway

at the side of the house. There is double garage with an attached tool shed and workshop over.

It is clear the current owners have a passion for gardening as the well maintained green lawns are surrounded by beds of flowering plants and climbers, bringing scent and colour all year round. It is a garden which invites wildlife and has seating areas to relax and simply enjoy the outdoor space. The gardens are located to the front, side and rear aspects of the house. There is a sizable courtyard patio seating area that wraps around the rear of the house, designed in a semi circular shape duplicating the bay windows of the property. The rear garden can really becomes a wonderful extension of the home during the summer months with space for drinks and dining alfresco. Secluded, sheltered and private it is could also be used on sunny winter days. The summer house provides a perfect spot to sit and read or even make into a lovely hobby room. Access can be gained from the top patio area into the workshop above the garage, where there is power and lighting connected. This could easily be converted into office space, a games room or even additional accommodation subject to any necessary planning consents.

Entrance Porch

Ceiling light, tiled flooring, wooden vaulted ceiling, access into the breakfast kitchen.

Breakfast Kitchen

15'1" x 11'8" (4.61 x 3.57)



An extensive range of wall and base units with work

surfaces over, Rangemaster gas cooker with extractor hood over, part tiled walls, concealed lighting, Neff integrated dishwasher, larder fridge, sink unit with drainer, uPVC double glazed windows to the front and side aspects, radiator, tiled flooring with under floor heating system, cupboard housing the wall mounted boiler, inset spotlighting.

Boot Room/Utility

10'5" x 8'5" (3.19 x 2.59)



Fitted with an extensive range of wall and base units with work surfaces over, gas hob, integrated oven, stainless steel sink unit with drainer, part tiled walls, concealed lighting, ceiling light, tiled effect laminate flooring, uPVC double glazed door and window to the rear aspects.

Sitting Room

14'0" x 11'10" (4.28 x 3.63)



Gas fire with tiled inset and raised hearth, wood fire surround, uPVC double glazed window to the front aspect, ceiling light with decorative cornice, picture

rail, fitted carpet, double uPVC doors leading into the conservatory.

Conservatory

12'11" x 11'4" (3.96 x 3.46)



uPVC double glazed with double doors leading out to the rear garden, wall mounted heaters, ceiling light, air conditioning unit, floor covering, radiator. The "built-in" corner shelving / bookcase will remain in the property.

Inner Hallway

20'2" x 6'0" (6.15 x 1.85)

Stairs leading off to the first floor accommodation, uPVC double glazed window, ceiling light.

Drawing Room

14'0" x 14'11" plus bay (4.28 x 4.57 plus bay)



Fitted carpet, beautiful stone feature fireplace with living flame gas fire and stone hearth, uPVC double glazed windows to the front and side aspects, bay window to the side and rear aspects which is in a

circular design, two radiators, picture rail, exposed beam effect to ceiling, two wall lights, ceiling light, feature archway in the room framing the fireplace and windows to the front.

Laundry Room

10'7" x 6'7" (3.25 x 2.01)



Wall and base units with work surfaces over, Franke double sink unit, plumbing for washing machine and space for dryer, radiator, tiled flooring, uPVC frosted window to the rear aspect, two ceiling lights, loft access, door leading out to the side of the house with a feature stained glass panel.

Shower Room

6'5" x 5'10" (1.97 x 1.80)



Fitted with a suite which comprises; vanity wash hand basin with storage under, W.C. fully tiled shower cubicle, radiator, tiled flooring, uPVC window to the rear, inset spotlighting, part tiled walls, extractor fan.

Landing

Access to the bedrooms and family bathroom fitted carpet, feature large landing window to the front aspect of the house, ceiling light loft access, additional window to the rear aspect and ceiling light with a radiator.

