



26 Folly Lane, Cheddleton, Staffordshire, ST13 7DA

Asking price **£495,000**

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"An exemplary marriage of old and new - A rich tapestry of original features and modern living"

Experience the perfect blend of old-world charm and contemporary living in this exceptional five-bedroom detached home in Cheddleton. With its stunning original features and stylish modern interiors, this property offers spacious accommodation and a seamless transition between indoor and outdoor living. Don't miss out on this unique opportunity!

#ModernInteriors #PeriodProperty #SpaciousAccommodation*

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

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Denise White Agents Comments

This stunning five-bedroom detached home is located on the outskirts of the picturesque village of Cheddleton, offering a peaceful and idyllic setting. Situated on a large and private plot, this substantial property has undergone extensive renovations in recent years, resulting in versatile and spacious accommodation that is perfect for modern family living.

As you enter the property, you are greeted by a bright and spacious hallway benefiting from ample storage facilities. A large and open-plan kitchen dining living room exudes charm and character. The exposed beams, log burner with a stone surround, and the modern shaker-style kitchen create a warm and inviting atmosphere whilst maintaining a contemporary style. The windows overlooking the lawned garden add to the cottage-like feel of the space. However, the standout feature of this home is the spacious games room, which is perfect for entertaining. Bifold doors with integral blinds seamlessly connect the indoor and outdoor spaces, providing both convenience and a sense of luxury. The property also features two downstairs WC's and a separate utility room, catering to the demands of contemporary living. Additionally, there is a separate office space with panelled walls and a log burner with a brick surround.

Moving to the first floor, the master bedroom is accessed via a private stairway and offers a characterful space with dormer windows, a walk-in wardrobe, and an ensuite bathroom, further enhancing the luxurious feel of the property. Towards the front of the house, there are four additional bedrooms, each with its own unique charm. Whether it's the exposed beams, garden views, or vaulted ceilings, these rooms offer a comfortable and inviting space. Three of the bedrooms are doubles, while the fourth is a more compact room that could serve as a second study or a child's bedroom. The large family bathroom is well-equipped with a walk-in shower, separate bathtub, and a spacious vanity unit with his and hers sinks, ensuring that the needs of the four bedrooms are met.

Externally, the property boasts a sizable and well-maintained garden, featuring a lush lawn and a stone patio area that is perfect for outdoor entertaining during the warmer months. The laurel hedge surrounding the property ensures privacy while offering a pleasant outlook and a connection to the surrounding countryside. A private driveway provides ample parking space for multiple vehicles, and there are two garages, both equipped with power and lighting, offering additional storage space and added security.

Overall, this beautiful five-bedroom detached home offers a blend of modern living and rustic charm, providing a versatile and spacious living space for a growing family. The extensive renovations, stunning features, and picturesque setting make this property a truly exceptional opportunity.

Location

Leek is 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.

Entrance hallway



Tiled floor. Two wall mounted radiators. Composite door to the side aspect. Stairs off to the first floor accommodation. Built-in under stairs storage. uPVC double glazed window to the rear aspect. Useful storage cupboard.

Kitchen dining living room

12'2" x 35'2" (3.72 x 10.73)

Kitchen area



Tiled flooring. uPVC double glazed window to the front aspect. Door to the front aspect. Inset spotlights. Range of shaker, style wall and base units with work surfaces over. Integrated microwave, oven, fridge, freezer, and dishwasher.

Double Belfast sink with mixer tap above Kitchen island with storage under and work surfaces over with gas hob.

Dining area



Fitted carpet. uPVC double glazed window to the front aspect. Two wall mounted radiators. Inset spotlights.

Living area



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Multi fuel log burner with stone surround. Inset spotlights.

WC

3'1" x 7'4" (0.95 x 2.26)



Tiled flooring. Vanity unit wash hand basin with storage under. Wall mounted radiator. Low-level WC. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

Office

12'8" x 9'10" (3.88 x 3.00)



Continue tiled flooring. Panelled walls. Wall mounted radiator. uPVC double glazed window to the side aspect. Log burner with brick surround. Inset spotlights. Exposed beam.

Games room

16'11" max x 27'11" (5.18 max x 8.52)



Would effect laminate flooring. Bifold doors to the front aspect with integrated blinds. Floor to ceiling, uPVC double glazed window with integrated blinds to the front aspect. Two wall mounted radiators. Stairs off to the first floor accommodation. Inset spotlights. Ceiling light above bar area.

Utility

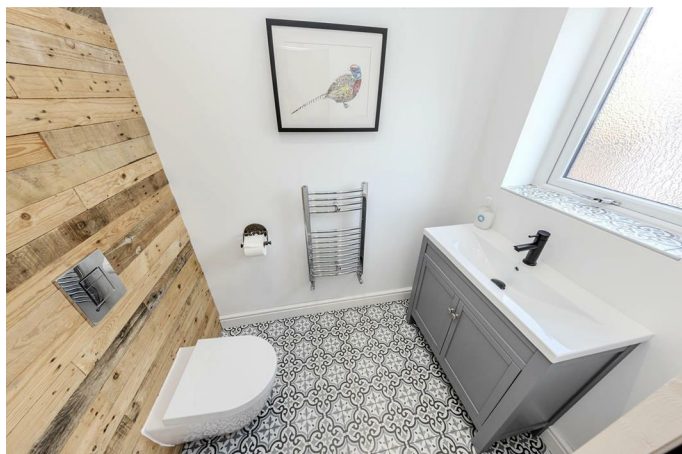
8'11". x 6'5" (2.74. x 1.97)



Tiled flooring. Wall mounted radiator. uPVC door to the side aspect. uPVC double glazed window to the side aspect. Wall and base units with a wooden work surface above and space underneath for washing machine and tumble dryer. Integrated sink and drainer unit with mixer tap above. Inset spotlights.

