



## Thornhill, 2 Sandybrook Lane, Staffordshire, ST13 5RZ

**Offers in excess of £510,000**

\*\* CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! \*\*

Thornhill; a spacious and versatile family home located in the sought after area of Birchall on the outskirts of the Market Town of Leek, yet just one mile from the Town Centre and its amenities. With annexe accommodation well suited to an older relative or teenage children seeking their own space, and fabulous elevated gardens which feature an outside bar area offering far reaching views over the surrounding area. Thornhill really does have something for everyone!

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments

Thornehill is a spacious and versatile property located in the highly regarded and much sought after area of Birchall on the outskirts of the market town of Leek. Offering Five Double Bedrooms, Three Bathrooms and Three Reception Rooms, all laid out around a Modern Fitted Kitchen; the hub of the home. Thornehill provides flexible living options with the advantage of an annexe, which comprises of a Lounge, One Bedroom (Bedroom Five) and Ensuite Shower Room with its own private access to the front aspect as well as internal access via Bedroom Two.

The main accommodation is accessed via an Entrance Porch which in turn leads to an Entrance Hallway. From the Hallway, doors lead to Three of the Five Bedrooms, as well as the Family Bathroom, WC, Laundry Room and through to the Kitchen. The kitchen has been fitted with a range of modern units, featuring a double sided breakfast bar (or wine bar... which ever you prefer!) and opening in to the Dining Room. The Dining Room features wood block flooring and a wall mounted living flame effect gas fire, and sliding patio doors leading to the rear garden. A door leads from the Dining Room through to the Utility Room and Inner Hallway, which in turn leads to the main Lounge and Bedroom One together with it's Ensuite Shower Room.

Thornehill sits in an excellent sized plot, with an elevated garden which climbs up to a fabulous outside bar and decked seating area, where you can sit and enjoy alfresco food and drinks whilst taking in the wonderful views over the surrounding area. To the front of the property a driveway provides ample off road parking together with a detached Garage and Storage Shed.

Located in a well regarded residential area with the beautiful Staffordshire Moorlands Countryside on the doorstep, just a short distance from Leek Golf Club and Birchall Playing Fields, and one mile from Leek Town Centre which offers a wonderful range of independent shops, tearooms, pubs, bars and restaurants and hosts regular markets for which people travel far and wide.

## Entrance Porch

4'2" x 6'3" (1.28 x 1.93)

uPVC entrance door to the front aspect. Carpet tiled flooring. uPVC window to the side aspect. Sliding uPVC doors leading into: –

## Entrance Hall



Carpet. Two radiators. Two ceiling lights. Door leading into the kitchen which in turn leads to the main living accommodation. Doors providing access to Three of the Five Bedrooms, Family Bathroom, WC and Laundry Room.

## Kitchen

19'6" x 9'2" (5.96 x 2.81)



Fitted with a modern range of wall and base units with worksurfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap, four ring induction hob with extractor over and double electric oven. Integrated dishwasher. Lino flooring. Radiator. Space for American style fridge freezer. uPVC windows to the front and rear aspect. Three ceiling lights. Opening into:-

## Dining Room

19'6" x 9'5" (5.95 x 2.89)

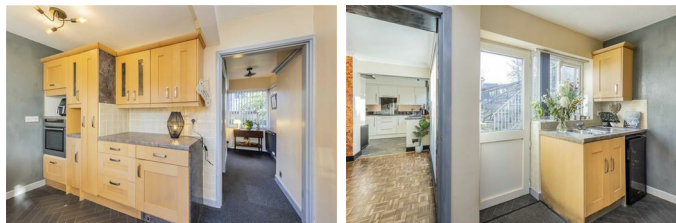


Woodblock flooring. Radiator. Sliding patio doors

leading to the rear garden. uPVC window to the front aspect. Wall mounted living flame effect gas fire. Ceiling light. Door leading into: –

### Utility Room

11'8" x 7'4" (3.58 x 2.24)



