



Jasmine Cottage , Leek, Staffordshire, ST13 7LR

Guide price £700,000

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"Follow Your Own Path and Make Your Own Rules !"

This charming three-bedroom detached stone home, with approximately three acres of lush land, invites you to embrace your dreams and create the lifestyle you've always envisioned. With substantial gardens alongside the land, you have the perfect canvas to nurture nature, keep livestock, or simply enjoy the freedom of country living. Imagine waking up to fresh country air and the opportunity to cultivate your own outdoor paradise !

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

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Denise White Estate Agents Comments



Nestled within approximately three acres of picturesque land, Jasmine Cottage is a delightful detached stone property that seamlessly blends traditional charm with modern comfort. This inviting home boasts three spacious double bedrooms and an array of versatile, light-filled reception rooms.

Upon entering the ground floor, you'll discover four generously proportioned reception areas, including a good size sitting room and dining room, both featuring inviting open fireplaces—perfect for creating a warm ambiance. The generous sunroom, adorned with a vaulted ceiling, offers breath-taking views of the rear gardens, making it an ideal spot for relaxation. The fourth reception room, currently utilised as an office, presents endless possibilities to suit your lifestyle needs.

The kitchen has been designed to adjoin the dining room and is open plan in design with the kitchen recently upgraded with stylish new units and modern appliances, ensuring a perfect blend of functionality and style. A practical utility/boot room complements the kitchen, providing essential space for white goods and convenient access to the rear garden.

Ascending the staircase, you will find three well-sized double bedrooms on the first floor, including a principal suite complete with a contemporary en suite shower room. The first floor also features a family bathroom equipped with a separate shower

unit, ensuring comfort for all family members.

Jasmine Cottage also offers a double garage and a spacious driveway, providing ample parking for multiple vehicles. Surrounding the property are delightful gardens, showcasing lush lawns, vibrant flower beds, and a variety of shrubs, trees, and hedgerows, enhanced by charming drystone walling.

Part of the land is neatly sectioned off with post and rail fencing, creating additional garden space with raised vegetable beds—ideal for gardening enthusiasts. This area serves as a perfect play space for children or a secure environment for animals. With gated access from the road and additional gates leading into the rest of the land.

Location



Thorncliffe is a picturesque part of Leek, Staffordshire, known for its stunning natural landscapes. Nestled near the edge of the Peak District, this area offers a unique blend of charming rural living with convenient access to local amenities.

****Immediate Area:****

In Thorncliffe, residents enjoy a serene environment characterised by green spaces and scenic views. Nearby, in the local market town of Leek you'll find essential amenities such as local shops, cafes, and schools, providing a convenient lifestyle.

****Surrounding Area:****

The surrounding countryside is truly enchanting, with the Peak District National Park just a stone's throw away. This proximity allows for a wealth of outdoor activities, including hiking, cycling, and exploring beautiful landscapes. The area is dotted with picturesque villages and charming landmarks, making it a haven for nature lovers and outdoor enthusiasts.

****Access to Road Networks:****

Thorncliffe benefits from excellent road access, making it easy to navigate the region. The A523 road connects Thorncliffe to Leek and the surrounding areas, facilitating access to larger road networks. The A53 provides direct routes towards Buxton and Stoke-on-Trent, enhancing connectivity for commuters and travellers alike.

****Access to Nearby Towns:****

- ****Buxton**** (approximately 11 miles to the southeast): Known for its stunning architecture and natural mineral springs, Buxton offers a vibrant cultural scene, including the Buxton Opera House and scenic parks.

- ****Ashbourne**** (approximately 12 miles to the east): A charming market town famous for its picturesque streets, antique shops, and access to the beautiful Dovedale area, a popular spot for walking and outdoor activities.

- ****Macclesfield**** (approximately 15 miles to the west): A historic market town with a rich textile heritage, Macclesfield features a variety of shops, cafes, and parks, as well as good transport links to other major cities.

In summary, Thorncliffe in Leek (ST13 7LR) presents an attractive living option with its blend of rural charm, community warmth, and excellent access to local amenities and beautiful natural landscapes. With convenient routes to Buxton, Ashbourne, and Macclesfield, it's an ideal place for those seeking a

peaceful lifestyle without sacrificing connectivity to larger towns and attractions.

