DENISE WHITE™
BESPOKE ESTATE AGENT

The Hayloft Park Lane, Stoke-On-Trent, ST9 9JA

Asking price £750,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK !

An outstanding detached home located on the outskirts of Endon. With stunning views across surrounding countryside, four large reception rooms, four double bedrooms and an impressive plot, this home is a truly one-of-a-kind.

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Denise White Estate Agents Comments

Nestled within a generous and private plot on the outskirts of the charming village of Endon, this outstanding detached residence offers a perfect blend of elegance and comfort. Elevated to capture breath-taking views of the surrounding countryside, this home is a true sanctuary, ideal for both relaxation and entertaining.

To the ground floor, there are four large reception rooms, each designed to create a warm and inviting atmosphere. The largest reception room features a delightful inglenook-style fireplace, complemented by French doors that open onto the front aspect, allowing natural light to flood the space and offering picturesque views year-round. The heart of the home is the expansive kitchen, adorned with charming farmhouse-style cabinetry and luxurious granite work surfaces. This culinary haven seamlessly flows into a dining area that provides access to a large stone patio, perfect for al fresco dining and entertaining guests. Adjacent to the kitchen, a versatile third reception room can serve as a formal dining area, playroom, or cosy snug, enhanced by double doors that connect it to the inviting living room. The office, featuring exquisite wooden panelling, offers a tranquil workspace, while a convenient utility area with a large doorway provides easy external access—ideal for drying off after a refreshing country walk.

Ascending to the first floor, you will find four generously sized double bedrooms, each with its own unique charm. The main bedroom boasts stunning views to the front and a spacious ensuite bathroom, complete with a separate shower and a corner bath. Bedrooms One and Two are characterized by their vaulted ceilings and exposed beams, adding a touch of character and warmth. The beautifully appointed family bathroom features a freestanding roll-top bath, enhanced by a vaulted ceiling and elegant pendant lighting.

Externally, the property is approached via a large tarmac driveway equipped with lighting, offering ample off-road parking for multiple vehicles. Surrounding the home, a large lawned garden is adorned with mature plants, creating a serene outdoor space, while the stone patio area invites you to enjoy the tranquil setting.

This remarkable residence combines stunning views, spacious interiors, and an idyllic outdoor space, making it a perfect family home in a desirable location.

Location

Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles (6.4 km) southwest of Leek and 6 miles (9.7 km) north-northeast of Stoke-on-Trent.
Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The local education consists of three schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School.
The Caldon Canal, a branch of the Trent & Mersey Canal, passes around Endon.

Entrance Hall

8'3" x 7'2" (2.54 x 2.20)

Tiled flooring. Radiator. Wooden door into porch. Spotlights.

Living Room

25'8". x 14'8" max (7.83. x 4.48 max)

Wooden flooring. Two radiators. Inglenook style fireplace with burner. Stairs to the first floor accommodation. Floor to ceiling double glazed wooden window to the side aspect. Wooden double glazed window to the side aspect. French doors to the front aspect. Access into entrance hall. Access into Kitchen diner. Spotlights.

Formal Dining Room

11'9" x 18'9" (3.59 x 5.72)

Wooden flooring. Radiator. Wooden double glazed window to the side aspect. Two wall lights. Coving. Ceiling light. Access into kitchen. Double doors into living room.

Office

15'2" x 9'10" 180'5" max (4.64 x 3. 55 max)

Wooden flooring. Partial wooden panelling. Radiator. Wooden double glazed window to the side aspect. Spotlights. Double doors into formal dining room.

Kitchen area

12'1" x 14'3" (3.70 x 4.35)

Tiled flooring. A range of farmhouse style wall and base units with granite work surfaces above integrated ceramic sink and drainer unit with mixer tap above. Space for range style cooker. Space for fridge freezer. Radiator. Wooden double glazed window to the rear aspect. Exposed beam. Spotlights. Access into utility.

Dining Area

14'2" x 15'3" (4.33 x 4.66)

Continued tiled flooring. Radiator. Partially glazed wooden door to the side aspect. Wooden double glazed window to the rear aspect. Five wall lights. Exposed beams. Ceiling light.

Utility

14'4" x 5'5" (4.38 x 1.67)

Continued tiled flooring. Base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above undercounter. Space for washing machine and tumble dryer. Boiler. Wooden double glazed window to the side aspect. Wooden door to the side aspect. Spotlights.