Fitted with a range of wall and base units with worksurfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Lino flooring. Integrated single electrical oven. Space for undercounter fridge. uPVC door and window to the side aspect leading to the rear garden. Ceiling light. Opening into:-

### Inner Hall

Carpet tiled flooring. Radiator. uPVC window to the side aspect. Ceiling light. Doors leading to the lounge and into: –

### Lounge

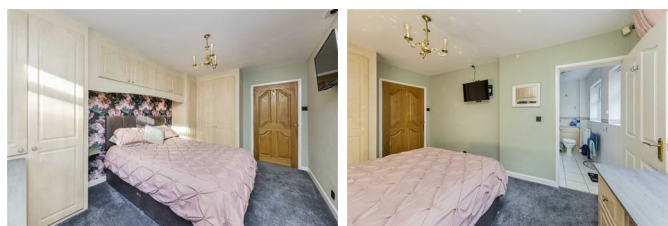
16'4" x 14'6" (4.98 x 4.44)



Carpet. Two radiators. uPVC bay style window to the front aspect. uPVC window to the side aspect. Coal burning effect gas fire set in a feature marble fireplace with inset lighting. Four wall lights. Ceiling light.

### Bedroom One

14'9" x 9'8" (4.52 x 2.96)



Carpet. Radiator. Fitted with a range of bedroom furniture. uPVC window to the rear aspect. Ceiling light. Door leading into: –

### Ensuite

7'8" x 5'10" (2.34 x 1.80)



Fitted with a suite comprising of corner shower cubicle and vanity unit housing a low-level WC and wash hand basin. Tiled flooring. Fully tiled walls. Obscured uPVC windows to the rear aspect. Ceiling light. Airing cupboard off housing the hot water cylinder.

### Bedroom Two

13'10" x 8'9" (4.22 x 2.67)



Carpet. Radiator. uPVC window to the front aspect. Window to the side aspect. Fitted with a range of built-in bedroom furniture. Door leading to the Annexe Sitting Room.

### Bedroom Three

12'11" x 9'2" (3.95 x 2.80)



Laminate flooring. Radiator. uPVC window to the side aspect. Fitted with an extensive range of built-in wardrobes. Ceiling light. Wall light.

### Bedroom Four

12'5" x 9'6" (3.80 x 2.92)

Carpet. Radiator. uPVC windows to the side and rear aspect. Three ceiling lights. Loft access.

### Bathroom

10'4" x 6'6" (3.16 x 1.99)



Fitted with a suite comprising of panelled bath, low-level WC, pedestal wash hand basin and corner shower cubicle. Lino flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

### WC

Fitted with a low-level WC. Tiled flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling light.

### Laundry Room

6'5" x 5'1" (1.96 x 1.56)

Fitted with a base units with work surface over. Plumbing for automatic washing machine. Space for a condenser tumble dryer. Tiled flooring. uPVC window to the rear aspect. Ceiling light.

### Annexe

The annexe accommodation has its own separate access to the front of the property, it can also be

accessed internally via a door leading from Bedroom Two.

### Entrance Porch

uPVC entrance door to the side aspect. uPVC windows to the front and rear aspect. Quarry tiled flooring. Ceiling light. Wooden door leading into: –

### Sitting Room

11'0" x 9'4" (3.36 x 2.86)



Carpet. Radiator. uPVC bay style window to the side aspect. uPVC window to the front aspect. Doors leading into: –

### Bedroom Five

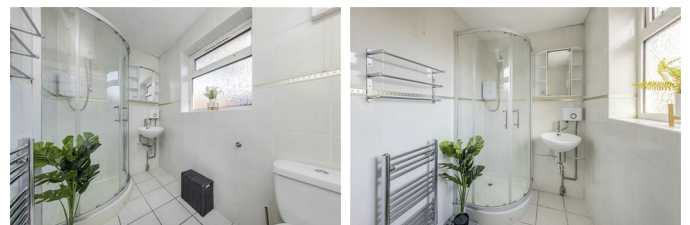
10'11" x 7'5" (3.35 x 2.27)



Lino flooring. Radiator. uPVC window to the front aspect. Ceiling light. Loft access. Built in wardrobe. Door leading into: –

### Ensuite Shower Room

7'10" x 4'7" (2.39 x 1.41)



Fitted with a suite comprising of low-level WC, Wall mounted wash hand basin and corner shower cubicle. Tiled flooring. Fully tiled walls. All mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling light.

