



## Peak Weavers King Street

Leek, Staffordshire, ST13 5NW

Offers in the region of £695,000



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"Peak Weavers is an substantial period detached residence believed to date back to 1828, filled with elegant features. The property is beautifully appointed and incorporating an established, fully operational high end Guest House and Restaurant with an exceptional reputation offering a forty-cover restaurant, six bed and breakfast rooms and three bedroom private accommodation"





## Introduction

Denise White Bespoke Estate Agents are simply delighted to be given this fabulous opportunity to represent the present owners of "Peak Weavers" in the sale of this magnificent residence by telling their story of ownership with in-depth features and magazine-quality photography

Peak Weavers is an imposing three storey residence which lies in a discreet location of King Street in the market town of Leek, close to the Peak District. King Street is one of my favourite streets in the town with the houses showcasing the fabulous history of the textile industry, whilst located only stones throw away from the town centre. The residence was believed to be built back in 1826 as a private dwelling and has been trading as a guest house since 1979. Currently trading as a six-bedroom guest house with three-bedroom owner accommodation with an independent restaurant and the accommodation extending to over 4,285 sq ft internally. The rooms are all exceptionally expansive which you would expect of a building of this era and could easily be reconfigured to provide nine en-suite guest rooms and still retain private owner accommodation.

The present owners took great care into the design and renovation when purchasing the building back in 1999, retaining, restoring and embracing many of the historic features which include beautiful corning and detailed architraves, tall bay sash windows, marble fireplaces, a stunning reception hall with an ornate staircase and a grand full length imposing window. They have adapted over the years to accommodate their growing families needs.

The property can be purchased as a "going concern" with all the fixture and fittings included in the sale price if required, so once purchased you can open the doors to your guests and adapt your business to evolve around your own dreams and aspirations whilst earning a healthy income.

The property may also be of interest to inventors and speculators looking for a substantial building to adapt to apartment's, subject to any necessary consents being obtained.

A discerning purchaser may wish to acquire to reconfigure into one grand residence taking it back to its original purpose and making it a main family dwelling once again. The potential and the possibilities are endless as the floorplan for this stunning, historic, residence offers so many opportunities.

## A Family Affair.....

The present occupiers of the house are a great husband and wife team, Nick and Emma Bettany. They took ownership of the Peak Weavers in 1999 and set about restoring the period property to its former glory ! Now they are ready to hand the reins over to the new custodians of this historic property. Nick and Emma are so excited for the new owners, knowing they will experience the same passion and enthusiasm they had when they started this fabulous journey of running their own family business whilst moulding a family home. They have built, over the years, a exceptional reputation based around the quality of the food, service and accommodation on offer whilst providing an exceptional experience for all guests visiting the establishment.

The Peak Weavers is situated in an ideal location in this small market town and continues to offer high quality accommodation ( Assessment report 2013 )

## History .....

Built in 1828 for a local mill owner, the Peak Weavers stands in its own grounds close to Leek town centre. It was sold by the Wardle family in the 1860s and became the convent to the Catholic church. For nearly 120 years it remained until in 1978 it was converted to a guesthouse.

The Peak Weavers takes its name from its close proximity to the Peak District and from the industry that shaped the town of Leek. Fine examples of weavers cottages can be seen on King Street, their third storey catching optimum hours of daylight to enable Leeks women of yesteryear to work their looms from dawn to dusk.

## The Grand Tour

Nestled along this charming, historic road in Leek, the house is set back behind a stone wall and with gardens to the front. Stone pillars frame the steps which lead up to the main entry to the home, alongside a private driveway providing allocated spaces for 14 cars. There is a private courtyard to the rear within which is a brick-built workshop.

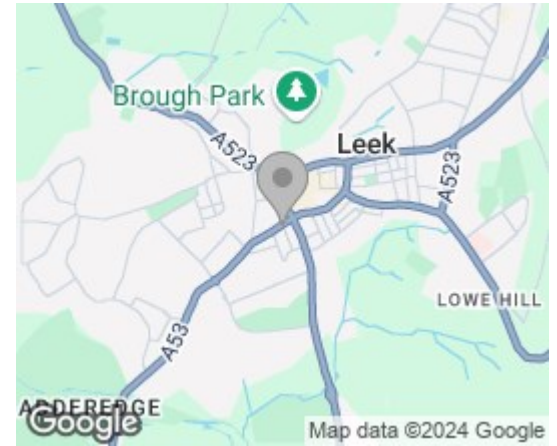
Visitors are greeted by a light-filled reception hall with a fabulous stone flooring and an imposing ornate staircase leading to the first floor, complimented by the stunning grand full length window to the rear of the reception hall.

Occupying the main volume of the ground floor is the reception/bar area leading to the grand reception room utilised as an intimate restaurant allowing at least 40 covers, with soaring ceilings and views over the front gardens. The current owners have retained the buildings original proportions with huge sash windows complementing the room with a high degree of natural light. To the rear of the restaurant is a very well appointed and fully fitted commercial kitchen split into two areas, together with a number of storage rooms.

The guest accommodation is arranged over ground floor, first and second floor with all of the rooms having en-suite facilities. There is also private living accommodation for the owners extending to three bedrooms with a large living/dining room.

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.

## Area Map



## Floor Plans

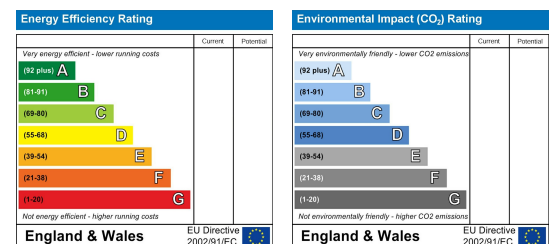


### Ground Floor

Floor area 147.4 sq.m. (1,587 sq ft.) approx

Total floor area 147.4 sq.m. (1,587 sq ft.) approx  
The floor area is for residential use only and does not include the garden. The position and size of items, fixtures and other features are approximate. Measurements supplied for guidance only.

## Energy Efficiency Graph



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