Principle Bedroom

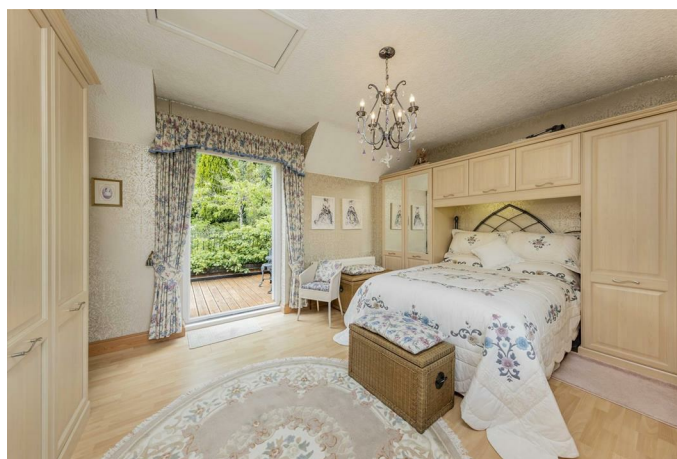
15'0" plus bay x 14'2" (4.58 plus bay x 4.34)



uPVC circular bay window to the side and rear aspects, uPVC double glazed windows to the front and side aspects, radiator, fitted carpet, exposed style beam to ceiling, picture rail, ceiling light.

Bedroom Two

15'1" x 12'0" (4.60 x 3.68)



Fitted bedroom furniture with over head storage, dressing table area with drawers and wardrobes, uPVC double glazed window to the front aspect, loft access, floor covering, ceiling light, double doors leading out to the balcony overlooking the rear garden. The balcony has a seating area and

enclosed with wrought iron balustrade, boarded loft space with access ladder.

Bedroom Three

13'11" x 8'7" (4.26 x 2.62)



Loft access, fitted carpet, uPVC double glazed window to the front aspect, radiator, ceiling light.

Bathroom

9'2" x 5'6" (2.80 x 1.69)



A fitted suite with bath and shower attachment, pedestal wash hand basin, W.C. tiled flooring, radiator, inset spotlighting, ceiling light, tiled walls. wooden panelled ceiling.

Garage

17'11" x 15'11" (5.48 x 4.87)



A double driveway leads to the double garage with an electric door, power and lighting connected.

Tool shed

8'0" x 5'3" (2.44 x 1.62)

Power and lighting, attached to the side of the garage, outside tap.

Garage loft room

17'11" x 14'11" min (5.48 x 4.56 min)

Access gained from the rear garden terrace with internal door, power and lighting connected, skylight, outside tap, could easily be converted into an additional room for an annexe - subject to any planning consents being obtained.

Summer House

9'10" x 9'9" (3.01 x 2.98)



Beautiful summer house overlooking the garden, ideal to relax in. with power and ceiling light and roller blinds to all windows.

Outside and Gardens



The property has a double driveway which provides ample off road parking and leads to the double garage/tool shed with workshop over.

The gardens are located to the front, side and rear aspects of the house and are absolutely delightful, very well maintained with a huge variety of plants, mature trees and shrubberies alongside a large patio seating area directly behind the accommodation. The lawns extend around the garden and lead up to an additional patio seating area which also leads to the door into the room over the garage. The front garden is very secluded and the rear give a real sense of seclusion and privacy.

Agents Notes

Freehold

All mains services

Council Tax Band - E

Location

Located on the outskirts of the market town of Leek, within easy reach of all the local amenities.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled town center offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centers, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to specialty producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectibles to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

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.

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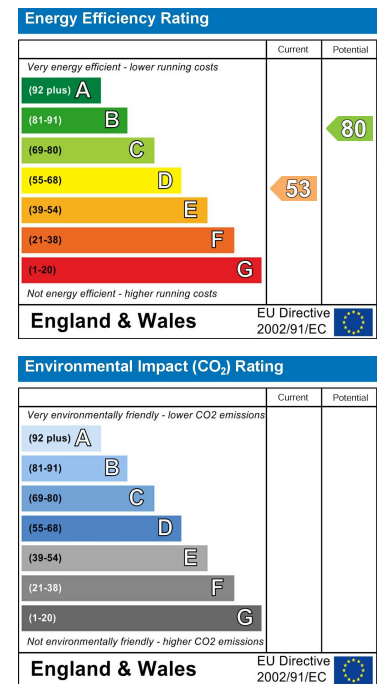
Floor Plan



Area Map



Energy Efficiency Graph



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