## Outside



Thornehill sits in an excellent sized plot, with a driveway providing ample off road parking and leads to a Detached Single Garage and Storage Shed. There is also a second driveway to the side of the property which would be suitable for a small car or motorbikes.

## Garage

16'4" x 8'5" (4.98 x 2.58)

Up and over door to the front aspect. Power and light.

## Shed

7'11" x 5'9" (2.42 x 1.77)

Providing useful storage space.

## Gardens



To the rear of the property there is an excellent sized elevated garden. Steps lead to a paved and decked seating area which overlook a sizeable lawn which provides the perfect space for children to play and for pets to roam. At the top of the garden there is a fabulous outside bar area with decking where you can sit to enjoy alfresco food and drinks whilst taking in wonderful views it offers of the surrounding area.

## Location

Situated on the outskirts of the market town of Leek in an area called Birchall. Close to Birchall Golf Club and within easy travelling distance to all local amenities.

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

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, 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 speciality 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 collectables 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.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## 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.

### **About Your Agent**



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

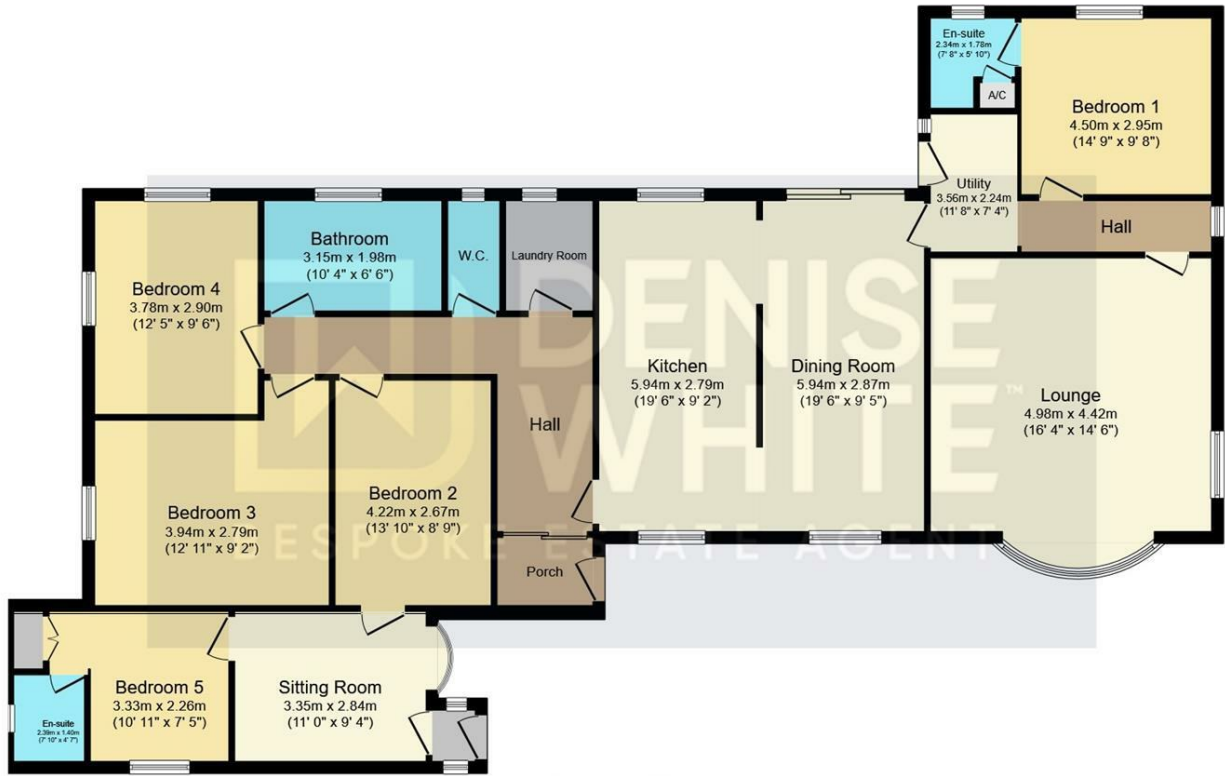
### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

