



Holly Dale Bradnop, Nr. Leek, Staffordshire, ST13 7NF

Offers in the region of £850,000

Sitting in 2.5 acres with additional land available for purchase through separate negotiation.

"There are two things that make a room timeless: a sense of history, and a piece of the future" - Charlotte Moss

This stunning four-bedroom, stone detached historic home perfectly embodies this timeless concept. With its modern farmhouse design, it offers versatile and spacious accommodation that strikes a balance between contemporary style and the charm of original features. A true showcase of architectural excellence, this property seamlessly blends the past and the present, creating a home that is both inspiring and inviting.

#TimelessBeauty #ModernFarmhouse

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

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

Denise White's Comments



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. There is 2.5 acres included in the sale and there is the possibility of acquiring additional land that suits a buyers 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.

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.

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, BOSH induction hob with an extractor hood over, BOSH 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.

Dining Area



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.

Ground Floor Cloakroom



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

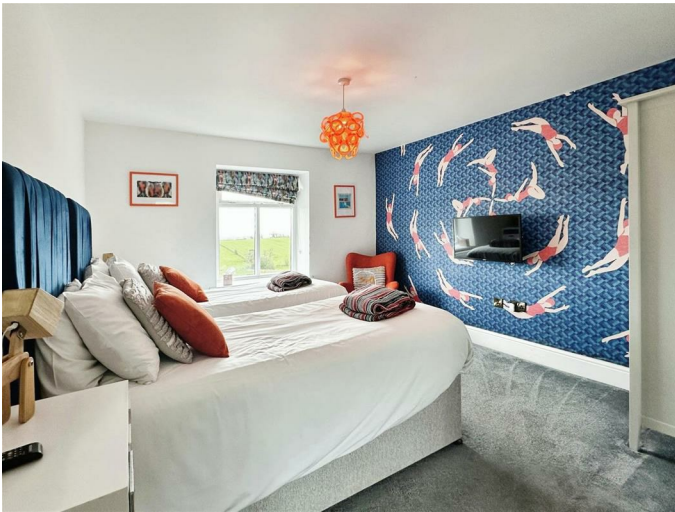
First Floor Accommodation



Landing space leading into the bedrooms, Hideaway room and stairs off to the second floor accommodation. Fitted carpet, window to the rear aspect, inset spotlighting, storage cupboard.

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

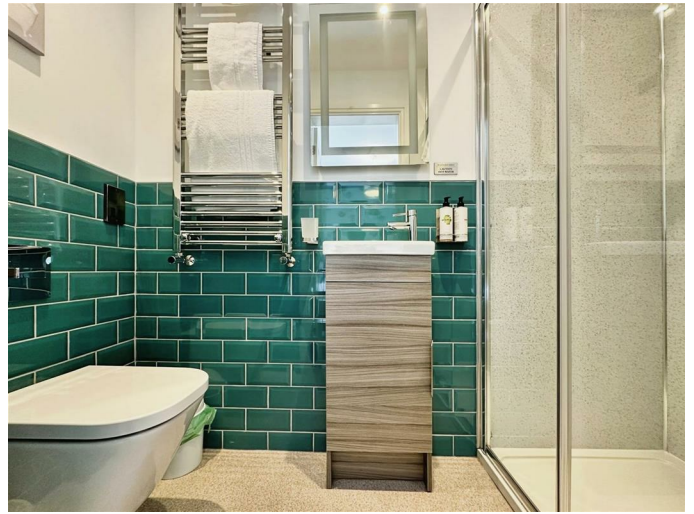
8'86 x 8'63 (2.44m x 2.44m)



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

Main Bedroom

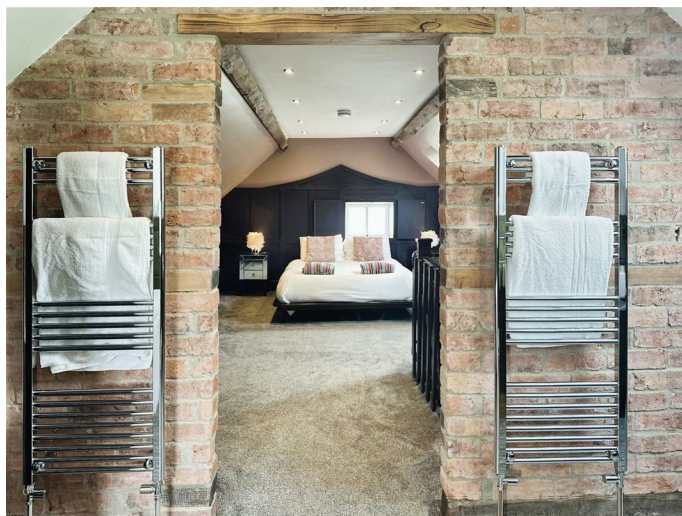
18'08 x 13'31 min (5.69m x 3.96m min)



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.

