

Lyndhurst School Lane, Bradnop, Staffordshire, ST13 7ND

Offers in the region of £695,000

"Conservation is a state of harmony between men and land." - Aldo Leopold

Explore this stunning 4-bedroom country home sat in approximately 0.85 of an acre, designed for both you and nature! Enjoy high-quality living surrounded by a wildlife-friendly garden, perfect for connecting with the beauty of the outdoors.

#CountryLiving #WildlifeHaven #HomeSweetHome

Denise White's Comments

Discover Your Dream Country Retreat

Nestled in the heart of the breath-taking Staffordshire Moorlands, this four-bedroom detached residence offers a perfect blend of modern living and tranquillity, set on a generous 0.85-acre plot. Surrounded by stunning natural beauty, this property is a true sanctuary for those seeking a peaceful lifestyle.

Meticulously refurbished and reconfigured over the past decade, this immaculate home has a spacious and versatile living environment, featuring high-end finishes throughout—think elegant oak doors, skirting, and flooring that enhance its charm.

As you step inside, you're welcomed by a striking reception hallway adorned with oak flooring and a beautiful staircase accented with glass panelling—a perfect introduction to the quality within. The generously sized sitting room at the front of the house is anchored by a bespoke stone fireplace with a multi-fuel fire, ideal for cosy winter evenings. The second reception room is most versatile, perfect as a snug or adaptable space tailored to your lifestyle, with French doors that lead directly out to the front of the property with views over the beautifully maintained front garden space.

The heart of the home is undoubtedly the kitchen-diner, a spacious area designed for both cooking and socialising. It features a comprehensive range of modern wall and base units, integrated appliances, and ample room for a large dining table, making it the perfect gathering spot for family and friends. Step through the French doors onto the patio, where you can enjoy al fresco dining and entertaining against the backdrop of your stunning garden.

The ground floor includes two double bedrooms along with a stylish modern shower room. Ascend to the first floor to find a spacious landing leading to the main bedroom, complete with ample fitted storage, and another double bedroom with similar features. Both bedrooms are serviced by a

contemporary shower room, ensuring comfort and convenience.

Outside, the property has ample parking on the driveway and a sizable tandem garage, providing secure storage and potential workshop space. The beautifully landscaped gardens wrap around the residence, thoughtfully designed to harmonise with the natural surroundings and promote local wildlife. The main garden measures to just over half an acre and offers a delightful mix of traditional landscapes and wildlife-friendly spaces, including a natural pond that attracts various species. The pond is secured with gated access and charming dry-stone walling, while a dedicated path invites you to explore the wildlife garden. For those with a green thumb, raised vegetable beds await, ready for your homegrown fruits and vegetables.

Experience the serenity and beauty of country living in this exceptional property, where every detail has been carefully crafted to create a haven of comfort and style. Don't miss the opportunity to make this stunning retreat your home!

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 property 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.

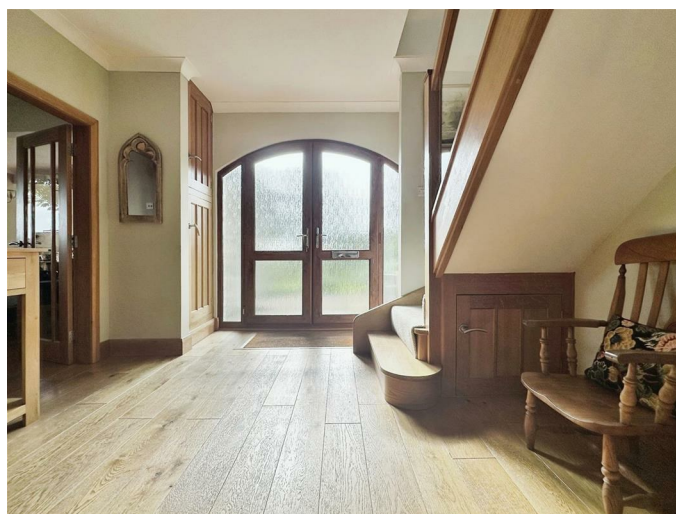
There are a number of well regarded primary and secondary schools in Leek including Leek First School, Westwood First School and Westwood College. St Anslems in Bakewell, voted Tatler Prep School of 2021 and the well regarded Abbotsholme School and Denstone College are within reasonable travelling distance.

