



## **Manderley 18 Barnfields Lane, Staffordshire, ST10 2DG**

**Offers in the region of £750,000**

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"A light-filled, substantial family home standing in a sizeable plot, located in a small village within the Staffordshire Moorlands. Its airy, light-filled extension has transformed the house, doubling the footprint, with flexibility a hallmark of the house's design. This house offers so many opportunities from the versatile, expansive, family accommodation to generating an income from Airbnb....."

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

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## Denise White's Comments



We are delighted to present this substantial and stunning detached country residence to the market. Situated in a serene location within a charming village in the Staffordshire Moorlands. This exceptional property boasts a generously sized plot of meticulously maintained gardens, believed to be around an acre, and surrounded by breathtaking green spaces. With easy access to the nearby market towns of Cheadle, Leek, and Ashbourne, this home offers a peaceful and tranquil environment while still providing convenient amenities.

Recently renovated to the highest standards, this property offers a captivating view and showcases an incredibly spacious and adaptable layout, making it perfect for a large family. It also offers the potential for accommodating an elderly relative or for use as a bed and breakfast or Airbnb accommodation. With six generously proportioned double bedrooms, including one on the ground floor with an en-suite shower room and French doors opening onto the garden, there is ample space for everyone. The main bedroom features an en-suite bathroom, while two additional bedrooms offer their own en-suite facilities. Bedroom five even includes an additional built-in bed, perfect for grandchild sleepovers!

The open-plan kitchen is a true entertainer's dream, featuring modern appliances, an abundance of natural light, and a designated dining area. Recently refurbished, the kitchen also includes a utility room and cloakroom for added convenience.

Bi-fold doors seamlessly connect the indoor and outdoor spaces, allowing for effortless access to the stunning gardens.

This property boasts three/four reception rooms, each with its own unique features. The open-plan reception room, which connects to the kitchen and dining space, showcases an inviting fireplace. The separate snug room provides a cosy retreat, while the third reception room offers versatility and functionality, providing access to the first floor, bedroom six, and an office.

The property is accessed via a spacious driveway, providing ample off-road parking and leading to the double garage. The expansive gardens to the rear also house various outbuildings, perfect for potting sheds, a carport, and storage for gardening equipment. A large outbuilding, currently used as a games/entertainment room, adds to the versatility and enjoyment of the property.

In conclusion, this exceptional detached country residence offers an incredible opportunity for families in search of a spacious and adaptable home. The combination of its idyllic location, expansive gardens, unique features, and impeccable condition make it a highly desirable property. We highly recommend scheduling a viewing to fully appreciate all that this extraordinary home has to offer.

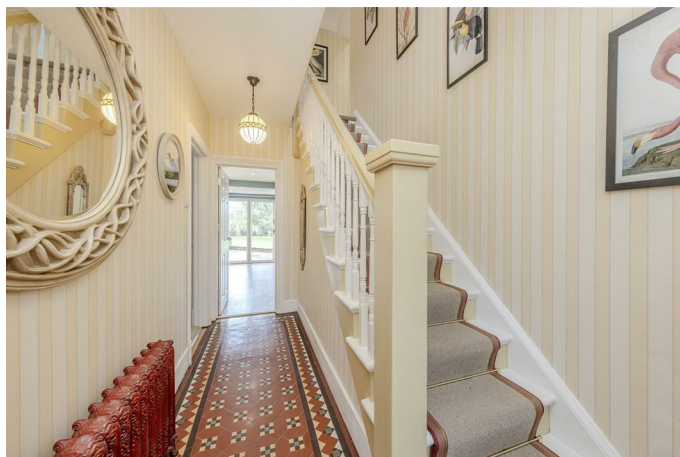
### Location

Featured in the Daily Telegraph in October 2022 as Britain's 20 Golden Villages.

Kingsley is a picturesque village just to the south-west of the Peak District National Park. It's near the Caldron canal, and the Churnet Valley steam train pulls into Kingsley and Froghall station. Large employment hubs are easily accessible too, given it's a 20-minute drive to Stoke-on-Trent and a 50-minute drive or train journey to Derby, while the train from Stoke-on-Trent runs into Manchester in about 40 minutes. The area is dotted with boutique hotels such as the Tawny, a retreat with treehouses. "Kingsley also benefits from its proximity to Cheadle

and Ashbourne,” says Mitchell Glassey of Knight Frank. “Transport links are plentiful – the train from Stoke-on-Trent also gets you to London Euston in less than an hour and 40 minutes. It’s an ideal spot for a wide range of buyers.”

### Entrance Hall



Minton tiled flooring, heritage style radiator, stairs off to the first floor accommodation, two ceiling lights, access into the main accommodation.

### Snug Room

12'10" x 11'10" (3.92 x 3.62 )



Fitted carpet, radiator, uPVC double glazed bay window to the front aspect, panelling to dado height, ceiling light, fireplace with hearth.

