



## Holly Dale Property Portfolio, Bradnop, Staffordshire, ST13 7NF

**Offers in the region of £2,050,000**

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Additional land available for purchase through separate negotiation.

"Price is what you pay. Value is what you get!" - Warren Buffett

Exciting opportunity alert! Get ready to own a portfolio of meticulously renovated luxury dwellings with residential status. These properties offer versatility as they are currently run as a successful holiday complex. Plus, the chance to negotiate the purchase of additional land. Whether as a whole or separate lots, this is an investment worth considering!

#LuxuryLiving #PropertyInvestment #OpportunityKnocks\*

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's Comments



We are delighted to present an exceptional opportunity to acquire a portfolio of three meticulously renovated luxury dwellings. Currently operating as a highly successful holiday complex, these properties also hold residential status. Additionally, there is a versatile outbuilding, known as 'The Games Shack', catering to guests' entertainment needs. This outbuilding offers the potential for further development, whether as additional accommodation or as a garage, workshop, or stables (subject to planning permission). Furthermore, there is the option to negotiate the purchase of up to 53 acres of land separately, we can tailor and amount to suit your requirements. The properties can be acquired as a whole or divided into four separate lots.

Situated in the picturesque location of Bradnop, within the Staffordshire Moorlands, this collection of properties offers a truly captivating setting. Conveniently located near the charming market town of Leek, residents will benefit from a wide range of local amenities.

The portfolio includes the following dwellings:

1. Holly Dale: A luxurious four-bedroom detached home, complete with outbuildings.
2. Pastures Barn: A beautifully renovated three-bedroom semi-detached barn.

3. Parlour Barn: Another splendidly renovated three-bedroom semi-detached barn.

4. "The Games Shack" an outbuilding offers the potential for further development

5. Additional agricultural land of up to 53 acres.

Each property has been thoughtfully designed and restored to the highest standards, ensuring a comfortable and elegant living experience.

This remarkable opportunity combines the allure of country living as well as a thriving hospitality business. Whether you choose to enjoy these residences as your private sanctuary or continue operating them as a successful holiday complex, this portfolio offers an enticing prospect. Do not miss the chance to acquire this extraordinary investment in a truly idyllic location.

## Location



Resting at the foot of the Peak District National Park, is this luxurious semi-detached barn conversion.

Bradnop is on the outskirts of the thriving market town of Leek with Ashbourne and Buxton a reasonable short drive away, all offering great local amenities including supermarkets, a leisure centre, medical and dental facilities and a range of boutique and independent shops and eateries with easy access to the renowned Peak District National

Park. The barn is well positioned in a rural yet accessible location with excellent transport links via the A523. The larger city of Stoke-on-Trent offers a further range of services and good transport links to both Manchester and Birmingham via the M6 Motorway.

There are a number of well regarded primary and secondary schools in Leek including Leek First School, Westwood First School and Westwood College. St Anslems in Bakewell, voted Tatler Prep School of 2021 and the well regarded Abbotsholme School and Denstone College are within reasonable travelling distance.

Stoke on Trent Train Station provides mainline train services to both Manchester and Birmingham in under an hour alongside Macclesfield Train station. Manchester International Airport is within 30 miles.

The local area holds many other countryside attractions, including the Dovedale Nature Reserve. Here there's a plethora of picturesque views, iconic limestone formations and pathways for walking and cycling. Not forgetting The Roaches, a rocky outcrop carved by wind over the centuries – a great place for walkers, rock climbers and fell runners alike. Meanwhile, Tittsworth Reservoir lies just 10 minutes away, offering various water sports including kayaking, fishing and sailing, as well as an excellent local produce café.

## Holly Dale



Hollydale presents a truly unique opportunity to acquire a meticulously renovated four-bedroom detached farmhouse, where the charm of the original structure has been carefully preserved while incorporating modern comforts and stylish farmhouse interiors. The current owners have breathed new life into this historic farmhouse, creating a stunning residence that will captivate buyers. Additionally, the property provides the exciting possibility of acquiring additional land that suits a buyer's needs and lifestyle requirements.