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.

Reception Hallway

14'7" x 11'6" (4.45 x 3.52)



uPVC front door in an archway design with two windows to each side. Oak flooring, coving to the ceiling, stairs off to the first floor accommodation via a oak staircase with glass panelling, radiator, ceiling light, bespoke fitted storage cupboards with over head storage space, access to the main living accommodation.

Lounge

14'2" x 10'11" (4.32 x 3.35)



uPVC French doors to the front aspect of the house with uPVC windows, uPVC window to the side aspect, oak flooring, feature stone bespoke fireplace with multi fuel fire, four wall lights, ceiling light, two radiators, coving to the ceiling.

Kitchen Diner

18'2" x 14'0" (5.56 x 4.28)



An extensive range of wall and base units with work surfaces over, concealed lighting under units, integrated appliances including; full fridge and freezer, dishwasher, BOSCH five ring gas hob with extractor hood over, BOSCH combination microwave/cooker, double oven/grill, plumbing for washing machine, sink unit with drainer, central tap, ceiling light over the main dining table, uPVC French doors leading out to the garden, wall mounted radiator, feature lighting, oak flooring in central area framed with a tiled boarder, part tiled walls, uPVC arch window into the utility room. Access into the utility room.

Utility

12'7" x 6'2" (3.85 x 1.90)



Base units with work surfaces over, stainless steel

sink unit with drainer, tiled flooring, space for dryer, part tiled walls, one strip light, uPVC windows to the rear, radiator, uPVC door leading out to the rear of the property. Central heating boiler.

Snug Room

10'10" x 14'2" (3.32 x 4.32)



Tiled flooring, radiator. two ceiling lights, uPVC French doors leading out to the front aspect of the property and two windows to each side, coving to the ceiling, multi fuel stove sat on a hearth.

Bedroom Three

13'10" x 9'6" (4.24 x 2.92)



A double room with a fitted carpet, ceiling light, uPVC window to the rear aspect, coving to the ceiling, radiator.

Bedroom Four

10'4" x 8'11" (3.15 x 2.74)



A double room with a fitted carpet, uPVC window to the rear aspect, ceiling light, radiator, coving to the ceiling.

Shower Room

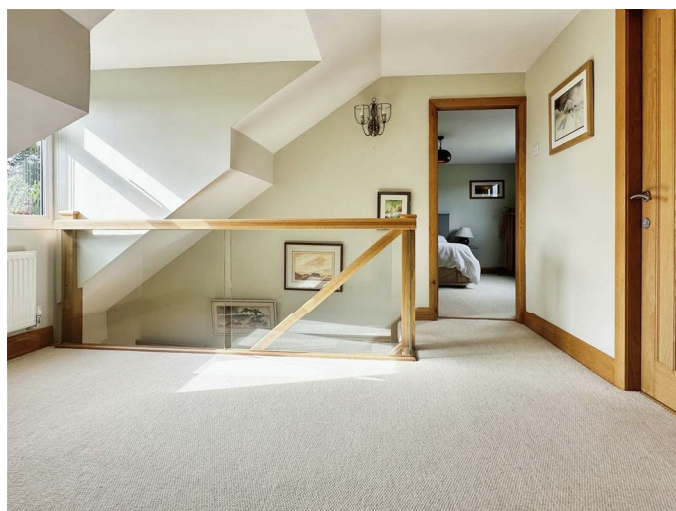
10'6" x 6'8" (3.22 x 2.04)

W.C vanity wash hand basin with storage space under, heated towel rail, walk in shower cubicle with sliding shower doors, shower attachment and shower head, part tiled walls, extractor, floor to ceiling storage cupboard housing TEMPEST hot water cylinder and shelving space, ceiling light, tiled flooring, uPVC window to the rear aspect.

