



**Lock House Stanley Road, Stockton Brook, Staffordshire, ST9 9LJ**

**Offers in excess of £280,000**

**\*\* CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! \*\***

A Grade II listed former Lock Keepers Cottage, believed to date back to the 18th Century. Positioned in an idyllic village location on the banks of the Caldon Canal.



### Denise White Estate Agents Comments

"Lock House"; a characterful 18th Century Grade II Listed Cottage located in a highly sought after location in the Village of Stockton Brook. Formerly a lock keepers cottage, the property sits on the banks of the Caldon Canal with direct access to the tow path and is bursting at the seams with historical charm!

An Entrance Porch welcomes you to the property and leads on through to a spacious Living Kitchen; fully fitted with a range of Kitchen units, providing ample space for both dining and lounging, and featuring an exposed brick fireplace housing a multi-fuel stove. From the Kitchen area a door leads to the Rear Porch which provides external access to the rear of the property and also leads to a useful Utility Room/WC. From the Lounge area doors lead to a separate Sitting Room and to the Inner Hallway, from which stairs climb to the First Floor and a door leads you to the Study. To the First Floor, there are Three Double Bedrooms and a wonderful Family Bathroom featuring a Freestanding double ended bath and spacious shower cubicle.

Externally the property sits in an excellent sized plot surrounded by mature private gardens with a range of outbuildings including a greenhouse, brick built store and two timber sheds.

Conveniently located within easy reach of local shops, pubs and restaurants, with Greenway Hall Golf Club on the doorstep and within the catchment area for the popular Endon Schools. Within a short drive you can access the Market Town of Leek and there are excellent road links to Stoke on Trent City Centre.

This property would appeal to a broad range of buyers and a viewing is essential to appreciate all it has to offer in terms of the location, accommodation and plot.

### Entrance Porch

4'11" x 3'6" (1.52 x 1.08)

Entrance door to the front aspect. Tiled floor

flooring. Window to the side aspect. Ceiling light. Door leading into: –

### Living Kitchen

21'9" x 12'1" (6.65 x 3.69)



Fitted with a range of wall and base units with Worksurfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Under cupboard lighting. Integrated five ring gas hob with extractor hood over and double electric oven. Plinth heater. Wall mounted Worcester combination boiler. Space for fridge freezer. Woodblock flooring. Exposed Brick Fireplace housing a Multifuel stove on a flagged hearth with wooden surround. Two radiators. Two windows with secondary double glazing to the front aspect. Three wall lights. Two ceiling lights. Exposed beams to the ceiling. Doors leading to the Inner Hallway, Sitting Room and into: –

### Rear Porch

Wooden entrance door to the rear aspect. Tiled flooring. Cloaks hanging space. Ceiling light. Doors leading to the Kitchen and into: –

### Utility Room/WC

8'6" x 5'11" (2.61 x 1.81)

Fitted with a worksurface housing a stainless steel sink and draining units. Plumbing for automatic washing machine. Space for tumble dryer. Fitted with a low-level WC. Sealed unit double glazed window to the rear aspect. Ceiling light.

## Sitting Room

12'0" x 9'2" (3.67 x 2.81)



Carpet. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light. Four wall lights. Exposed beams to the ceiling.

## Inner Hall

Carpet. Wall lights. Stairs off to the first floor. Door leading into: –

## Study

8'5" x 7'3" (2.57 x 2.21)



Carpet. Radiator. Wooden panelled walls. Ceiling light. Sealed unit double glazed window to the side aspect.

## First Floor Landing



Carpet. Two Ceiling lights. Window to the side aspect. Doors leading into:–

## Bedroom One

12'2" x 9'3" (3.71 x 2.84)



Exposed wooden flooring. Radiator. Sealed unit double glazed window to side aspect. Ceiling light. Loft access.

## Bedroom Two

12'2" x 9'2" (3.71 x 2.81)



Exposed wooden flooring. Two radiators. Window with secondary glazing to the front aspect. Ceiling light. Loft access.



### Bedroom Three

10'10" x 8'3" (3.31 x 2.53)



Exposed wooden flooring. Radiator. Window with secondary double glazing to the front aspect. Built-in cupboard to the alcove. Ceiling light.

### Bathroom

8'2" x 5'11" (2.51 x 1.82 )



Fitted with a suite comprising of double ended rolltop bath with mixer tap, low-level WC, pedestal wash and basin and shower cubicle with electric Triton shower. Tiled flooring. Fully tiled walls. Radiator. Obscured sealed double glazed window to the side aspect. Ceiling spotlights. Wall mounted heated towel rail.

### Outside



Lock House sits in an excellent sized plot surrounded by mature gardens which consist of lawned areas and paved pathways which weave through mature trees and bushes. Overlooking the Caldon Canal with direct access to the tow path, which offers lovely rural walks through the surrounding countryside.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

PLEASE NOTE - There is only pedestrian access to the property

### 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 lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

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.

## Property To Sell?

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.

