



## **7 Hollow Lane, Staffordshire, ST13 7HP**

**Offers in the region of £520,000**

"Substantial accommodation & gardens alongside a strong sense of style and flair, making this residence a families dream"

An outstanding period residence standing within large mature gardens, located in the historic old village of Cheddleton in Staffordshire, giving a beautiful country feeling.

The property has been recently restored to provide a beautiful, four bedroom, family home with simplicity and elegance accompanied with all the rooms being well proportioned and filled with natural light.

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



The property is steeped in history/tradition and is a fine example of a residence of this era. Standing very handsome and proud, it offers the most generous of elegant living spaces both inside and out. It's ideal family size gardens will leave you besotted, itching to get the children playing and entertaining family and friends. Extensively renovated with an immense amount of love and attention to detail to provide a remarkable home.

Period features abound throughout the property with parquet flooring, wood burning stove, high ceilings and classical picture and dado rails. The main entrance door opens to an impressive reception hall with parquet designed flooring and a stunning staircase leading off to the first floor accommodation. Off the reception hallway is the breakfast kitchen, which has traditional designed wall and base units providing more than adequate storage space with a walk-in larder/utility and ample dining space. The breakfast kitchen has been extended by the present owners to showcase the garden space with doors leading directly out on the patio area overlooking the main garden, bringing the outside space in, perfect for entertaining and family use. The sitting room is a light and well-proportioned room with wooden style flooring and a large window as well as a fireplace housing a wood burner. There is a further reception room which is most versatile to suit your requirements such as a formal dining room or a family room.

The ground floor is concluded with a useful downstairs cloakroom. The feature staircase rises to the first floor landing, off which are four good sized bedrooms, and a family bathroom which has been very recently renovated to create a relaxing and contemporary space.

The main garden really does compliment the property with a stone paved terrace accessed from the kitchen making it ideal for outdoor entertaining. Beyond is another larger patio seating area covered with a pergola. There is a large lawn with herbaceous borders and a variety of trees an ideal space for children and your family pets. A gated pathway leads to the front door of the house with a useful outbuilding, perfect for storage.

The owners have also purchased a parcel of land close to the property to provide a parking space.

### Location

The property is situated in the old village of Cheddleton, which is an area full picturesque properties and within close proximity of some outstanding countryside. The old village comprises of small scale cottages of purple-red brick or stone with dry stone walled front gardens that are a feature within the old village. There is a local primary school, cafe, church and fabulous local pub all within easy walking distance from the house. The village sits within easy travelling distance to the market town of Leek.

## Reception Hall

18'4" x 8'6" (5.59 x 2.61)



Parquet flooring. Radiator. Storage cupboard. Staircase leading to the first floor. Two uPVC double glazed windows and wooden door to the side aspect. Coving.

## Breakfast Kitchen

18'0" x 13'4" (5.51 x 4.07)



Amtico flooring. Radiator. A range of fitted units to the base and eyelevel. Range master cooker with electric oven/grill, five ring gas hob. Ceramic one and half sink with drainer. Integral dishwasher. uPVC double glazed patio doors and windows to the rear aspect. Three Velux style windows. Skylight.

## Utility Room/Pantry

Amtico flooring. Plumbing for a washing machine.

## Sitting Room

13'11" x 15'1" (4.25 x 4.61)



Wooden flooring. Two radiators. Multifuel stove. Stone hearth. Bricks surround. Wooden mantle. Two uPVC double glazed windows to the front aspect. uPVC double glazed bay window to the side aspect. Coving.

## Dining Room / Games Room

13'2" x 14'10" (4.02 x 4.53)



Parquet flooring. Radiator. Multifuel stove. Stone hearth. Brick surround. Wooden mantle. uPVC double glazed window to the front and to the side aspect.

## Cloakroom

Wooden flooring. Radiator. Low level WC. Pedestal wash hand basin.



## First Floor Landing



Carpet. Radiator. uPVC double glazed window to the rear aspect.