First Floor Accommodation

Landing

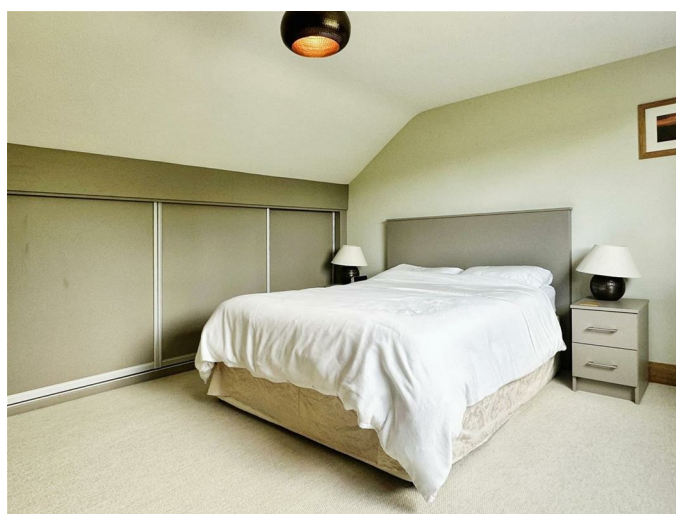
11'9" x 11'6" (3.60 x 3.53)



Fitted carpet, radiator, uPVC window to the front aspect, two wall lights, glass panelling to Oak banister, access to two bedrooms and shower room.

Bedroom One

14'2" x 11'11" (4.32 x 3.65)



Good size double room with uPVC windows to the rear aspect overlooking towards Morridge tops, fitted storage into the eaves with hanging space, radiator, fitted carpet, ceiling light, fitted book shelving.

Bedroom Two



Good size double room with fitted wardrobes, storage and drawers, dressing table area, uPVC window to the rear aspect, again looking over to Morridge tops, ceiling light, radiator, access to loft space, coving to the ceiling.

Shower Room

11'3" x 4'4" (3.45 x 1.33)



Fitted carpet, vanity wash hand basin with storage space under, W.C. with storage space over, fitted mirror with light over, radiator, walk in shower, shower screen, rain shower, uPVC window to the rear, ceiling light, tiled walls.

Outside

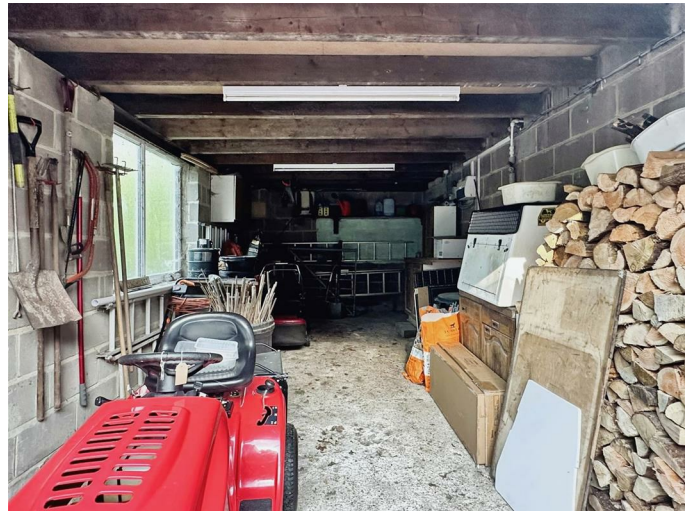


The property is encircled by beautifully landscaped gardens and features a driveway that offers plenty

of off-road parking, along with a tandem garage.