WC

5'8" x 5'8" (1.75 x 1.73)

Continued tiled flooring. Radiator. Low-level WC. Pedestal wash handbasin. Two wall lights. Partially panelled walls. Ceiling light. Extractor fan.

First Floor Landing

Fitted carpet. Two skylights. Built in storage. Exposed beams. Three wall lights. Loft access.

Bedroom One

14'10" x 16'10" (4.53 x 5.15)

Wooden double glazed window to the front aspect. Wooden double glazed window to the side aspect. Vaulted ceiling with exposed beams. Three wall lights.

Ensuite

9'6". x 8'9" max (2.92. x 2.68 max)

Wood effect flooring. Wall mounted radiator. Partially tiled walls. Low-level WC. Pedestal wash handbasin. Shower cubicle with shower. Corner bath with shower attachment. Wooden double glazed window to the side aspect. Spotlights. Extractor fan.

Bedroom Three

17'11" max x 14'11" max (5.48 max x 4.55 max)

Wall mounted radiator. Double glazed wooden window to the front aspect. Double glazed wooden window to the side aspect. Spotlights.

Bedroom Two

18'3" x 14'4" (5.58 x 4.39)

Wood effect flooring. Wall mounted radiator. Two wooden double glazed windows to the rear aspect. Wooden double glazed window to the side aspect. Vaulted ceiling with exposed beams. Three pendant lights.

Bedroom Four

15'9" x 14'3" (4.81 x 4.35)

Wood effect flooring. Wall mounted radiator. Wooden double glazed window to the rear aspect. Skylight. Exposed beams. Spotlights.

Bathroom

12'3" max x 9'10" 180'5" max (3.74 max x 3. 55. max)

Wood effect flooring. Freestanding roll top bath with shower attachment. Obscured double glazed wooden window to the side aspect. Skylight. Shower cubicle. Pedestal wash handbasin. Low-level WC. Storage cupboard housing header tank. Two wall mounted radiators. Vaulted ceiling with exposed beams. Three pendant lights. Extractor fan.

Outside

A large driveway with lighting leads to the property providing off road parking for multiple vehicles. There is a large lawned garden with stone patio.

Agents Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band G

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.

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.

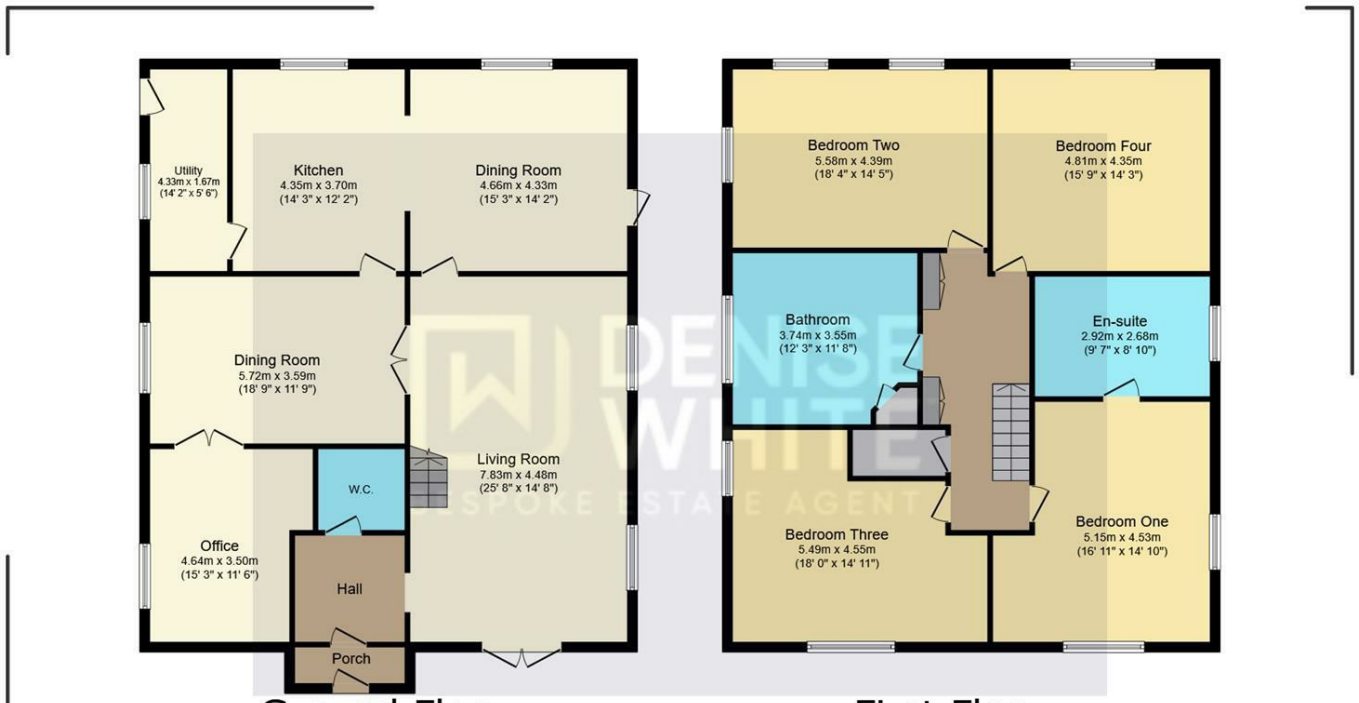
You Need A Solicitor!