This exceptional detached home is nestled at the foot of the Peak District National Park and boasts breath-taking views of its picturesque surrounding. The property showcases a superior standard of craftsmanship and design, featuring an exquisite open-plan kitchen with a dining area with access to a delightful patio. The layout has been thoughtfully arranged to optimise space and accommodate the diverse needs of potential buyers.

The refurbishment of the property included the use of high-quality fixtures and fittings, with accommodation spread across three floors to maximise the space available. Upon entering, an inviting hallway leads to the main living area and a staircase to the first floor. The kitchen is a true showstopper, designed to impress even the most discerning culinary enthusiasts. It boasts a splendid range of units, fitted appliances, and a stylish

island/breakfast bar with waterfall edge granite countertops. The kitchen seamlessly flows into the dining area, which features a door opening onto the rear terrace, providing the perfect spot to relax and unwind. Adjacent to the kitchen is a utility/laundry room with an additional storage room, as well as a convenient ground floor cloakroom. The sitting room offers a generous space to unwind and relax, complete with a striking stone fireplace housing a wood-burning stove.

Moving to the first floor, three spacious double bedrooms await, each adorned with luxurious carpets, tasteful décor, and en-suite facilities. A delightful surprise awaits on the landing, where a hidden hideaway currently serves as a games/cinema room for children. The second floor is home to the principal bedroom, a truly expansive retreat featuring a stunning vaulted ceiling, exposed beams, and a decorative wooden panel wall. The en-suite bathroom has been cleverly designed to be open plan yet discreet, boasting exquisite features such as an exposed brick wall, a vaulted ceiling with beams, a spacious walk-in shower, a freestanding bathtub, a sink unit with storage, and a concealed WC. Ample storage space is available in the eaves of the property.

The outdoor area of the farmhouse is equally impressive, with beautifully landscaped gardens that include charming stone patio seating areas housing a hot tub, sauna, and a delightful thatched heated garden building. A well-maintained garden area with a good size lawn is ideal for the children to play. Two additional spacious outbuildings provide versatility, one currently utilised as a games room and the other serving as valuable storage space. A driveway offers ample parking for multiple vehicles.

In summary, Hollydale presents a rare opportunity to own a sensitively renovated farmhouse that seamlessly blends historic charm with contemporary living. The stunning interiors, picturesque surroundings, and extensive outdoor amenities alongside the chance to purchase more land make this property a dream for those seeking that idyllic country lifestyle.

### **Entrance Hall**

Stairs off to the first floor accommodation, heritage style radiator, fitted carpet, inset spotlighting, meter cupboard and access gained into the kitchen dining room.

### **Open Plan Kitchen Dining Room**

20'0" x 12'11" (6.10m x 3.96m)



A range of fitted wall, base and pantry units with granite work surfaces over and utilised as splash backs in the design of the kitchen. Large Belfast style sink with brass designed central tap over and a window over to the front of the property. Integrated dishwasher, bin store, BOSCH induction hob with an extractor hood over, BOSCH electric oven and microwave, breakfast island incorporating storage space, wine cooler and a seating area with a waterfall design granite surface. Tiled flooring with under floor heating, inset spotlighting, two ceiling lights over the dining area, door leading out to the rear patio seating area with full length windows to each side, space for an American Fridge Freezer, useful under stairs storage space, access to the Lounge, Utility and Ground Floor Cloakroom.

## Lounge

10'11" x 20'11" (3.35m x 6.40m)



Fitted carpet, double glazed windows to the rear, side and front aspects, two heritage style radiators, wall lights, inset spotlighting, focal feature stone fireplace and hearth with a CLEARVIEW log burning fire.

## Laundry Room

8'11" x 4'0" (2.74m x 1.22m)

Stainless steel sink unit, central tap with storage cupboard under, plumbing for washing machine and space for a dryer, tiled flooring, radiator, window to the front aspect, tiled sill, ceiling light, door leading outside to the front of the house, access to a store room.