### Open Plan Kitchen Diner

27'94 x 31'21 max (8.23m x 9.45m max )



Kitchen and dining are open plan in design. The kitchen area has a range of wall and base units with work surfaces over, inset spotlights, wall mounted contemporary radiator, under stairs storage space, space for a range style cooker, extractor hood over, stainless steel splash back, Rangemaster sink unit and drainer, general tap, filter tap with still and sparkling water, two uPVC double glazed windows to the side aspect, concealed lighting, breakfast bar, integrated dishwasher, exposed wooden designed flooring. Dining Area - continuation of the exposed wooden flooring, wall mounted contemporary radiator, ceiling light with four pendants, uPVC double glazed bi-folding doors to the rear garden, coving to the ceiling. Open access to the lounge. Access to the utility and cloakroom.

## Lounge

11'5 x 13'06 plus bay (3.48m x 4.11m plus bay)



Open plan with the kitchen dining area, fitted carpet, uPVC double glazed bay window to the front aspect, radiator, ceiling light, coving to the ceiling, feature fireplace with inset and hearth, gas log burning style fire, beamed mantle, coving to the ceiling.

## Utility

9'54 x 9'18 max (2.74m x 2.74m max)



A range of wall base units with work surfaces over, radiator, plumbing for washing machine, stainless steel double sink unit with central tap, space for dryer, Worcester boiler, tiled walls, uPVC double glazed window to the rear aspect, radiator, exposed wooden effect flooring.

## Cloakroom

## Lounge Two

21'1" x 15'4" (6.43 x 4.68)



Fitted carpet, feature fireplace and hearth, uPVC double glazed bay window to the front, inset spotlight over bay, additional uPVC double glazed window, one with a seating area, radiator, wall lights, main inset lighting, access to ground floor bedroom, office, main lounge and second staircase leading off to the first floor accommodation with uPVC double glazed window to the side aspect.

## Office

12'84 x 9'06 (3.66m x 2.90m)



Fitted carpet, radiator, uPVC double glazed patio doors to the rear garden, ceiling light.

## Bedroom Six

21'78 x 9'08 (6.40m x 2.95m )



Ground floor bedroom with radiators, two ceiling lights, uPVC French doors leading out to the rear garden with full length windows to each side of the doors, fitted carpet, access to the en-suite.

## En-Suite



Modern suite comprising; W.C. bidet, double shower cubicle with shower attachment, vanity wash hand basin with storage under, splash backs, uPVC double glazed window to the side aspect, ceiling light, extractor fan, heated towel rail.

## First Floor Accommodation

## Landing Space



Fitted carpet, uPVC double glazed window to the front aspect, ceiling light, picture rail, radiator. Leading through to further landing space with fitted carpet, radiator, loft access, storage cupboard with extractor, shelving, extractor and insets. Separate W.C. with vanity wash hand basin, W.C. radiator, tiling to walls, uPVC window to the rear, extractor, inset.

## Bedroom One

12'10" to dressing area x 16'0" (3.92 to dressing area x 4.90 )



Double bedroom with dressing area, fitted carpet, radiator, uPVC double glazed windows to the front and side aspects, ceiling light, dressing area has fitted wardrobes inset spots, loft access.

## En-Suite Bathroom

6'11" x 8'7" (2.13 x 2.62 )

Fitted with a modern suite with W.C. vanity wash hand basin, bath with shower attachment over,

shower screen, splash backs, shelving in alcove, ceiling light, heritage style radiator with towel rail, uPVC double glazed window to the side aspect, ceiling light fitted with three pendants.

### **Bedroom Two**

11'4" x 13'11" (3.47 x 4.26)



Double bedroom with fitted carpet, radiator, uPVC double glazed window to the rear aspect, coving to the ceiling, ceiling light.

### **En-Suite**



Fitted with a modern suite, W.C. wash hand basin, tiled splash back, contemporary style radiator, double shower with shower head and attachment, uPVC double glazed window to the rear aspect.

### **Bedroom Three**

11'3" x 12'9" (3.44 x 3.91)



Double room with fitted carpet, radiator, ceiling light, uPVC double glazed window to the rear aspect.

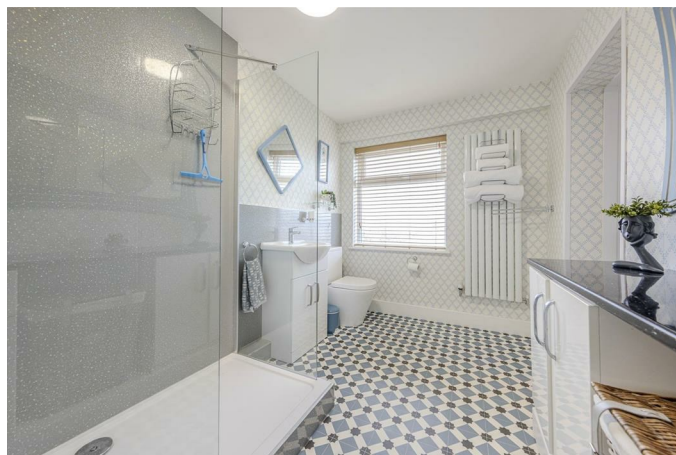
### **Bedroom Four**

11'9" x 9'6" (3.59 x 2.91)

Double room with fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect.