# Floor Plan

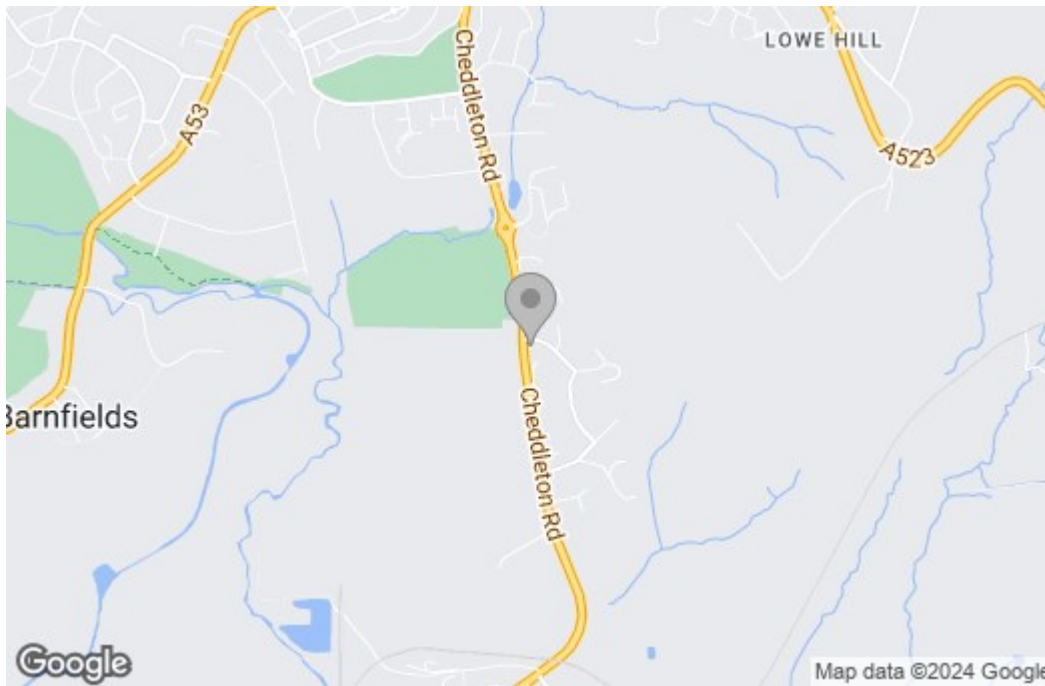


Floor Plan

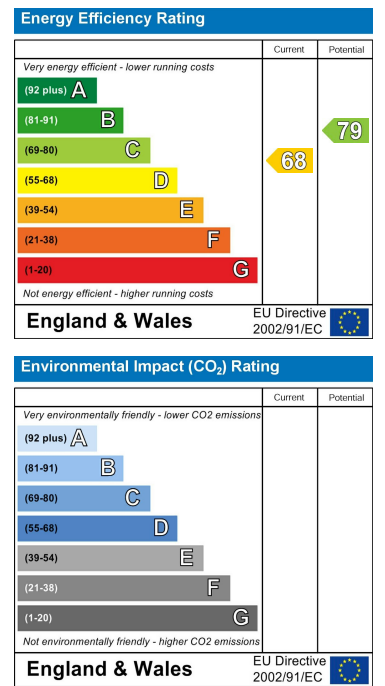
Total floor area 165.6 m<sup>2</sup> (1,783 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.