



Wharf House , Froghall, Staffordshire, ST10 2HH

Offers in excess of £525,000

"The countryside is not just a place to reside; it is where you truly embrace life"

This detached stone country home, located in the beautiful Staffordshire Moorlands, features expansive, magical, gardens that invite you to explore and create your personal oasis.

Imagine the possibilities as you transform this property into your dream home, infusing it with your unique style catering for all your needs while being surrounded by the country landscapes.

Experience the adventure of country living and let nature inspire your journey!

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

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****Denise White Estate Agents Comments****



Situated in the stunning countryside on the outskirts of the picturesque village of Foxt, this exceptional detached stone country home is a true treasure within the Staffordshire Moorlands, located in a designated conservation area. Set on expansive grounds adorned with mature formal and wild gardens, this residence has been lovingly maintained as a family home since the 1970s. Originally believed to be an old railway cottage dating back to the 1850s, the property has seen thoughtful extensions and renovations, creating a loving family environment for its current owners.

This property offers an outstanding opportunity for modernisation and enhancement, making it ideal for buyers seeking a tranquil country retreat to raise their families, a second home, or those with a passion for gardening and wildlife.

****Interior Features:****

Upon entering, you will find a generously proportioned floor plan that invites reconfiguration to fully appreciate the stunning garden views. The ground floor accommodation comprises a spacious main reception room, divided into a lounge and dining area, along with a separate dining/sitting room/bedroom four, kitchen, rear porch, utility area, and a recently fitted shower room. The first floor reveals three well-sized bedrooms and a family bathroom, providing ample space for family living. With a touch of imagination, these areas can be updated to reflect

either contemporary tastes or a blend of traditional charm and modern design. Key features of the current layout include:

- A excellent size lounge featuring a focal fireplace, seamlessly connected to the dining area.
- Double doors that lead to a formal dining or sitting room.
- A well-appointed fitted kitchen complemented by a separate utility area and a convenient rear porch.
- A spacious brick and UPVC conservatory offering views of the gardens.
- A recently added wet room that enhances the practicality of the ground floor layout.

Ascending to the upper level, you will discover three comfortable bedrooms and a family bathroom, providing ample accommodation.

****Outdoor Features:****

Accessed via a quiet country lane serving only two other dwellings, this property ensures privacy and tranquillity. One of the standout features is the expansive, mature gardens that envelop the home. These beautifully maintained gardens offer a variety of serene spaces perfect for family gatherings, entertaining, and nurturing local wildlife. Additionally, the gardens present the potential for further expansion of the existing home, subject to necessary planning consents.

The property also boasts a substantial parking area, accommodating multiple vehicles with ease, ensuring convenience for both residents and visitors. A detached garage, along with an attached carport, provides added utility and shelter.

This charming country home represents a unique opportunity to embrace a lifestyle immersed in nature while also offering the potential for personalised updates to create your dream residence. Don't miss the chance to make this captivating property your own.

****Location****



Situated in the charming village of Foxt, ST10 2HH is nestled within the stunning Staffordshire Moorlands, offering residents a perfect blend of countryside tranquillity and convenient access to essential amenities. The area is renowned for its picturesque landscapes, including rolling hills, lush woodlands, and scenic walking trails, making it ideal for outdoor enthusiasts and nature lovers. Local amenities such as shops, cafes, and schools can be found within a short drive, providing all the necessities for daily living. The property benefits from excellent road networks, including easy access to the A523 and A50, allowing for straightforward commutes to nearby towns and cities, including Leek and Stoke-on-Trent. This prime location offers a peaceful rural lifestyle while ensuring that urban conveniences are within reach.

****Brick/UPVC Conservatory****

11'1" x 12'5" (3.38m x 3.81m)



The conservatory features French doors leading into the house, uPVC windows, a tiled floor, radiator, and ceiling light. It offers views over the gardens and provides access to the main reception room.

****Sitting Room Open Plan With Dining Area****

30'8" x 18'6" (9.37m x 5.64m)



A well-proportioned sitting room with ample space for a dining area. A room that exudes charm and character with a distinct sitting room that seamlessly opens to the dining area. At the heart of this inviting space is an impressive Inglenook-style fireplace, featuring a cosy open fire that rests on a raised stone hearth. Surrounding the fireplace, exposed stonework enhances the rustic appeal, complemented by the old-world charm of wooden beams adorning the ceiling.

