



Stonesteads Leek Road

, Waterhouses, Staffordshire, ST10 3HN

Offers in excess of £450,000



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Denise White's Comments

Introducing Stonesteads, a spacious detached bungalow brimming with potential, set in a picturesque semi-rural location within the Peak National Park. Nestled on approximately 2 acres of land, this property features a large detached outbuilding, beautiful gardens, a woodland area, and a double garage. Enjoy the perfect blend of privacy and convenience, with local amenities just a stone's throw away.

This property is ideal for equestrian enthusiasts or smallholders, thanks to its land and outbuilding. It also presents a fantastic opportunity for families seeking a home with room to grow and the possibility of expansion (subject to necessary consents). An additional 3.6 acres of grazing land is available through separate negotiation.

Viewing is highly recommended to fully appreciate the scope and exceptional location this property offers.

Located in the sought-after village of Waterhouses, Stonesteads is just a short drive from the vibrant market towns of Leek, Ashbourne, and Buxton. Having been cherished as a family home for many years, the bungalow retains an inviting atmosphere and generous proportions, providing excellent opportunities for reconfiguration and modernisation.

The single-story accommodation features a welcoming reception hall leading to a spacious sitting room, complete with French doors that open into a conservatory overlooking the rear garden. The dining kitchen is generously sized, equipped with a range of wall and base units, integrated hob, oven, and sink unit, plus plumbing for a washing machine and dishwasher. A utility room and porch provide additional functionality.

The bungalow comprises two comfortable double bedrooms, both facing the front, and a well-appointed shower room.

Accessed through gates, Stonesteads features a large stone-pebbled driveway offering ample parking alongside the detached double garage. The gardens wrap around the property, providing great outdoor space. Gated access leads to a driveway up to the outbuildings, previously utilised for stabling and storage, complemented by a substantial hardstanding area and grazing land accessible from there. The additional land, 3.6 acres, offered by separate negotiation, runs at the top of the land included in the sale.

Location

Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic, via many footpaths or the aforementioned Manifold Way Cycle path. The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

Reception Hall

16'9" x 15'2" (5.13 x 4.64)

Fitted carpet, ceiling light, loft access, window to the rear aspect, storage cupboard, radiator, access to the living, bathroom and bedroom accommodation.

Lounge

23'6" x 12'5" (7.17 x 3.81)

Fitted carpet, wooden fire surround with tiled inset and hearth, radiator, window to the side aspect and French doors leading into the conservatory.

Conservatory

11'9" x 7'9" (3.60 x 2.38)

uPVC double glazed, fitted carpet, wall heater.

Dining Kitchen

10'8" x 14'6" (3.27 x 4.42)

A range of wall and base units with work surfaces over, stainless steel sink unit with drainer, integrated hob and oven, extractor hood over, plumbing for washing machine and dishwasher, stainless steel sink unit with drainer, uPVC double glazed windows to the front and to the rear aspects, part tiled walls, the kitchen area has floor covering with carpet in the dining area, access into the utility.

Utility

7'8" x 5'3" (2.34 x 1.62)

Wall units, ceiling light, access to the porch.

Bedroom One

13'9" x 10'2" (4.21 x 3.12)

A range of bedroom furniture that includes wardrobes, drawers and cupboards, fitted carpet, window to the front aspect, radiator, ceiling light.

Bedroom Two

10'5" x 10'5" (3.20 x 3.20)

Double room with a fitted carpet, ceiling light, radiator.

Shower Room

10'5" x 5'9" (3.18 x 1.77)

Fitted with a W.C pedestal wash hand basin, walk in shower cubicle, window to the rear, radiator.

Outside

The property has gated access that leads on to a stone pebbled driveway providing ample parking. There is also a detached double garage (5.80 x 5.89 approx) with a block paved area at the front. Gardens are located to the front, side and rear aspects of the house, with the rear aspect backing onto open fields.

There is gated access to the driveway leading up to the hardstanding area in front of the outbuildings. The woodland surrounding the driveway. The large outbuildings have been used for numerous uses over the years, such as stabling, livestock and storage space. Would be idea to convert into stabling for horses for an equestrian buyer. There is gated access direct onto grazing land. There is the additional 3.6 acres available that leads up to the road frontage and is available by separate negotiation.

Agents Notes

Freehold
Mains drainage
Oil central heating system

Council Tax Band C

Staffordshire Moorlands Council Tax Band - C

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.

Directions

From Leek, take the A523 road from Leek to Ashbourne towards the village of Waterhouses. In approx 7.8 miles the lane to the property will be found on the left hand side indicated by the Agents 'For Sale' board.

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.

Mortgage Requirement ?

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 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.

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.



Road Map



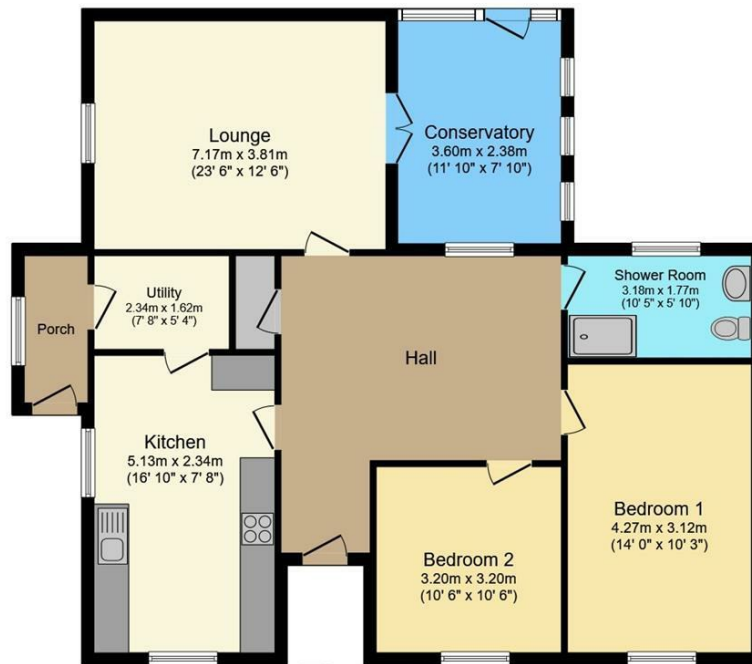
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 110.4 sq.m. (1,189 sq.ft.) approx

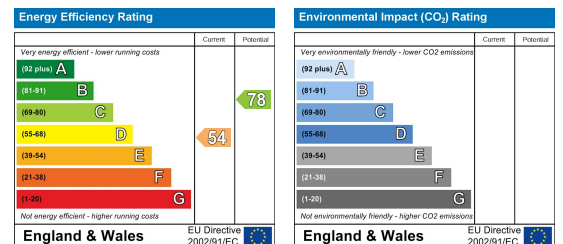
Total floor area 110.4 sq.m. (1,189 sq.ft.) approx

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

Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

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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