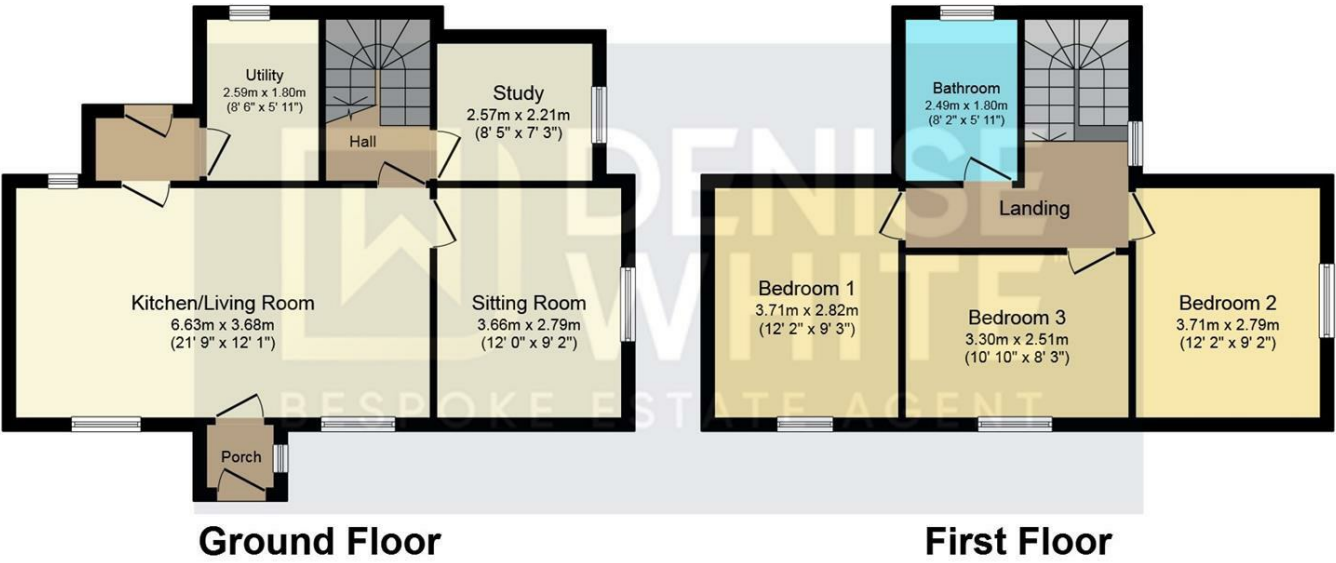
## You Need A Solicitor!

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 Need A Mortgage?

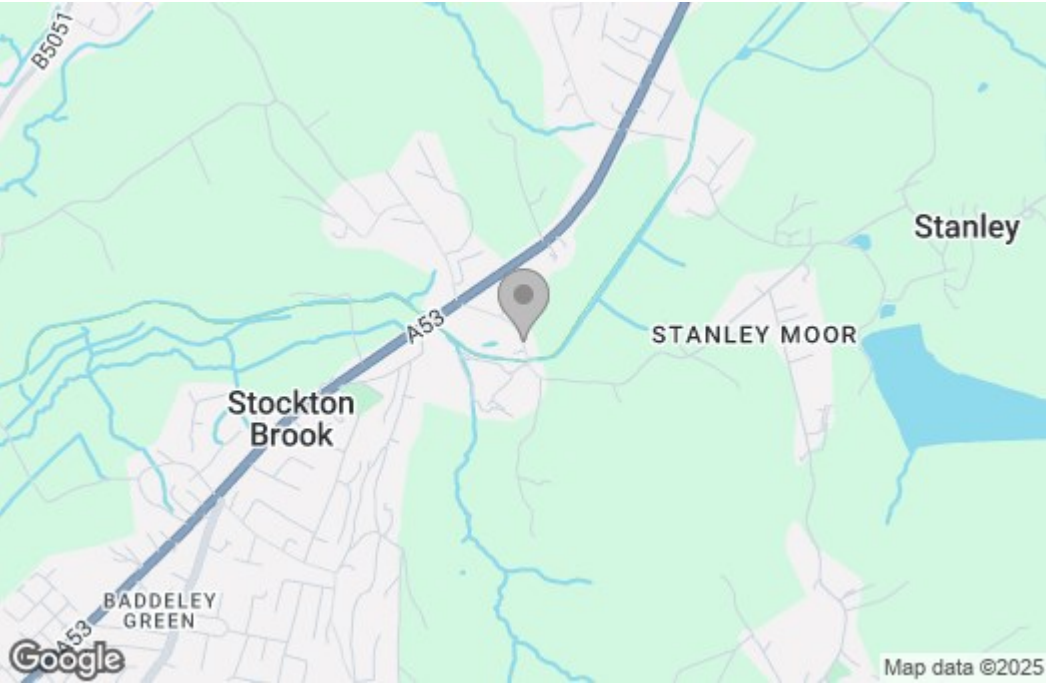
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

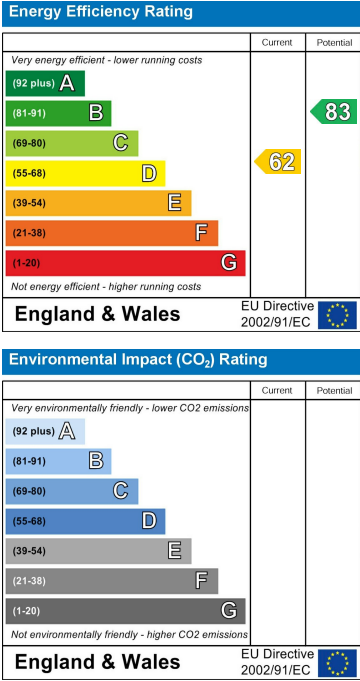


Total floor area 99.8 m² (1,075 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.