The room has ample natural light through UPVC

double-glazed windows that frame the front aspect of the property, while three radiators ensure warmth during cooler months. The room is accentuated by an iron spiral staircase that elegantly ascends to the first-floor accommodation, providing a striking focal point.

A set of doors invite you into the kitchen and the conservatory which expands the living space and offering views of the surrounding landscape. Additionally double doors lead to a separate dining room that can also serve as a ground floor bedroom, providing versatility for your needs. Hidden within this enchanting space is a secret bookcase that discreetly leads to the inner porch, which houses a utility area, offering practical storage and access to the ground floor shower room.

This sitting room/dining room perfectly blends functionality with the historical character of the residence, creating a warm and welcoming environment for both relaxation and entertaining.

****Dining Room/Ground Floor Bedroom****

13'5" x 10'2" (4.09m x 3.12m)



The dining room has double doors leading from the main reception room and showcases a charming beamed ceiling. It includes fitted carpet, ceiling light, radiator, and a uPVC window.

Lounge Area



Dining Area



****Kitchen****

14'4" x 7'6" (4.39m x 2.29m)

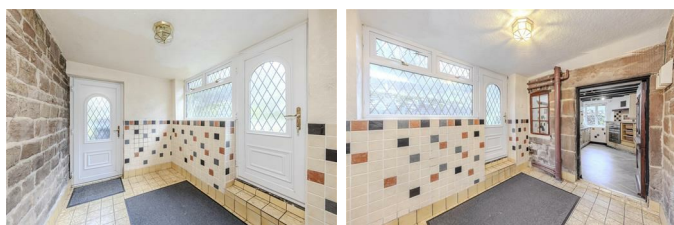


Accessed via double doors from the main reception room, the fitted kitchen features a range of wall and base units with work surfaces. It is

complete with an inset sink and mixer tap, electric hob, and built-in double oven. The kitchen has partially tiled walls, floor covering, exposed style beams to the ceiling, ceiling lights, a uPVC window, and an internal window to the utility room. It also provides access to the utility room.

****Utility Room****

6'9" x 10'2" (2.08m x 3.12m)



This utility room includes part-tiled walls, tiled flooring, a uPVC window, and uPVC doors leading outside. It features exposed stone walling.

****Rear Entrance Hall/Utility Space****

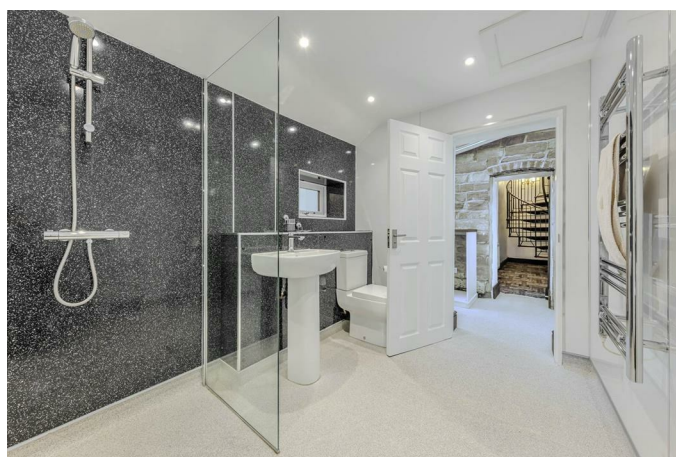
6'9" x 10'2" (2.08 x 3.12)



This space offers base units with work surfaces, part-tiled walls, exposed stone walling, and tiled flooring. A uPVC door leads outside, with uPVC windows and plumbing for a washing machine. Access is also gained into the shower room.

****Wet Room****

6'7" x 9'1" (2.01m x 2.77m)



Fitted with a walk-in shower with two side screens, a pedestal wash hand basin, and a low-flush toilet, this wet room includes a radiator, an uPVC window, a chrome towel rail, inset spot lighting, and an extractor fan. The wall covering is designed for easy cleaning.

****First Floor Accommodation****



Accessed via a metal spiral staircase leading to the landing space.

****Landing****

14'11" x 7'10" (4.57m x 2.39m)



Providing access to all rooms, the landing features fitted carpet and a ceiling light.

****Bedroom****

14'9" x 12'0" (4.50m x 3.68m)



This bedroom includes a radiator, uPVC window, fitted carpet, and ceiling light.