## Cloakroom

Tiled flooring, Heritage style W.C. and wash hand basin, part tiled walls, ceiling light, window to the rear aspect.

## First Floor Accommodation

### Bedroom Two

10'11" x 16'0" (3.35m x 4.90m )

Double bedroom with a fitted carpet, radiator, ceiling light, double glazed window to the front aspect, access to the En-suite Bathroom.

### En-Suite Bathroom

10'92 x 8'42 max - 4'76 min (3.05m x 2.44m max - 1.22m min )

W.C. wash hand basin set in a vanity unit with

storage under, fitted wall mirror with touch screen lighting, fitted shower cubicle with shower head and shower attachment, part tiled wall, heated towel rail, window to the rear aspect, inset spotlighting and extractor fan.

### Bedroom Three

12'0" x 8'0" (3.66m x 2.44m )

A double room with a fitted carpet, double glazed window to the front aspect, ceiling light, radiator, access to the en-suite shower room.

### En-suite Shower Room

6'74 x 6 (1.83m x 1.83m)

W.C. fitted shower cubicle with shower attachment and shower head, vanity wash hand basin with storage under, part tiled walls, extractor fan, inset spotlighting, heated towel rail, double glazed window to the front aspect.

### Bedroom Four

8'86 x 8'63 (2.44m x 2.44m)

Fitted carpet, wall lights, double glazed window to the side aspect, ceiling light, radiator, access gained into the en-suite shower room.

### En-Suite Shower Room

7'65 x 3'27 (2.13m x 0.91m)

W.C. fitted shower cubicle with shower attachment and shower head, vanity wash hand basin with storage under, part tiled walls, extractor fan, inset spotlighting, heated towel rail.

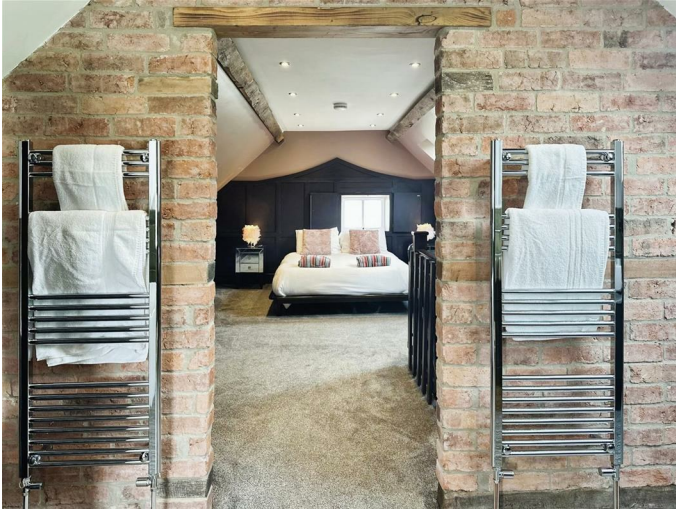
### Hideaway Room

On the first floor off the landing you can also enter through the gnome door into the gaming den with star lighting, ideal for a child's hideaway.

## Second Floor

## Principle Bedroom

18'08 x 13'31 min (5.69m x 3.96m min )



Vaulted ceilings with exposed beams, fitted carpet, radiator, storage into the eaves, wooden panelled feature wall, inset spotlighting, exposed brick wall opening up into the en-suite bathroom, window to the side aspect with shutters, two skylights, inset spotlighting.

## En-suite Bathroom

10'0" x 14'0" (3.05m x 4.27m )



Fitted with a deep bathtub which is a freestanding design, walk in shower cubicle with shower head and attachment, vanity wash hand basin with storage under, W.C. two heated towel rails, skylight, storage into the eaves, inset spotlighting, extractor, part tiled walls, vaulted ceiling with exposed beams, exposed brick wall, window to the side aspect, loft access.