Access into En-suite Bathroom



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.

Outside

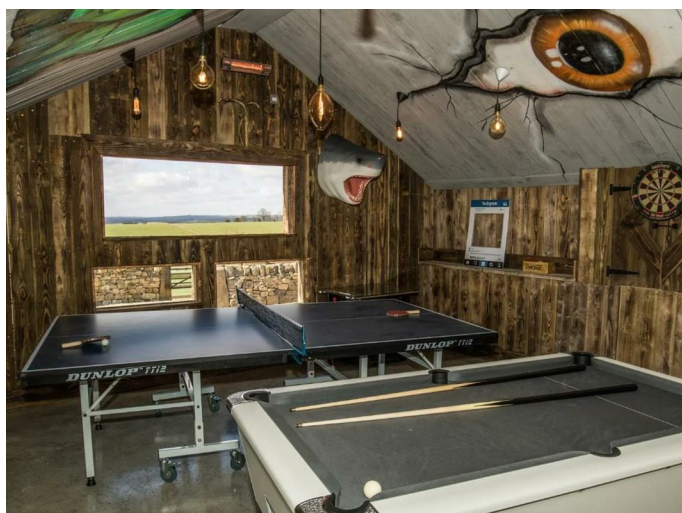


Front and Outbuildings



Games Outbuilding

17'98 x 18'09 (5.18m x 5.72m)



Games Outbuilding - 17'98 x 18'09 - Heated
Storage - 18'09 x 8'62

The Whole Property Portfolio

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.

Site Location



Agents Notes

Freehold
LPG heating system
Disc one sewage plant - shared with the two barns
Council tax band - not available at present as currently business rates

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.

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

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 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 !

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.

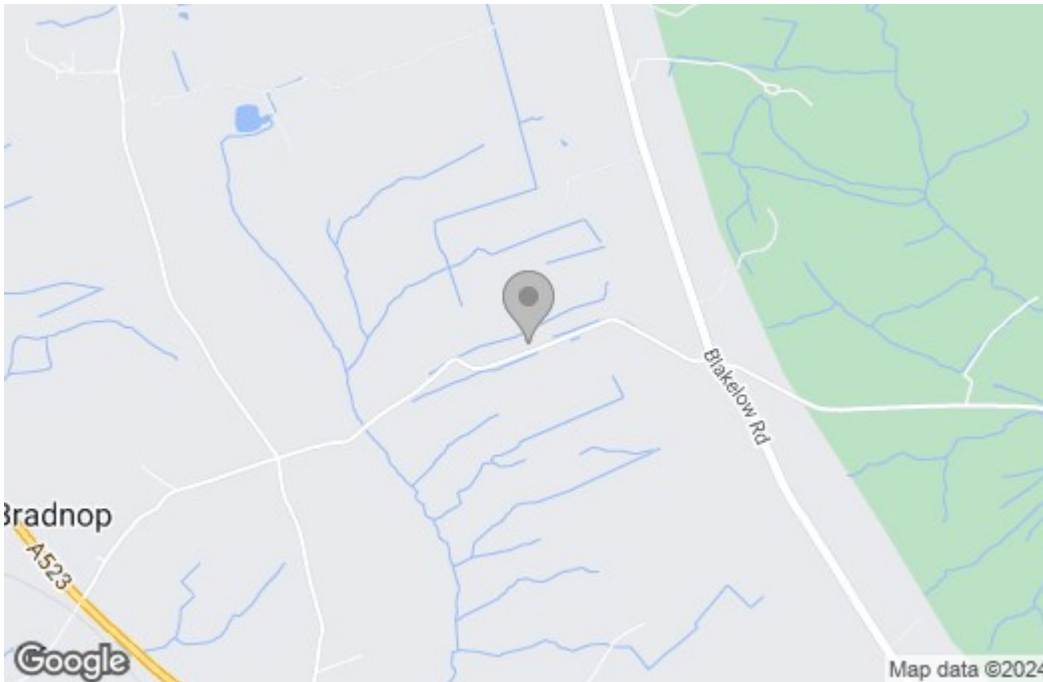
Floor Plan



TOTAL: 131.3 m² (1,413 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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