****Bedroom****

10'2" x 12'2" (3.12m x 3.73m)



A double room featuring a radiator and uPVC window.

****Bedroom****

10'11" x 13'10" (3.35m x 4.22m)



Another double room with a radiator and uPVC window.

****Bathroom****

14'4" x 7'1" (4.39m x 2.18m)



This spacious bathroom has a corner shower cubicle, wash hand basin with a vanity unit for storage, a panelled bath with a mixer tap and handheld shower spray, and a WC. It features part-tiled walls, an airing cupboard housing the wall-mounted central heating boiler, inset spot lighting, floor covering, and loft access.

****Outside****



Set within a picturesque rural setting, surrounded by expansive gardens and grounds. The property also offers extensive parking space, accommodating multiple vehicles comfortably within the grounds.

The gardens offer such a unique opportunity to create outdoor space to suit your own lifestyle, whether that may be a garden for family, children and pets, a traditional country garden or a cottage garden created for its biodiversity and its ability to support a wide range of wildlife, from birds to

pollinating insects which would be ideal within these countryside surroundings.

****Detached Garage****



Equipped with a metal up-and-over door, light, and power. Additionally, there is an attached carport.

****Services****

The property benefits from LPG gas central heating, drainage to a septic tank, and uPVC double glazing. Staffordshire Moorlands - Band E

****Tenure****

The vendors inform us that the property is freehold, but this has not been verified. Confirmation will be obtained from the vendor's solicitors during normal pre-contract inquiries.

****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.

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.

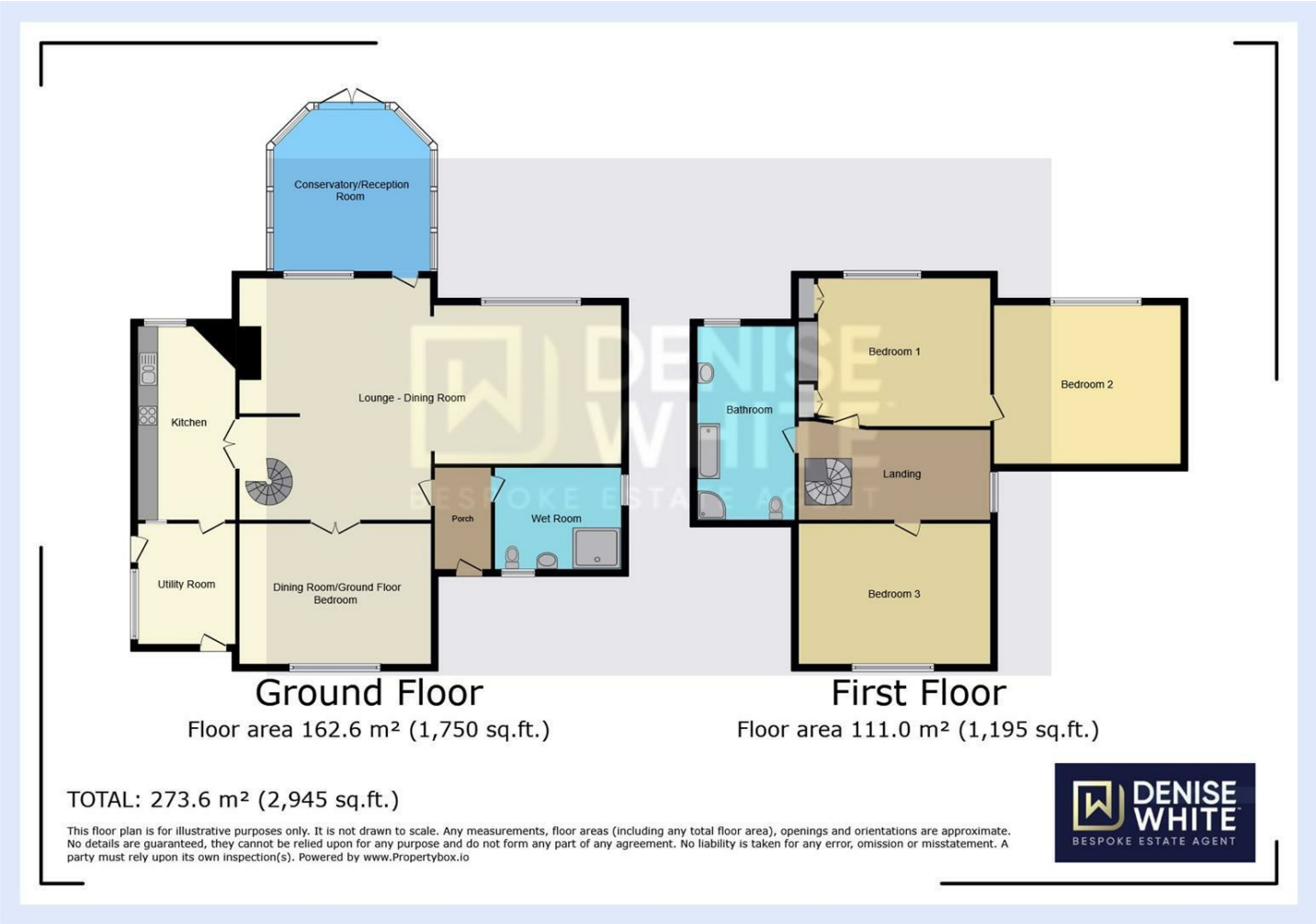
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the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