## Outbuilding

Games Room - 18'09 x 17'98

Storage - 18'09 x 8'62

## Parlour Barn



Parlour Barn is a remarkable example of a barn conversion that has been meticulously restored with a modern touch while still honouring its historical roots. This conversion showcases the possibilities that can be achieved when combining contemporary design with the charm of a traditional barn structure. It serves as an inspiration for those seeking a unique and stunning home that seamlessly blends the old with the new. Parlour Barn is one of two barns, the other being Pastures Barn, which have been sensitively linked to provide two residential dwellings.

One of the key aspects of this project is the careful attention to detail alongside the high specification of fixture and fittings and the celebration of the barn's past. The restoration process involved giving the building a new purpose as a distinctive and one-of-a-kind residence. The architects and designers behind Parlour Barn recognised the potential of the existing structure and transformed it into a show-stopping home that exudes character.

What sets this barn conversion apart is the perfect balance between old and new elements. By preserving and utilising original features, such as reclaimed timber and stone not only adds authenticity but also creates unique features that cannot be replicated in new constructions. The integration of these materials seamlessly blends the past with the present, resulting in a truly captivating aesthetic.

The layout of Parlour Barn was carefully considered and has created the most stunning accommodation space that fits in with modern day's requirements perfectly. The main living accommodation is situated on the first floor, taking advantage of the barn's impressive vaulted ceiling. This open-plan space encompasses the kitchen and dining area, providing a modern, spacious, and a characterful environment. From this vantage point, you can enjoy breath-taking views of the surrounding countryside, further enhancing the appeal of this unique design. The living area is nicely tucked away, providing a beautiful cosy area with a log burner to truly create that homely feel. It is also open plan enough to use for social occasions to incorporate the kitchen dining areas. To conclude this floor, there is a most useful utility/shower room.

On the ground floor, the barn conversion offers ample space for three double bedrooms, a snug seating area, and a modern family bathroom with a bath and separate shower cubicle. This thoughtful layout ensures that the needs of modern living are met while maintaining the integrity of the barn's original design.

Outside, there is a great garden space which is laid mainly to lawn at present, leading up to a stone raised patio area that is showcased with a dry stone wall and modernised with a glass balustrade design surrounding. You will find a thatched deluxe heated outdoor garden hut ideal for outdoor dining, entertaining, or just relaxing, a hot tub, and a sauna, providing ideal facilities to relish in relaxation within the stunning countryside environment. The property offers ample parking space for multiple vehicles, and there is the potential to acquire additional land through separate negotiations. This additional land could be used to construct a detached garage, subject to obtaining the necessary planning consents.

Furthermore, there is an opportunity to purchase additional agricultural land if desired, which would complement the existing dwelling. Additionally, there is the option to acquire the current "games

shack," which would provide a separate access to Parlour Barn from the main road. This presents exciting possibilities for those interested in expanding the accommodation, whether it be for dependent relatives or for generating income through a holiday rental. It also opens doors for equestrian enthusiasts in need of land and stables or individuals seeking a lifestyle change and the opportunity to raise livestock. The potential is limitless, but all plans are subject to obtaining the required planning consents and are available through separate negotiations from Parlour Barn.

Overall Parlour Barn stands a remarkable opportunity to purchase a stunning example of repurposing and restoring historical structures. By honouring the barn's rich history and incorporating modern design elements, this conversion has resulted in a truly exceptional home. The meticulous attention to detail and use of original materials bring an authentic and charming character to the property, seamlessly blending modern comforts with rustic appeal. This alongside the option to purchase more land and the 'games shack' is truly a once in a lifetime purchase!

### Entrance Area

A oak staircase with vision glass balustrade leading up into the open plan kitchen and dining area. Ceiling light over stairs, fitted carpet, storage cupboard and access into the shower/utility room.