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.

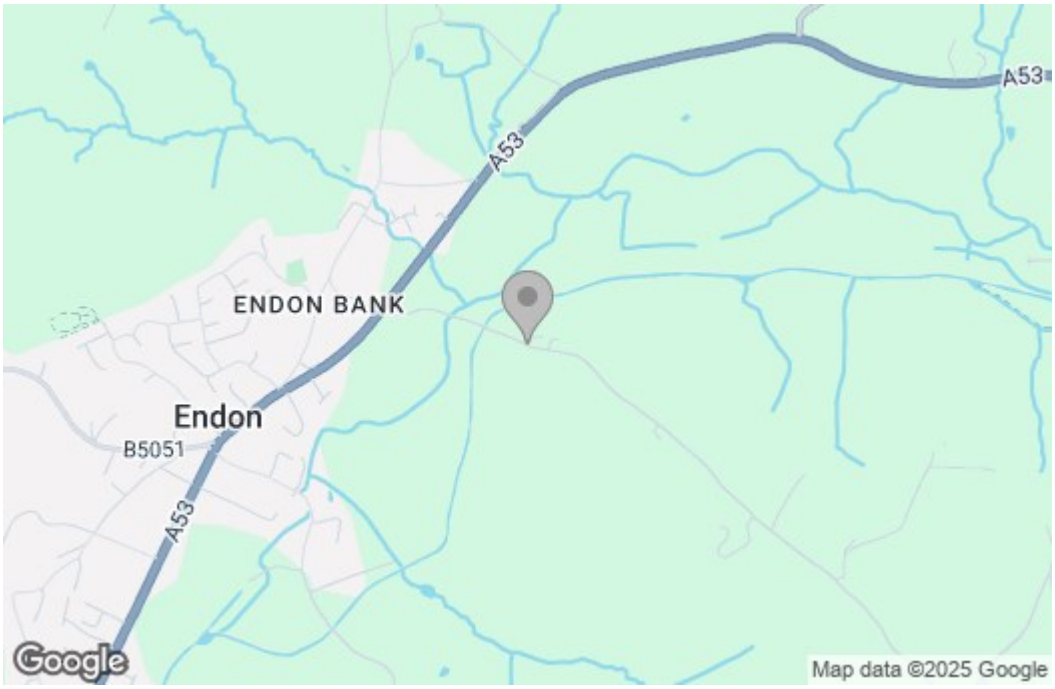
Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

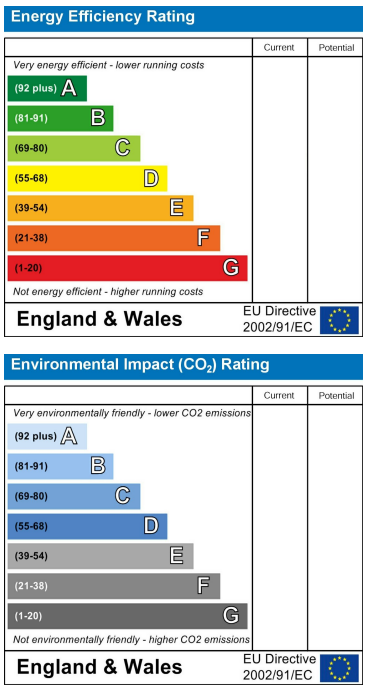
Floor Plan



Area Map



Energy Efficiency Graph



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