WC

4'0" x 5'11" (1.24 x 1.81)



Sliding pocket door. Continued tiled flooring. Vanity unit with wash hand basin and storage under low-level WC. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the side aspect. Inset spotlights.

Bedroom One

18'6" x 12'2" (5.66 x 3.71)



Fitted carpet. Two dormer style, uPVC double glazed windows to the front aspect. Two wall mounted radiators. Inset spotlights.

Ensuite

4'2" x 7'10" (1.28 x 2.39)



Tiled flooring. Low-level WC. Vanity unit with wash hand basin above and storage underneath. Walk in shower cubicle with rain shower head. Large storage cupboard. Inset spotlights. Extractor fan.

Walk in wardrobe

6'11" x 3'9" (2.11 x 1.16)

Tiled flooring. Built-in hanging storage. Inset spotlight.

First floor landing

13'6" x 6'2" (4.14 x 1.89)



Wooden banister with glass balustrade. Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom two

13'6" x 12'7" (4.14 x 3.85)



Fitted carpet. Built-in wardrobes. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom three

12'5" x 11'10" (3.80 x 3.63)



Laminate flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom Four

10'3" x 12'8" (3.13 x 3.87)



Laminate flooring. All mounted radiator. uPVC double glazed window to the side aspect. Vaulted ceiling with exposed beams. Ceiling lights.

Bedroom Five

7'7" x 6'1" (2.32 x 1.86)



Wood effect flooring. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light.

Bathroom

12'1" x 8'3" (3.70 x 2.54)



Tiled flooring. Tiled walls. Obscure uPVC double glazed window to the front aspect. Low level WC. Freestanding bath with shower attachment. Wall mounted ladder, style towel rail. Vanity unit with his and hers countertop sinks and storage under. Walk in shower with rain shower head. Inset spotlights. Loft access.

Garage One

17'7" x 18'5" (5.36 x 5.62)



uPVC door to the front aspect. window to the side aspect. Power and lighting.

Garage Two

20'1" x 9'10" (6.14 x 3.00)

Electric garage door to the front aspect. Power and lighting. Door to the side aspect.

Outside



A tarmac driveway provides off road parking for multiple vehicles. There are also a double garage, a single garage, and a carport. To the front on the property is a large lawned garden bordered by hedgerow and fencing to the side aspect. In the centre is a stoned patio area.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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.

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 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.

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 Require 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

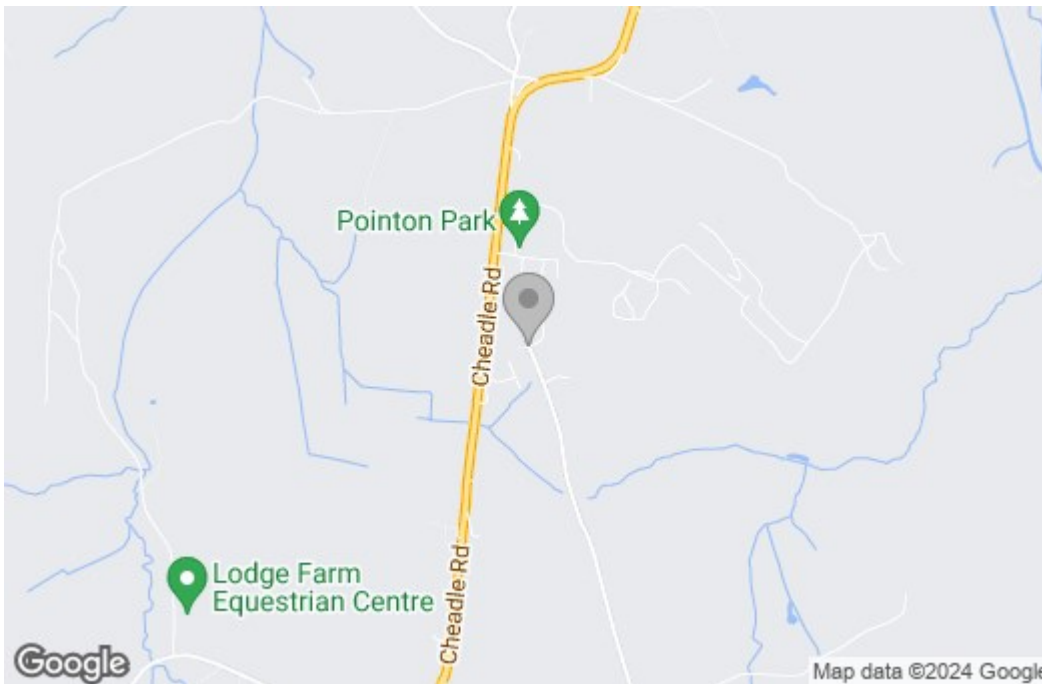


TOTAL: 222.1 m² (2,390 sq.ft.)

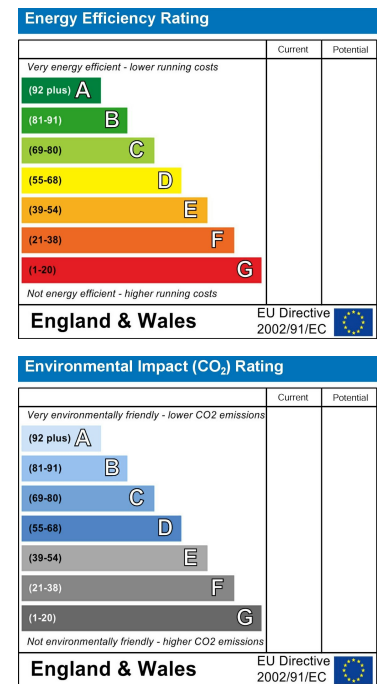
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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