### Parlour Barn Floorplan



TOTAL: 160.0 m<sup>2</sup> (1,722 sq.ft.)  
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## Open Plan Kitchen Dining Room

17'6 x 25'06 to dining area narrowing to 18'35  
(5.33m x 7.77m to dining area narrowing to  
5.49m)



Wooden designed flooring, radiator, double glazed window to the front aspect with Belfast style sink under with central brass effect tap and granite drainer, two skylights and inset spotlighting, exposed wooden beams to vaulted ceiling, two ceiling lights positioned over the kitchen's island, fitted with an extensive range of wall, base and larder units with work granite work surfaces over, granite splash backs and sill, concealed lighting under, integrated BOSH induction hob and work surface extractor, integrated dishwasher and bins, Bosh electric oven and microwave, space for American style fridge freezer, wine cooler, breakfast island with space for bar stools and additional storage space, wall mounted contemporary style cylinder style radiator. exposed brick feature wall which leads into the lounge.

## Dining Space

A clearly defined dining space with the continuation of the wood designed flooring, two central lights over the dining area, double glazed window, exposed wooden beams to the vaulted ceiling, radiator.

## Lounge



Fitted carpet, exposed brick wall, exposed wooden beams to vaulted ceiling, inset spotlighting, two double glazed windows, two feature barn window, log burner.

## Shower/Utility Room

8'49 x 8'54 (2.44m x 2.44m)

W.C. Shower cubicle, wash hand basin with storage under, continuation of wooden designed flooring, plumbing for washing machine, boiler, meter cupboard, inset spotlighting. Splash backs, work surface space, extractor. radiator.

## Ground Floor



Fitted carpet, double glazed windows to the front aspect with one feature floor to ceiling windows in a panel of three, inset spotlighting, some exposed stone work to walls, access into the three bedrooms and bathroom.



### Bedroom One

8'99 max x 16'01 (2.44m max x 4.90m )



A good size double with storage cupboard, fitted carpet, inset spotlighting, full length windows floor to ceiling height in a panel of three with access outside, exposed stone work to wall next to windows.

### Bedroom Two

9'40 x 18'26 (2.74m x 5.49m )

A good size double room with a fitted carpet, two double glazed windows, inset spotlighting, ample space for wardrobes and drawers.

### Bedroom Three

15'04 x 9'51 max (4.67m x 2.74m max )

Double glazed window, inset spotlighting, fitted carpet.

### Family Bathroom



A modern suite which comprises; bath, shower cubicle, W.C. vanity wash hand basin with storage under, shelving space and fitted bathroom cabinet, part tiled walls, inset spotlighting, extractor fan, touch sensor light wall mounted mirror, heated towel rail, tiled flooring, part tiled walls, extractor fan.

### Pastures Barn



OPEN PLAN KITCHEN DINING ROOM | LOUNGE | CLOAKROOM | THREE BEDROOMS | MAIN BEDROOM WITH EN-SUITE SHOWER ROOM | GOOD SIZE GARDENS | AMPLE PARKING | OPPORTUNITY TO PURCHASE ADDITIONAL LAND

'Pastures Barn' is a meticulously renovated and converted barn that now serves as a modern family home, paying homage to its historical

charm and character.

The current owners have embarked on a comprehensive renovation project, enlisting the expertise of talented designers and architects to breathe new life into the space. The result is a thoughtfully designed layout with well-proportioned rooms and high-quality fixtures and fittings throughout.

Spanning two floors, the accommodation boasts an open-plan kitchen and dining area. The kitchen is equipped with quality wall and base units, granite worktops, and a central island, complete with integrated appliances and a range cooker. The dining area offers ample space for a family table and has an immense amount of natural light from floor-to-ceiling windows, creating a bright and inviting atmosphere. This room serves as a hub for the family, providing a beautiful space for shared meals and quality time together. Additionally, the ground floor features a convenient cloakroom/W.C. with ample storage space for coats and outdoor gear.

Moving on to the splendid lounge, one is greeted by a cosy log-burning stove and a door leading to the front of the property. The staircase in the lounge leads to the first floor, where a spacious landing awaits. The landing is flooded with natural light, thanks to numerous windows and its vaulted beam ceilings, creating an airy and welcoming ambiance.