These gardens have been meticulously designed to provide generous areas of traditional garden and lawn space, as well as a harmonious setting that fosters local wildlife. Spanning just over half an acre, the main garden presents a delightful blend of classic landscapes and wildlife-friendly areas, including a natural pond that attracts a variety of species. This pond is securely enclosed with gated access and charming dry-stone walling, while a dedicated path invites you to discover the wildlife garden. For gardening enthusiasts, raised vegetable beds are available, perfect for cultivating your own homegrown fruits and vegetables.

Garage



Tandem Garage with power and lighting.

Agents Notes

Freehold
Oil central heating
Septic Tank Drainage shared with next door

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 and all the team 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.

WE WON !!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

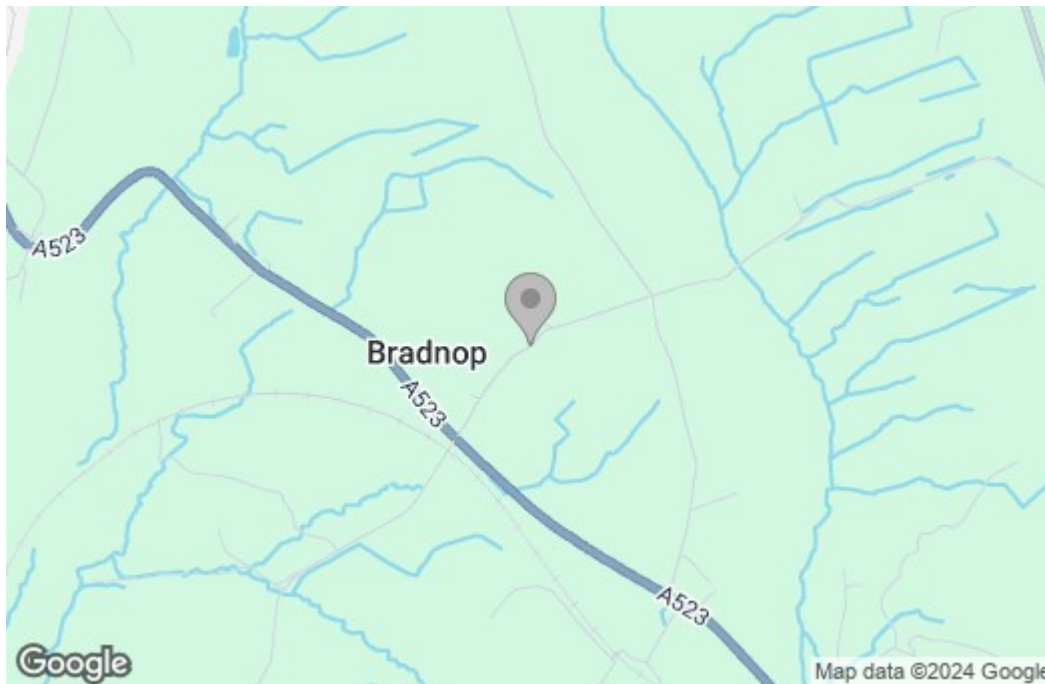
You Will Need A Solicitor !

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.

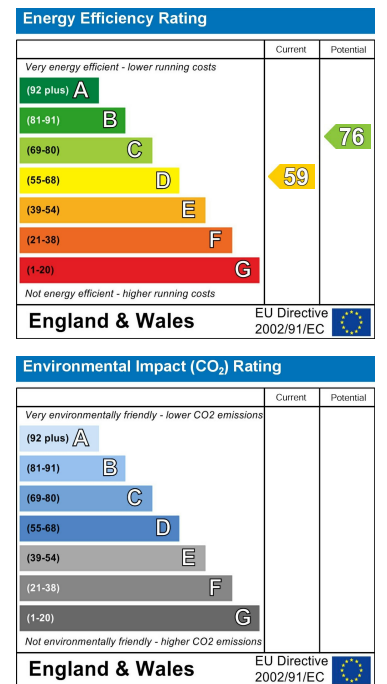
Floor Plan



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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