### **En-Suite**

10'7" x 6'10" (3.25 x 2.10)



Access from the bedroom and the landing space so serving the other bedrooms too, fitted with a modern suite, W.C. good size shower cubicle with shower and attachment, vanity wash hand basin, ceiling light, uPVC double glazed window to the front aspect, wall mounted contemporary radiator,

### Bedroom Five

10'9" x 11'2" plus built in bed (3.28 x 3.42 plus built in bed)



Double bedroom with fitted cabin style bed with storage under, fitted carpet, ceiling light, radiator, shelving in alcove.

### Outside



Good size driveway to the front aspect which provides ample off road parking and leads to a detached double garage. Stands on a very large plot of formal gardens to the rear aspect, patio seating areas, mature trees, hedging and fencing, a range of outbuildings, currently used as a large games room, potting shed, carport, storage space for garden equipment.

Outside Store - 14'6 x 7'7 (4.42m x 2.31m) - Power and lighting.

Bar / Games Room - 13'4 x 23'4 (4.06m x 7.11m) - Bar area. Power and lighting.

Snug / Sitting Area - 13'4 x 11'6 (4.06m x 3.51m) -

Log burner. Power and lighting.

Car Port X 3 - Covered car ports with electric.

### Double Garage

22'4 x 14'7 (6.81m x 4.45m)

Double Garage - Power and lighting. Electric door.

### Agents Notes

Freehold

All mains services connected

### 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 Denise White Estate Agents



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.

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

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 advise.

### **Do You Need To Sell Or Rent A House ?**

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.

### **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.

### **You Will Need A Solicitor**



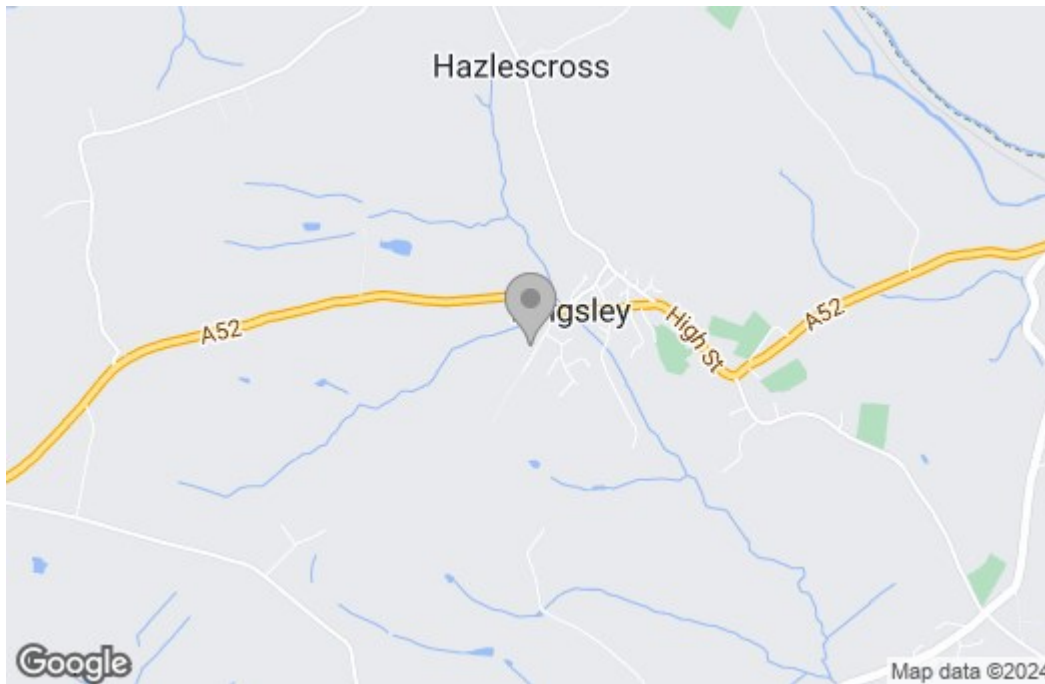
# Floor Plan



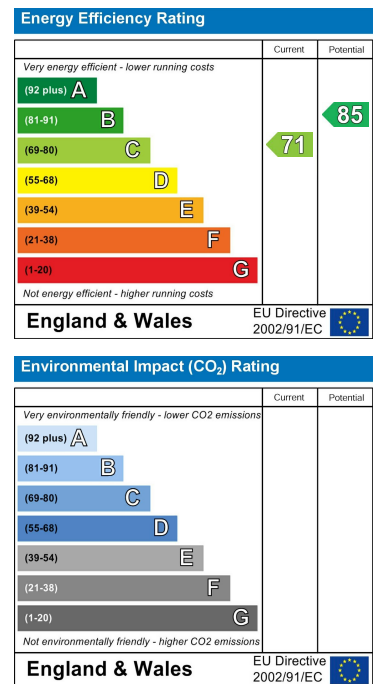
Total floor area 270.3 sq.m. (2,910 sq.ft.) approx

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



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