



Moorland View Leek Road, Waterhouses, Staffordshire, ST10 3HS

Offers in excess of £400,000

"Your home should be a sanctuary that nurtures your spirit, fuels your creativity, and inspires you to live your best life"

This three-bedroom residence offers just that, featuring impeccably maintained and substantial gardens at both the front and rear. The interior has been lovingly cared for by the current owners, presenting a wonderful opportunity for reconfiguration and extension (subject to any necessary planning consents).

Situated in a charming village on the edge of the breathtaking Peak District, this home also provides easy access to the nearby market towns of Leek, Cheadle, and Ashbourne, as well as major road networks, making it perfect for commuting.

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

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Denise White Estate Agent's Comments



A three-bedroom home, perfectly positioned on a generously sized plot with beautifully landscaped gardens at both the front and rear. Nestled in the picturesque village of Waterhouses, adjacent to the Peak District National Park, this property is the ideal choice for those who wish to embrace countryside living while enjoying convenient commuting options.

The property has a double driveway offering ample parking, complemented by a single garage and a detached double garage, providing extensive space for vehicles, storage, or hobbies.

The current owners have meticulously maintained both the interior and exterior of the home, showcasing immaculate gardens that create delightful outdoor spaces for gardening enthusiasts and families alike, whether it's for children's play or entertaining guests.

Upon entering through the composite front door, you are welcomed into a spacious entrance porch, perfect for storing coats and shoes. This leads into a light-filled inner hallway, featuring a staircase to the first floor and a handy understairs storage cupboard. From the hallway, doors open to the kitchen, sitting room, and dining room.

The sitting room is generously proportioned, complete with a central fireplace featuring an inset LPG coal effect fire, creating a warm and inviting atmosphere. Dual-aspect windows allow natural

light to stream in, offering lovely views of the front garden. The dining room mirrors this spaciousness and also includes a focal fireplace with an inset LPG coal effect fire, paired with a front-facing window.

The kitchen is equipped with a variety of base units, complemented by work surfaces and integrated appliances, including a fridge and dishwasher, with space for a freestanding oven and hob. A practical storage cupboard with shelving enhances functionality. A utility room and cloakroom provide additional convenience, while a sliding door leads to a spacious pantry, also outfitted with shelving. The kitchen offers potential for reconfiguration to create an open-plan kitchen-dining area, with possibilities for extension (subject to necessary planning consents).

On the first floor, you'll find three bedrooms and a family bathroom. Bedrooms one and two are spacious doubles with dual-aspect views, showcasing stunning elevated countryside scenery. The third bedroom is a well-sized single, featuring ample eaves storage.

The family bathroom benefits from dual-aspect views and includes a contemporary white suite, complete with a bath and a corner shower unit equipped with an electric shower.

Outside, the front of the property features a rare double driveway alongside a pristine lawn. The driveway leads to a single attached garage with a newly installed up-and-over door, complete with power and lighting. The detached double garage is fully equipped with electricity and a separate circuit board, featuring double wooden doors at the front and a convenient side entrance.

The rear garden is equally impressive, primarily laid to lawn, with a patio seating area, vibrant herbaceous and flowering borders, and raised planters ideal for a dedicated vegetable plot.

This property comes with oil-fired central heating and uPVC double glazing throughout, ensuring

comfort and efficiency in every season. Don't miss the opportunity to make this stunning residence your own!

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.

Entrance Porch

A main composite door, providing ample space for coats and shoes, access gained into the main entrance hall.

Entrance Hall



A staircase leads to the first floor accommodation and houses a convenient understairs storage cupboard. Fitted with a carpet, radiator, ceiling light, coving to the ceiling. From the hallway, there are doors leading to the kitchen, sitting room, and dining room.

Lounge

11 x 15'9 (3.35m x 4.80m)



The lounge is a spacious room and is fitted with a carpet, ceiling light, two radiators, coving to the ceiling. Featuring a Spanish limestone fireplace and hearth with an inset LPG coal effect fire. There are dual aspect views with a uPVC window to the side and a uPVC bay window to the front.

Dining Room

10 x 14 (3.05m x 4.27m)



Another spacious room that at present is used as a dining room which also includes a Spanish limestone fireplace and hearth with an inset LPG coal effect fire along with a front-facing window. Fitted with a carpet, ceiling light and coving to the ceiling.