The main bedroom on the first floor is a haven of tranquillity, boasting vaulted ceilings, exposed beams, and an en-suite shower room. Two additional double bedrooms on this floor are serviced by a well-appointed family bathroom, complete with a three-piece suite and shower heads over the bath.

Situated on the property is a generous garden, positioned in front of the barn. Here, you will find a superb patio area featuring a luxurious thatched deluxe heated outdoor garden hut, perfect for alfresco dining, entertaining, or simply unwinding. Additionally, a hot tub and sauna are available,

offering the perfect sanctuary to relax and rejuvenate while surrounded by the breath-taking countryside setting.

In summary, 'Pastures Barn' is a testament to meticulous craftsmanship and thoughtful design. With its modern amenities, spacious layout, and stunning outdoor spaces, this converted barn perfectly blends history with contemporary living, providing a truly exceptional family home.

### Pastures Barn Floorplan



**TOTAL: 101.1 m<sup>2</sup> (1,088 sq.ft.)**  
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### Open Plan Kitchen Dining Room

19'94 x 13'96 (5.79m x 3.96m)



Fitted with an extensive range of wall and base units with work granite work surfaces over, granite splash backs, concealed lighting under, Range style electric cooker with extractor hood over, granite splash back, integrated dish washer and unit with

bin, Belfast style sink with central brass effect tap, plumbing for washing machine and space for dryer and American style fridge freezer, double glazed windows with exposed beams over and full ceiling to floor windows in the dining area. Breakfast island with space for bar stools and additional storage space and wine cooler, inset spotlighting with central lights over the dining area, central exposed beam to ceiling, wooden effect flooring, access gained in the ground floor cloakroom an into the Lounge.

### Lounge

17'16 x 17'51 (5.18m x 5.18m )



Wooden effect tiled flooring, log burning stove, inset spotlighting, double glazed windows, door to the front of the property, stairs off to the first floor accommodation, under stairs storage space.

### Cloakroom

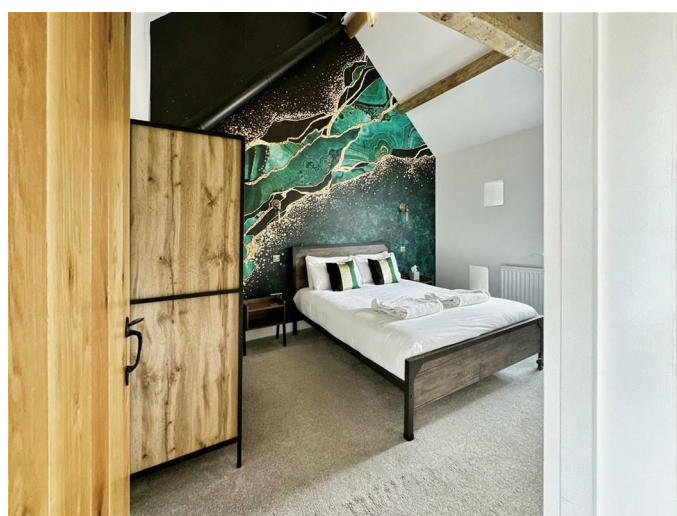
Space to hang coats and place shoes, leads into the ground floor W.C. with a W.C. wash hand basin with storage under, part tiled walls, meter box, wooden effect flooring.

### First Floor Accommodation

A large landing area with over stairs storage space, fitted carpet, radiator, feature double glazed windows, exposed beams over windows, wall lights, vaulted ceilings with exposed beams.

### Bedroom One

10'40 x 13'74 max (3.05m x 3.96m max )



Vaulted ceiling with ceiling light, exposed beams, radiator, wall light, double glazed window and three small feature window lights, fitted carpet, access to the en-suite shower room.

### En-Suite Shower Room



W.C. fitted shower cubicle with shower attachment and shower head, vanity wash hand basin with storage under, part tiled walls, extractor fan, inset spotlighting, heated towel rail, wall mounted touch screen mirror, vaulted ceiling.

### Bedroom Two

13'41 x 9'64 (3.96m x 2.74m)

Fitted carpet, double glazed window, vaulted ceiling with exposed beams radiator.