Entrance Porch

The entrance porch is designed with UPVC double-glazed lead effect windows, wall lights illuminate the space, and the exposed stone front door adds a touch of character, leading directly into the reception hallway.

Reception Hallway



Upon entering, you'll find a spacious reception hallway featuring wooden-style flooring. A staircase leads to the first-floor accommodation, while a UPVC double-glazed lead effect window to the front brings in additional light. The hallway is equipped with wall lights, a radiator for comfort, and convenient under-stairs storage. Access gained into the ground floor accommodation and stairs lead off to the first floor.

Sitting Room

20'88 x 12'91n (6.10m x 3.66mn)



The sitting room is an excellent size, boasting a magnificent feature fireplace that spans the entire width of the room. This impressive fireplace showcases an exposed brick finish and a stunning beam stone mantle, creating a focal point that exudes warmth and charm. A Multi fuel fire sits on a raised tiled hearth, perfect for cosy evenings. The room is further enhanced by UPVC double-glazed windows to the side, framed with exposed beams, and three additional UPVC double-glazed windows to the rear aspect, complete with stone lintels that add to the character of the space. Wall lights provide ambient lighting, while the exposed beams in the ceiling adding to the character of the room. The room is finished with fitted carpet.

Sun Room

13'61 x 10'40 (3.96m x 3.05m)



The conservatory is a delightful space that

continues the wood-effect flooring from the hallway, creating a seamless flow throughout. It boasts a vaulted ceiling with exposed beams, adding an open and airy feel. A central circular UPVC window serves as a unique focal point, while additional UPVC double-glazed windows to the rear and side aspects provide panoramic views of the garden. French doors lead out to the patio seating area, perfect for alfresco dining and entertaining. The conservatory is equipped with a radiator, a central light fixture, and showcases some exposed stonework from the original gable end wall, enhancing its charm.

Study

14'97 x 7'51 (4.27m x 2.13m)



Accessed through a latch door, the study/additional reception room is currently utilised as an office space, however could be used for a variety of uses to suit a buyers needs. It features a radiator, a UPVC lead effect window to the front aspect that allows natural light to fill the room, and a wall light for additional illumination. The fitted carpet completes the room.

Dining Room

15'51 x 12'87 (4.57m x 3.66m)



This generously sized dining room is open plan with the kitchen, making it an ideal space for family meals and entertaining. It features fitted carpet and a radiator, along with three UPVC double-glazed windows to the rear aspect, adorned with tiled sills and exposed stone lintels. A UPVC double-glazed window to the side aspect adds extra light, and wall lights complement the exposed style beams in the ceiling. A log burner sits on a raised hearth, with a feature cast iron fireplace, creating a cosy atmosphere.

Kitchen

14'87 x 7'55 (4.27m x 2.13m)



The kitchen is currently being updated by the present owners, with a new kitchen expected to be completed by the time of sale. At present, it features a range of wall and base units with work surfaces, a stainless steel sink unit with a drainer and

central tap, and a Neff double oven. The kitchen also includes tiled walls, feature under-cabinet lighting, an electric Neff electric hob with an extractor hood, a fitted dishwasher, a fitted fridge along with inset spotlighting. A door leads out to the utility room.

Utility Room

6'43 x 10'40 (1.83m x 3.05m)



The utility room is practical and functional, featuring base units with work surfaces and plumbing for a washing machine, as well as space for a dryer and other white goods. There is a Worcester floor-mounted boiler for the central heating system. The room includes a UPVC double-glazed lead effect window and a UPVC door leading out to the rear garden. Exposed stone walls add character, and a useful storage cupboard with shelving provides additional organisation. The room is illuminated with a central light, making it a tidy and efficient space for your laundry and utility needs.

First Floor Accommodation

Landing



The landing area is finished with fitted carpet and includes a radiator, storage cupboard, and wall lights. A UPVC double-glazed lead effect window to the side aspect allows natural light to filter in. This area provides access to the bedrooms and bathroom, as well as loft access.

Bedroom One

17'53 x 12'89 (5.18m x 3.66m)



This spacious double bedroom features two UPVC double-glazed windows at the rear, offering stunning views of the surrounding countryside. The room is equipped with two radiators and built-in fitted wardrobes, including one double and one single with additional overhead storage. Adjacent to the main wardrobes are three more double wardrobes with drawers underneath and overhead storage. The room is beautifully finished with fitted carpet and wall lights, complemented by a charming beam ceiling. A wooden latch door leads into the en-suite bathroom.

En-Suite

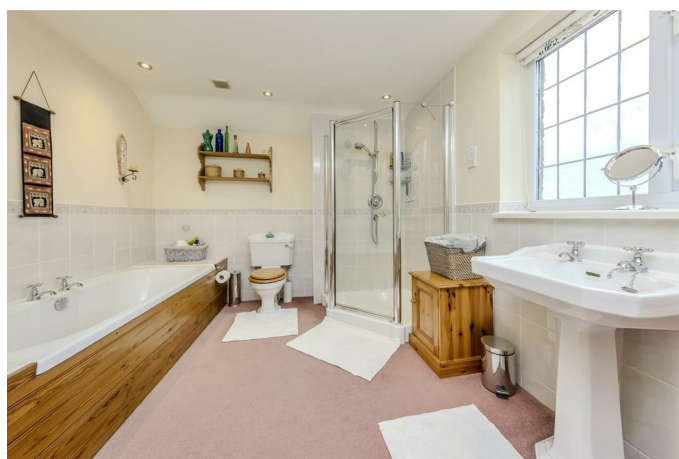
381 x 12'87 (116.13m x 3.66m)



The en-suite is fitted with a modern suite, comprising a stylish shower cubicle complete with a rain-style shower and shower attachment. The walls are fully tiled, and it features a WC and a vanity wash hand basin with storage underneath, with a central tap and a fitted mirror. Additional highlights include a heated towel rail, inset spotlighting, and quality flooring with a wooden design border. A UPVC double-glazed window to the side aspect overlooks open fields.

Family Bathroom

11'73 x 9'42 (3.35m x 2.74m)



The bathroom is well-appointed with a suite that includes a bath, a WC, and a corner shower. A heritage pedestal wash hand basin is complemented by a storage cupboard housing the hot water cylinder and additional shelving space. The bathroom also features a radiator, partially

tilled walls, a shaver point, and a UPVC double-glazed lead effect window to the front aspect. Inset spotlighting, a heated towel rail, and an extractor fan. A latch door provides access.

Bedroom Two

10'54 x 12'72 (3.05m x 3.66m)



This good-sized double room has a UPVC double-glazed window to the rear, providing views of the garden and surrounding countryside. An additional double-glazed window to the side enhances the natural light. The room comes with fitted bedroom furniture, including one wardrobe, one single wardrobe, and fitted cupboards with drawers, complemented by a dressing table area. A radiator, wall lights, and fitted carpet complete the bedroom.

Bedroom Three

10'61 x 9'55 (3.05m x 2.74m)



Another comfortable space, this bedroom is finished with fitted carpet and includes a radiator.

The UPVC double-glazed window to the rear offers lovely views of the garden and countryside. There is wall lighting and loft access.

Outside



Gardens



Land



Agents Notes

Freehold

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 You 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 Have A 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.

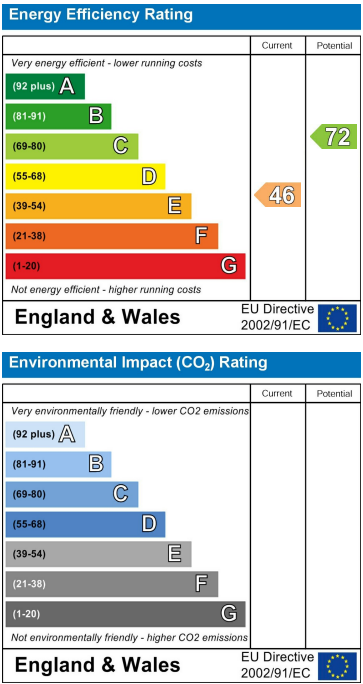
Floor Plan



Area Map



Energy Efficiency Graph



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