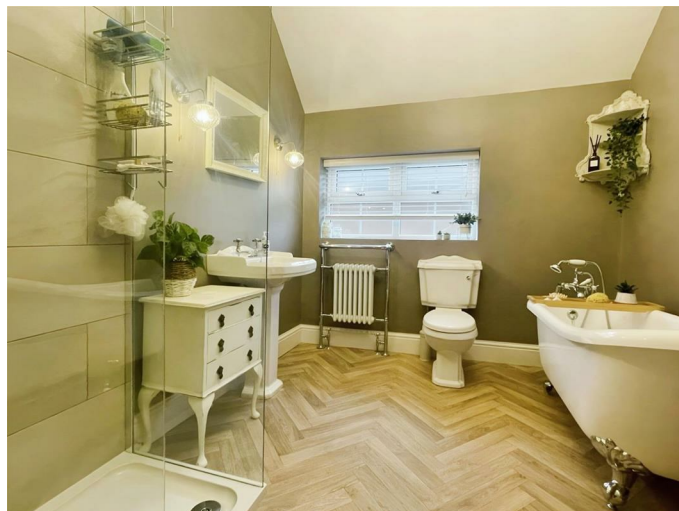
## Bedroom One

13'9" x 15'0" (4.20 x 4.59)



Carpet. Radiator. Cast iron feature fireplace. uPVC double glazed window to the side aspect.

## Bathroom



Wooden effect flooring. Radiator. Storage cupboard. Walk in shower with waterfall showerhead and standalone bath. Low-level WC. Pedestal wash hand basin. uPVC double glazed window to the front aspect.

## Bedroom Two

13'4" x 11'8" (4.08 x 3.56)



Carpet. Built-in wardrobes. Cast iron feature fireplace. uPVC double glazed window to the side aspect. Loft access.



### Bedroom Three

13'3" x 12'9" (extending to 17'5") (4.06 x 3.91  
(extending to 5.33))



Carpet. Radiator. Built-in wardrobes. uPVC double glazed window and feature window to the side aspect. Loft access

### Bedroom Four

12'9" x 8'6" (3.89 x 2.60)



Carpet. Radiator. Wooden glazed window to the rear aspect.

### Outside



### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands

### 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

All the team at Denise White Bespoke Estate Agents can help and advise with any information on the property and provide updates on the local property market and any information you need on the local area.

Denise White Bespoke 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.

### **House To Sell or Rent?**

We can arrange a 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.

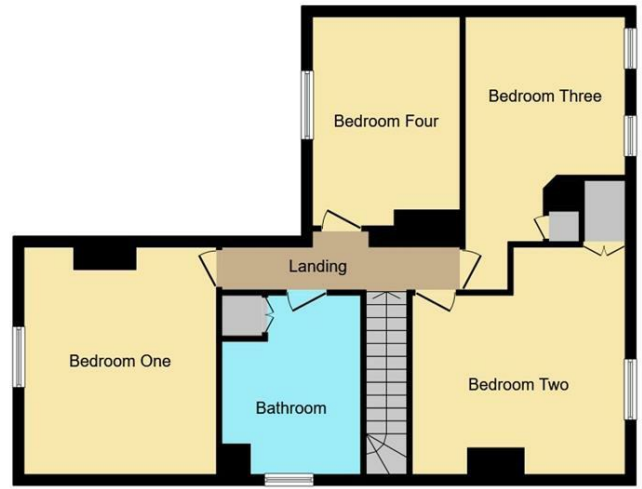
### **Do You Need A Mortgage?**

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



**Ground Floor**



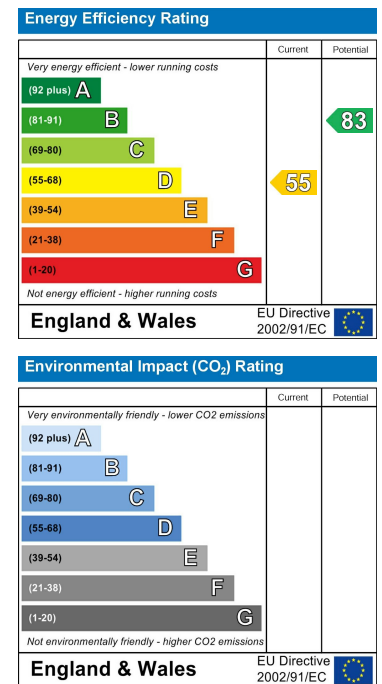
**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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.