## Family Bathroom

A modern suite which comprises; bath, shower cubicle, W.C. vanity wash hand basin with storage under, shelving space and fitted bathroom cabinet, part tiled walls, inset spotlighting, extractor fan, touch sensor light wall mounted mirror, heated towel rail, tiled flooring, part tiled walls, extractor fan.

## Bedroom Three

8'85 x 9'92 (2.44m x 2.74m )

Fitted carpet, double glazed window and three feature small windows, radiator, vaulted ceiling with exposed beams, ceiling light.

## 'The Games Shack'

49'76 x 18'79 (14.94m x 5.49m)



The 'Games Shack' is a large outbuilding with immense development potential and breathtaking views of the countryside. Currently serving as a games room for guests staying at Pastures and Parlour Barn, it offers a unique opportunity to expand and enhance the accommodation options at either of the barns.

The possibilities for this space are endless. It could be transformed into a spacious garage or workshop, providing ample room for storage and creative projects. Alternatively, it could be converted into stables, allowing for the keeping of livestock and the pursuit of equestrian interests. With the appropriate research and planning permissions, it could even be developed into additional living

space, ideal for accommodating an elderly or dependent relative.

For those seeking to generate extra income, the 'Games Shack' could be renovated into holiday accommodation, providing a valuable source of revenue for the household. Alternatively, it could be explored as a potential building plot for a self-build project, offering the opportunity to create a bespoke living space tailored to specific preferences and needs. Of course, any development plans would be subject to the necessary planning consents and approvals.

In summary, the 'Games Shack' presents a unique and versatile opportunity for development. Whether it's expanding the existing accommodation options, creating additional living spaces, or exploring income-generating ventures, it has the potential to fulfil a variety of needs and aspirations. With its idyllic location and untapped potential, the 'Games Shack' is a project that fires the imagination and opens doors to exciting possibilities.

## The 'Games Shack' Floorplan



TOTAL: 85.6 m<sup>2</sup> (921 sq.ft.)

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## Agents Notes

No Council Tax Bands Available At Present As Currently Business Rates  
Pastures Barn and Parlour Barn  
Freehold  
Oil Central Heating System  
Disc One Sewage Treatment Plant Shared with Holy Dale House and Pastures Barn

Insulated with Rock Wool for soundproofing  
Soundproofing Garden Fence

Holly Dale  
Freehold  
LPG heating system  
Disc one sewage plant - shared with the two barns

**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 business since 1999. Denise and all the team at Denise White Estate Agents 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 Have A House To Sell or Rent ?**

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

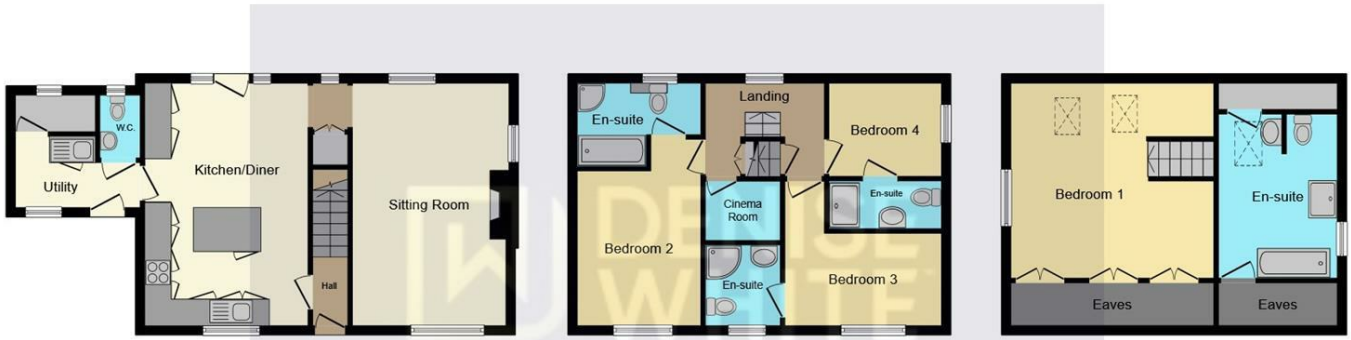
**Do You Need To Arrange Finance ?**

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**

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.