Kitchen

13'9 x 8'3 (4.19m x 2.51m)



The kitchen has ample space for a dining table. Fitted with a range of base units with work surfaces over, an inset 1 ½ stainless steel sink with a drainer and a chrome mixer tap over with a tiled splashback. Housing an integrated fridge, dishwasher, with space for a free standing oven and hob. The kitchen has floor covering, inset spot lighting, radiator, coving to the ceiling, uPVC double glazed windows to the rear aspect over looking the rear garden. A practical storage cupboard with

shelving provides additional space. Access leads to the utility room and ground floor cloakroom, while a sliding door opens to a spacious pantry, also equipped with shelving.

Pantry



Ample space for storage with adequate storage.

Inner Hallway

Quarry tiled flooring and a uPVC door leading to the rear garden, with access to the guest cloakroom and utility room. Ceiling light, radiator.

Utility/Boot Room



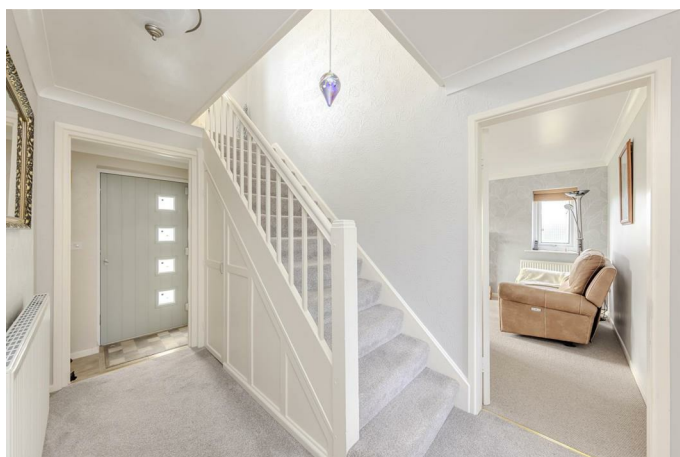
The utility room continues the quarry tiled flooring and includes a Belfast sink with hot and cold taps, appliance space, and plumbing for a washing machine, along with additional space for other white goods and fitted shelving. uPVC double glazed window to the rear aspect. Ceiling light.

Cloakroom



Quarry tiled flooring and is equipped with a low-level WC. uPVC double glazed window, ceiling light.

First Floor Accommodation



Landing



Fitted carpet, ceiling light, uPVC double glazed window to the front aspect, coving to the ceiling,

you'll find doors leading to the bedrooms, family bathroom, and loft access.

Bedroom One

11 x 14 (3.35m x 4.27m)



A good size double room with uPVC double glazed windows to the front and rear aspects, fitted carpet, ceiling light, radiator.

Bedroom Two

10'1 x 14 (3.07m x 4.27m)



Another good size double room with a fitted carpet, ceiling light, radiator, uPVC double glazed windows to the front and side aspects, coving to the ceiling.

Bedroom Three

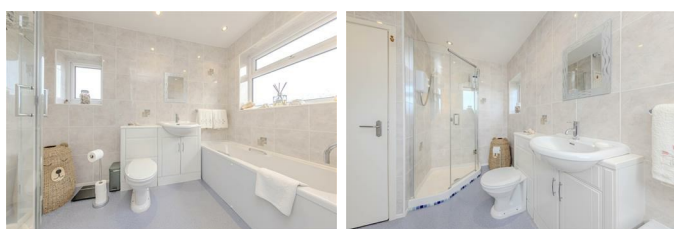
8'2 x 8'3 (2.49m x 2.51m)



a generously sized single, featuring ample eaves storage. uPVC double glazed window to the rear aspect, fitted carpet, ceiling light, radiator.

Bathroom

9'8 x 8'3 (2.95m x 2.51m)



A modern fitted bathroom with uPVC double glazed windows to the front and side aspects. Featuring a white suite, including a wash hand basin with a chrome mixer tap and a vanity cupboard beneath, bath with a chrome mixer tap and a handheld showerhead. A corner shower unit with an electric shower. The airing cupboard, equipped with shelving, houses the hot water tank and header tank. Bathroom floor covering, tiled walls, inset spotlighting, radiator.

Outside



At the front of the property, you'll be welcomed by a double driveway that complements a beautifully manicured front lawn. This driveway leads to a single attached garage, featuring a recently installed up-and-over door, complete with power and lighting for added convenience. Additionally, the detached double garage is fully equipped with electricity and a separate circuit board, boasting double wooden doors at the front and a handy side entrance for easy access. Perfect for any car enthusiasts, secure storage or a hobby room/workshop.

Moving to the rear of the property, you'll discover another meticulously maintained garden, primarily laid to lawn, creating a serene outdoor retreat. This space includes a charming patio seating area, vibrant herbaceous and flowering borders, and raised planters that are perfect for cultivating your own vegetables, making it an ideal setting for both relaxation and gardening enthusiasts. It is also perfect space for letting children play and the dogs roam.

Agents Notes

Freehold

Electricity supply: Mains. Water supply: Mains.

Sewerage: Mains. Heating: Oil

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

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 Need Help With Your 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.

Do You Need to Sell or Rent a Property ?

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

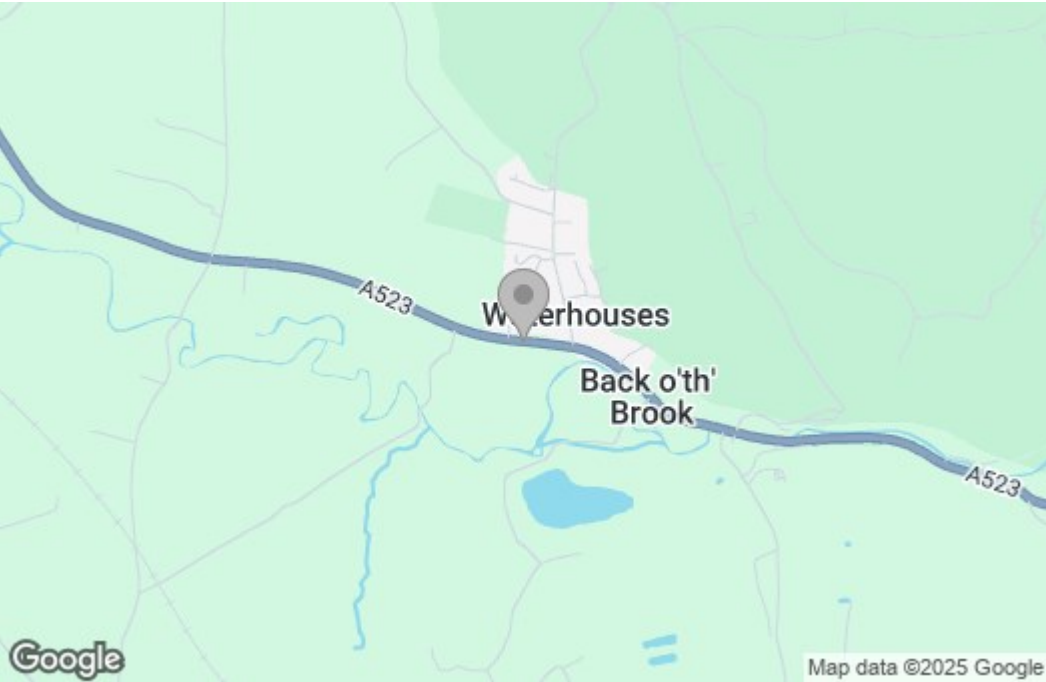
You Will Need A Solicitor !

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.

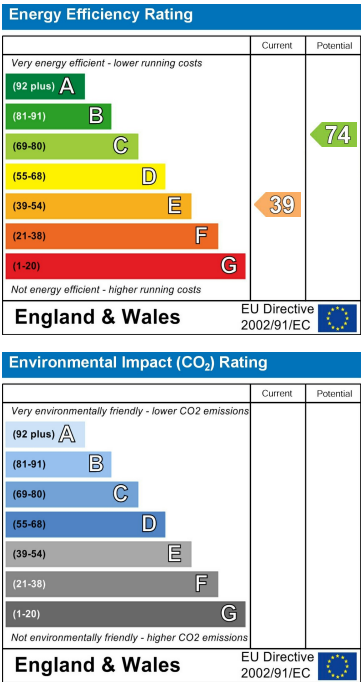
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.