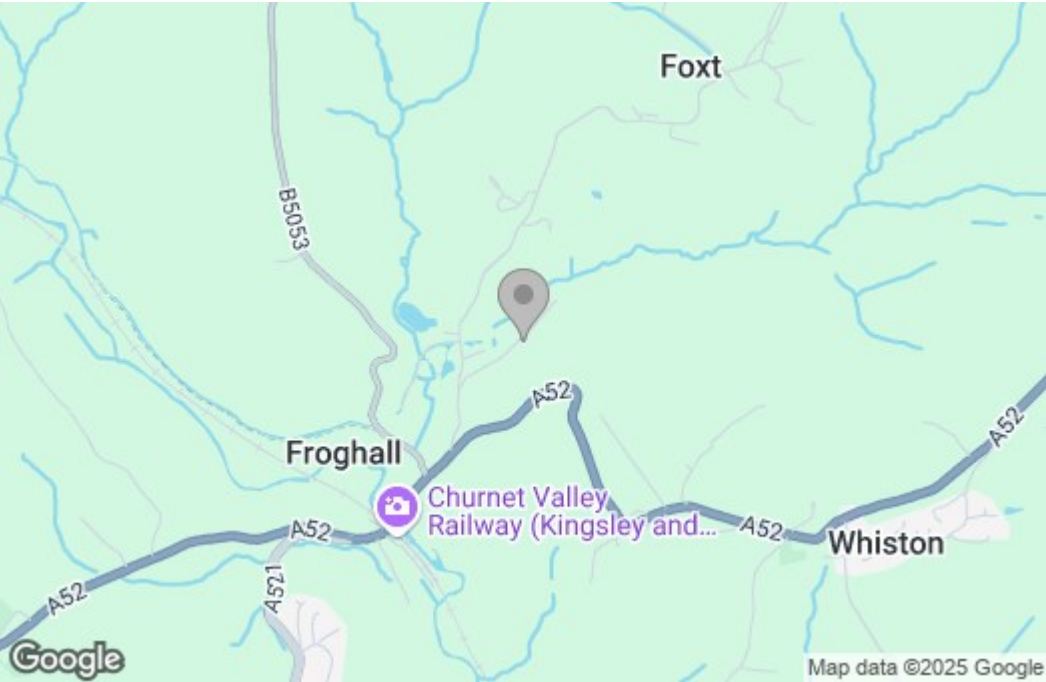
missed calls, and, crucially, their expertise in the local marketing area.

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.

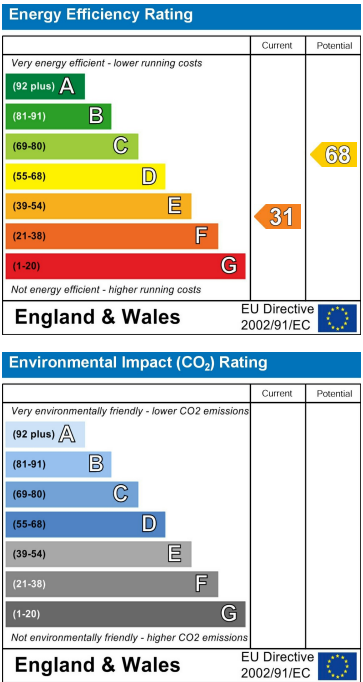
Floor Plan



Area Map



Energy Efficiency Graph



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