## Floor Plan



### Ground Floor

Floor area 52.6 m<sup>2</sup> (566 sq.ft.)

### First Floor

Floor area 45.3 m<sup>2</sup> (487 sq.ft.)

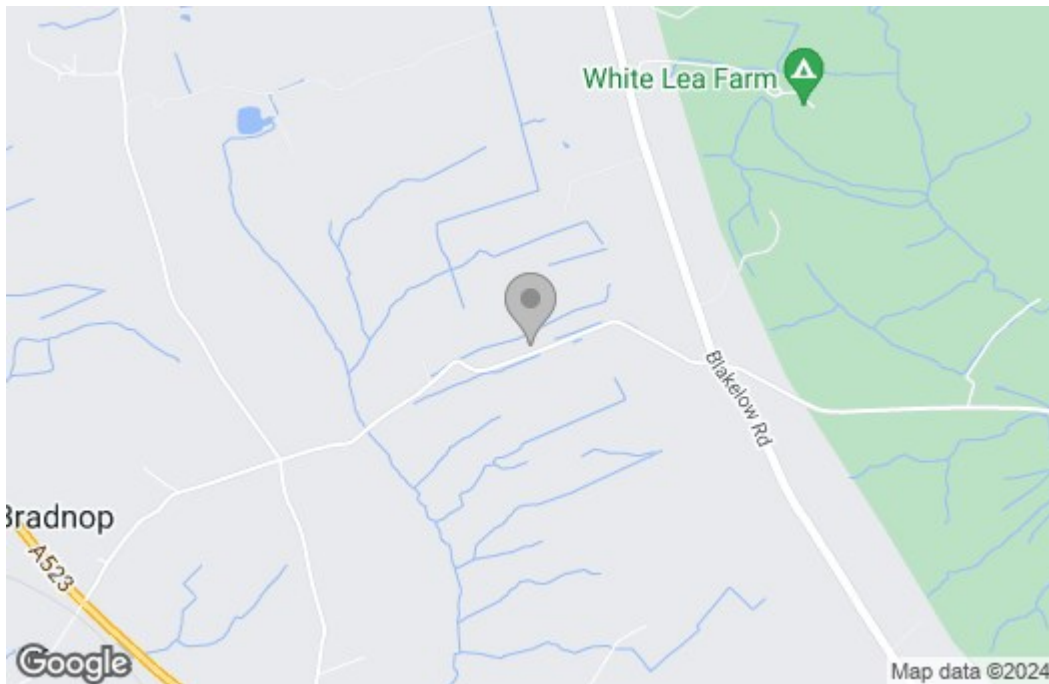
### Second Floor

Floor area 33.4 m<sup>2</sup> (359 sq.ft.)

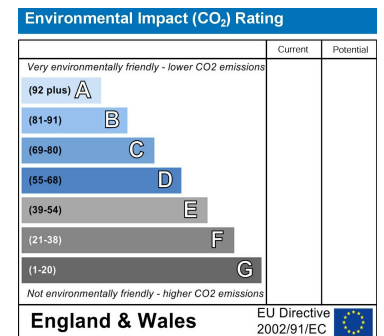
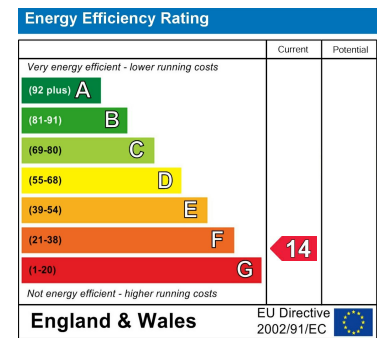
**TOTAL: 131.3 m<sup>2</sup> (1,413 sq.ft.)**

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## 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.

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01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk