



## Brantwood Birchall Lane, Leek, Staffordshire, ST13 5RA

**Guide price £600,000**

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Guide Price of £600,000 to £625,000

"A room with a view," symbolizes the importance of seeing the world and oneself with clarity and authenticity.

Discover your own "room with a view" at this beautifully renovated three-bedroom detached residence. Perched in a prime elevated position, this home boasts breath-taking views of the surrounding landscape and expansive landscaped rear gardens. Nestled in a highly desirable neighbourhood, this property invites you to experience the true essence of home, where clarity and authenticity come together in perfect harmony. Don't miss the chance to see it for yourself!

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

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## Denise White Estate Agents Comments



Introducing a beautifully appointed three-bedroom detached residence, nestled in an elevated position that offers uninterrupted natural light and serene views. This exceptional property boasts a large landscaped garden, a double garage, a summer house, and off-street parking, making it a standout find in one of the most sought-after locations in Leek, Staffordshire. Just moments away from the Golf Course and a short drive to the market town of Leek, which features boutique shops, restaurants, and bars, this home has been thoughtfully renovated to provide a spacious and modern living environment.

The layout is designed for both comfort and functionality, having been expertly extended and improved by the current owners. It features a contemporary open-plan kitchen, living, and dining area that seamlessly connects to an outdoor entertaining space. Additionally, the property includes two separate reception rooms, ensuring ample space for relaxation, along with quiet and comfortable double bedrooms, including a main bedroom with an en-suite bathroom.

Ideal for hosting gatherings, the stylish kitchen-living-dining area is enhanced by bi-fold doors that open onto the garden patio, creating a fluid indoor-outdoor experience. The adjacent dining room offers versatility and could serve as an office or consulting room for those who work from home. A conveniently located ground-floor shower room and a generously sized lounge at the front of the

house complete the ground floor accommodation. The ground floor layout could also accommodate for multi generational living with one of the reception rooms adapted to a ground floor bedroom and having the ground floor shower room.

The first floor comprises three well-proportioned double bedrooms, with the main bedroom featuring a large picture window that overlooks the rear garden and includes an en-suite shower room. The two additional double bedrooms share access to a beautifully designed bathroom, complete with a heritage-style suite and a roll-top freestanding bath, as well as a separate W.C.

Ample off-road parking is available through the double garage and a double driveway, alongside thoughtfully landscaped gardens at both the front and rear of the property. The unique elevated setting allows for distinct outdoor zones that cater to both social gatherings and quiet contemplation. The large summer house adds further versatility, serving as an ideal retreat for a games room, studio, or study.

This property is perfect for professionals or families seeking a prestigious location, offering a generous garden and spacious interior that harmoniously combines a sophisticated lifestyle with the comforts of home.



## Location



Situated on the outskirts of the market town of Leek in Birchall, close to Birchall Golf Club.

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

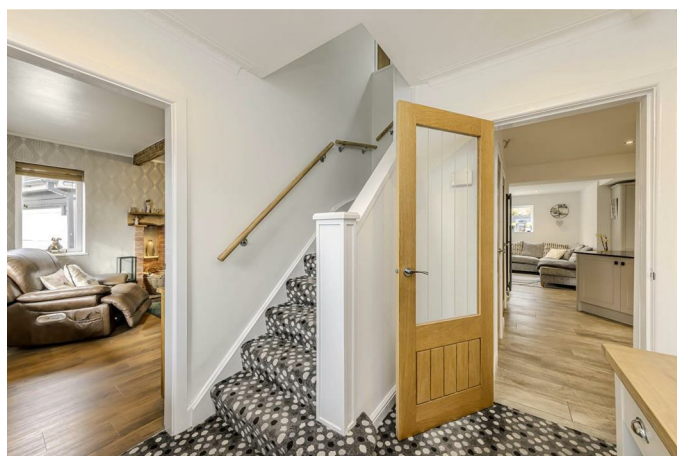
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its

picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

## Entrance Hall



The entrance hall features carpeting, with stairs leading off to the first floor and access into the kitchen, a UPVC window to the front aspect allow for natural light, complemented by inset spotlighting and decorative coving, radiator.

## Living Kitchen

14'1" extending to 21'5" x 16'3" extending to 22'4"  
(4.30 extending to 6.55 x 4.97 extending to 6.81)



This stylish kitchen features a range of wall and base units with wooden work surfaces, complemented by a Belfast sink with a central tap and integrated space for a dishwasher and fridge and freezer. Currently, it houses a Leisure Cuisine Master range cooker, equipped with an extractor fan, while a breakfast island offers additional storage and a granite work surface over, with space

for seating. There is a UPVC double-glazed window to the side, aspect along with a UPVC double-glazed stable-style door leading out to the side garden. Illuminated by a central light fitting and inset spotlighting, the kitchen also boasts a wall-mounted contemporary radiator and wooden-style flooring.

The kitchen seamlessly opens into a spacious family area, a perfect place for a sofa, featuring a UPVC double-glazed window that overlooks the rear garden and UPVC double-glazed sliding bi-fold doors leading out onto a patio area for effortless indoor-outdoor living. There is a convenient storage cupboard suitable for boots, a vacuum, and other essentials.

### **Shower Room**

5'2" x 4'5" (1.60 x 1.36)



The shower room includes a fitted shower cubicle with both a rain shower and a shower attachment, along with a WC, wash hand basin, and heated towel rail for added comfort. Fully tiled walls and decorative tiled flooring and is illuminated by inset spotlighting with a panelled ceiling,

### **Dining Room**

10'2" x 9'9" (3.1 x 2.98)



The dining room features a striking wooden fireplace surround with a decorative cast-iron inset and a living flame glass fire, complemented by a raised tiled hearth. There is a central light fixture adorned with a decorative cornice; it also includes a radiator, a UPVC double-glazed window to the front aspect, and elegant wooden-style flooring.

### **Lounge**

15'5" x 10'10" (4.72 x 3.31)



The lounge has a feature log-burning stove set within an exposed brick fireplace, complete with a raised brick hearth and a stone hearth with a wooden feature mantle, all highlighted by exposed beams on the ceiling. UPVC double-glazed window at the front offers lovely views over Birchall Close and the surrounding countryside, with two additional UPVC double-glazed windows on the side and one to the rear, enhancing the room's



brightness. The lounge is further enhanced by a radiator, wooden-style flooring, coving on the ceiling, and a central light fixture.

### First Floor Landing



The landing space features a vaulted ceiling enhanced by a skylight, providing ample natural light and access to the loft, along with a central light fixture. There is access to the bedrooms, bathroom and separate W.C.

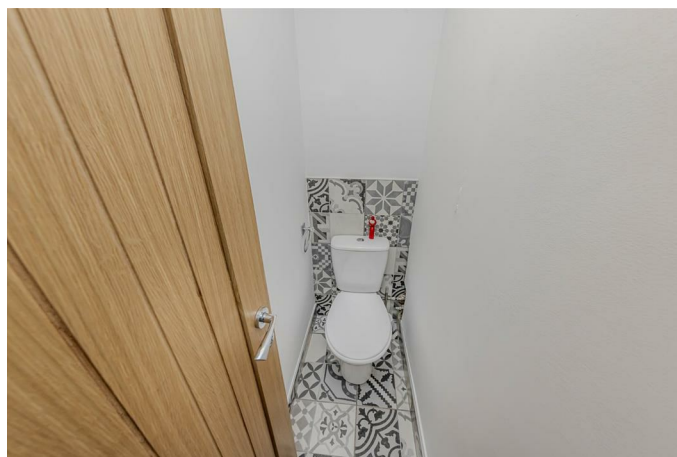
### Bedroom One

12'0" x 9'11" (3.67 x 3.03)



The main bedroom is exceptionally bright, with a vaulted ceiling and exposed beams and a large picture window overlooking the rear garden, along with a UPVC double-glazed heritage-style radiator and a UPVC double-glazed window to the side aspect, enhanced by inset spotlighting and fitted carpeting. This room includes a walk-in wardrobe with adequate hanging space and a radiator, access gained into the en-suite shower room.

### W.C.



The separate W.C houses a modern WC and showcases decorative tiled flooring that extends up to wall height, complemented by inset spotlights and a panelled ceiling for a stylish finish.

### Ensuite

4'7" x 5'8" (1.42 x 1.75)



The ensuite shower room is fitted with a corner shower featuring a rain showerhead and a shower attachment, complemented by decorative tiling and a vanity wash hand basin with storage underneath that incorporates the same decorative tiling for continuity. The room also features decorative tiled flooring, inset spotlighting, an extractor fan, and a skylight to enhance the overall brightness.

### Bedroom Two

10'10" x 11'1" extending to 13'9" (3.32 x 3.38 extending to 4.21)



The front bedroom is a generously sized double room, complete with fitted carpeting and two UPVC double-glazed windows to the side, as well as a UPVC double-glazed window at the front that provides outstanding views over the surrounding area and down the close; it also features a double fitted wardrobe and additional storage into the eaves, along with a radiator.

### Bedroom Three

13'3" x 10'10" (4.04 x 3.32)



This charming double bedroom features a fitted carpet that adds warmth and comfort, creating an inviting atmosphere. The room is equipped with a spacious fitted double wardrobe, providing ample storage for your belongings. Natural light floods the space through UPVC windows at the front and two side windows, complemented by a skylight that

enhances the airy feel. The room also includes a radiator and a ceiling light.

### Bathroom

7'8" x 7'8" (2.35 x 2.34)



The bathroom features a fitted suite that includes a roll-top freestanding bath with claw feet and a central shower attachment, along with a vanity wash hand basin that offers storage underneath and useful shelving, while wooden panelling to dado height adds an elegant touch. A heritage-style heated towel rail is incorporated into the radiator, complemented by a UPVC frosted window to the front aspect and inset spotlighting, with a tiled splashback to the sink unit.

### Garage

19'10" x 16'8" (6.06 x 5.10)





## Outside



Parking is available with ample off-road space provided by the driveway in front of the garage, as well as an additional driveway on the opposite side. The front of the property has a paved patio area, perfect for enjoying the elevated views over the close and surrounding countryside. A detached double garage, equipped with up-and-over electric doors, offers ample storage and has been cleverly sectioned off to create an additional room, currently utilised as a gym. The garage features two windows on the rear aspect and has power and lighting connected.

## Gardens



Designed for low maintenance, the front garden features slate, flowering shrubs, mature trees, and is enclosed with a charming wall and flower strip borders. An electric car charging point is also available, alongside outdoor lighting to enhance

the garden's ambiance during the evenings. At the rear, you'll find an impressive garden that has been thoughtfully landscaped for ease of use. It features a spacious patio area perfect for seating, making it an ideal spot for entertaining during the warm summer months. The built-in barbecue area, complete with a covered section and a vaulted-style roof with lighting, provides a seamless transition from the kitchen to outdoor dining.

The garden is predominantly laid to lawn, complemented by a greenhouse and a pathway that leads to the elevated summer house. Additionally, there is a brick-built outbuilding accessible directly from the kitchen, along with an outdoor tap for added convenience. Secure gated access on both sides of the property ensures easy passage to the front.

At the top of the garden, behind the summer house, there is a lovely lawn area complete with a playground for children, backing onto open fields. This space offers absolutely outstanding views over the surrounding area, making it a delightful retreat for both relaxation and play.

## Summer House

21'7" x 13'11" (6.59 x 4.25)



## Utility Room

9'0" x 5'9" (2.76 x 1.76)

## Agents Notes

Freehold

Mains services are connected

LPG Gas

Council Tax Band – Staffordshire Moorlands Band – Band E

## 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 Denise White Estate Agents



"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 House 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.

### **Do You Need A Mortgage ?**

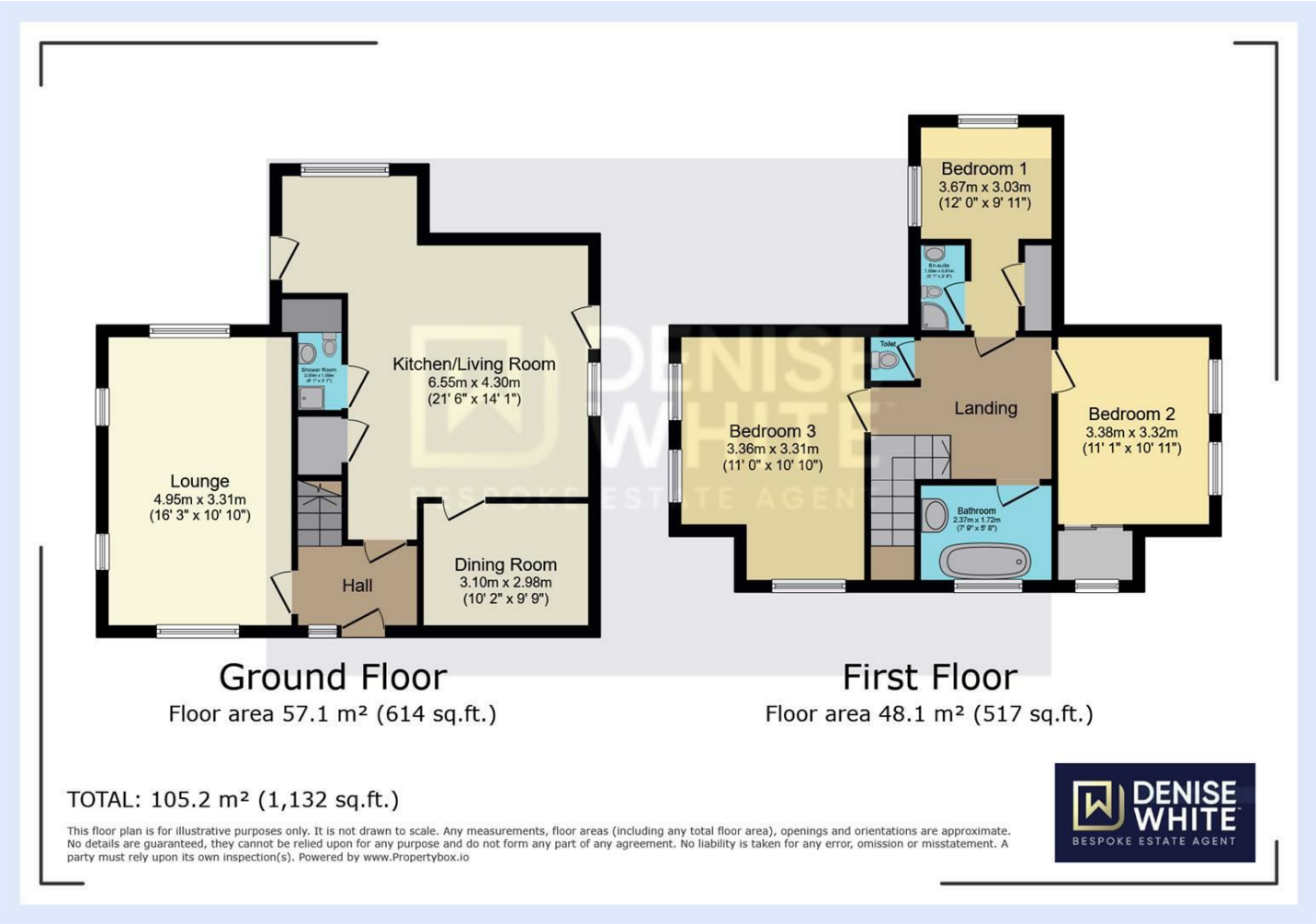
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **You Will Need A Solicitor !**

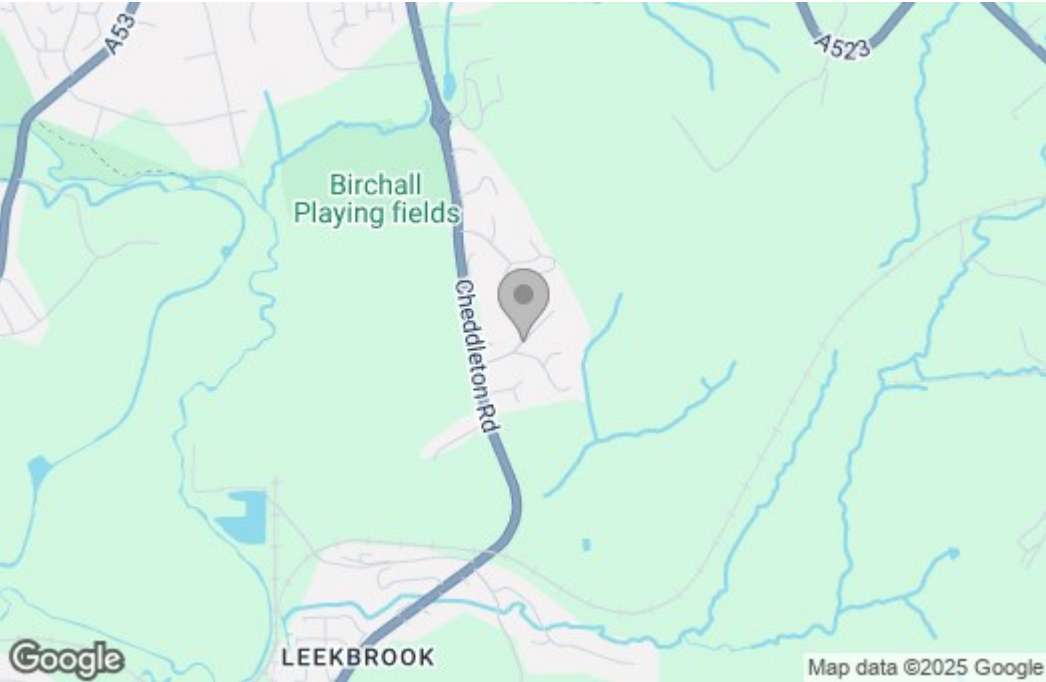
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Our Phone Lines Are Open !**

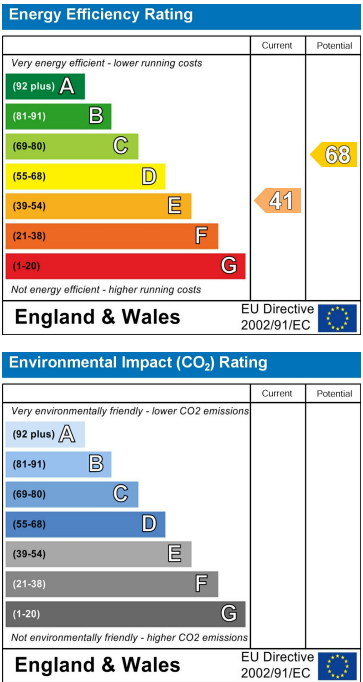
Floor Plan



Area Map



Energy Efficiency Graph



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