



## **J Holding Roughcote Lane, Caverswall, Staffordshire, ST11 9EG**

**Offers in excess of £575,000**

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

"One day I'd love a house in the country with some chickens."

Look no further! This spacious three-bedroom detached home is perfectly situated on an excellent-sized plot, offering privacy with no overlooking neighbours to the rear, just serene views of an open field—ideal for keeping chickens and letting the children play freely. Recently extended and modernised by the current owners, this home provides a perfect blend of contemporary living in a desirable semi-rural location. Plus, with ample parking and a spacious detached garage, it ticks all the boxes for modern family life!

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

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### Denise White Agents Comments

Set in a semi-rural location with stunning views over open countryside, this contemporary detached three-bedroom house features excellent-sized gardens, a good size detached garage, and a driveway. Recently extended and refurbished to a modern standard, the property has been thoughtfully designed for family living, making it perfect for families of all ages or buyers seeking a peaceful retreat in a picturesque setting.

Inside, the home boasts a stylish and inviting finish. The sitting room includes a charming log-burning stove, adding to the country feel. The open-plan kitchen and dining area, complete with a media space, is enhanced by bi-fold doors that open up to the private garden—ideal for entertaining or letting children play freely. Additionally, there is a separate reception room currently used as a games room, providing versatile space for formal dining or leisure activities.

Practicality is also a highlight, with a generous utility room and a convenient ground floor w.c. for guests. Upstairs, there are three good size bedrooms. Two light and airy family bedrooms offer comfortable retreats that are not overlooked, including one with an en-suite shower room. The family bathroom is finished to a luxurious standard, while the principal bedroom features a stunning vaulted ceiling that creates a sense of light and space, overlooking the tranquil rear garden and expansive views.

This property beautifully combines modern living with the charm of its surroundings, making it a fantastic opportunity for anyone looking to embrace a semi-rural lifestyle.

### Location



Caverswall, located in Staffordshire, offers an attractive option for homebuyers seeking a blend of rural charm and convenient access to major transport routes like the A50, A500, and M6. The village features a close-knit community, essential amenities, and a mix of traditional and modern properties. Its picturesque countryside surroundings provide opportunities for outdoor activities, making it a desirable place for those looking for a peaceful yet accessible living environment.

### Entrance Hallway



Wooden style laminated flooring. Wall mounted radiator. Stair access leading to first floor accommodation. Inset spotlighting. Access to the ground floor accommodation.

## Living Room

16'1" x 12'1" max (4.92 x 3.69 max)



Wooden style laminated flooring. Wall mounted radiator. UPVC double glazed window to the front and side aspects. Log burner sat on a raised hearth with a tiled inset and mantle over. Coving to the ceiling and ceiling light.

## Kitchen

15'9" x 9'8" max (4.81 x 2.97 max)



Tiled flooring. Open plan access into dining area and family area. Open plan into the utility. An extensive range of wall and base units with work surfaces over and splash backs. Concealed lighting. Sink unit with drainer. Integrated NEFF oven with additional NEFF combi oven over. Neff hob with extractor hood over. UPVC double glazed window to the side aspect. Inset spotlights. Electric underfloor heating.

## Dining Room/ Family Room

15'6" x 11'7" (4.73 x 3.55)



Ample room for two distinct area, currently used as a dining area and family room. Tiled flooring. Wall mounted radiators. Open plan into Kitchen. Open plan in to Sitting room. Bifold doors with access to garden. UPVC double glazed skylight windows. Media Area. Inset spotlights. Radiator. Electric underfloor heating.

## Utility

8'9" x 6'11" (2.67 x 2.13 )



Tiled flooring. Range of wall and base units with work surfaces over. Wash hand basin with central tap. Tiled splash backs. Wall mounted radiator. Open plan into kitchen. Garden access. Inset spotlights. uPVC door leading outside.



### Sitting Room

17'9" x 10'11" max (5.42 x 3.33 max )



Wooden style laminated flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Open plan access into kitchen diner. Ceiling light. Coving the ceiling.

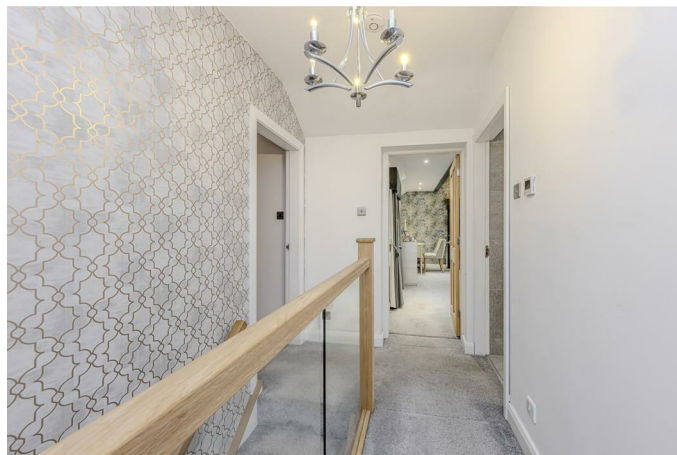
### Cloakroom

6'5" x 7'0" (1.96 x 2.15 )



Tiled flooring. Wall mounted radiator. Vanity style wash hand basin. W.C. Tiled splash back. Obscured UPVC window. Inset spotlights.

### First Floor Landing



Fitted carpet. Access to first floor accommodation. Storage cupboard. Loft access. Ceiling light. Glass inset to balustrade.

### Bedroom One

17'3" x 17'3" max (5.28 x 5.28 max)



A large principle bedroom. Vaulted style ceiling with two ceiling lights. Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the side and rear aspect. Inset Spotlights. Views over the rear garden.

### Bedroom Two

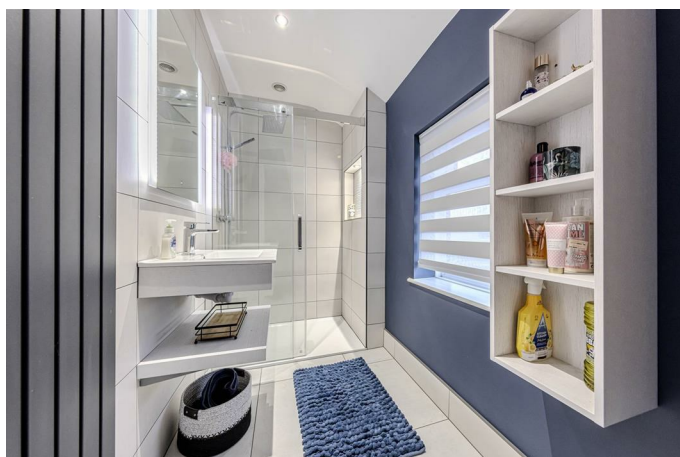
16'1" x 9'7" max (4.91 x 2.94 max )



A double bedroom. Fitted carpet. Wall mounted radiator. Fitted wardrobe's. Fitted storage. UPVC double glazed window to the front aspect. Access to the En-suite. Ceiling light.

### En Suite

8'2" x 4'4" (2.49 x 1.34)



A modern style fitted suite which comprises; Tiled flooring. Wall mounted radiator. A modern fitted shower room with a vanity style wash hand basin with storage shelf under. Fully tiled shower cubicle with glass shower door, rain style shower and shower attachment. Ceiling light. UPVC double glazed window to the front aspect.

### Bedroom Three

7'6" x 12'4" max (2.30 x 3.78 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset spotlights.

### Bathroom

12'4" x 7'11" (3.76 x 2.42 )



A modern fitted bathroom suite which comprises; Tiled flooring. WC. Freestanding design modern bath with central waterfall tap. Shower attachment. Alcove providing useful storage/display. Corner shower cubicle with rain style shower. Vanity style wash hand basin. Obscured UPVC double glazed window. Inset spotlights. Electric underfloor heating.



## Garden



This property boasts an excellent plot with a long driveway leading to the entrance, offering ample parking to the front and gated access to a spacious detached garage. The front garden is primarily laid to lawn, complemented by hedging and a front fence, along with mature trees that enhance the appeal and privacy of the space. Notably, there is a power station in the front garden that was previously sectioned off but was later acquired by the previous owners to expand the land ownership, with access available to the electric board if needed. This is clearly indicated in the drone photography included in the marketing materials.

The rear garden has been thoughtfully landscaped by the current owners, providing a generous and private outdoor space that is ideal for families. Bi-fold doors open directly onto a large patio area, perfect for al fresco dining and entertaining. Additionally, there's a Pergola seating area, creating a unique spot for relaxation, along with different designated lawn areas designed primarily for children's play.

## Agents Notes

Tenure: Freehold

Services: Gas Central Heating System, Mains Water, Septic Tank Drainage.

Council Tax: - Staffordshire Moorlands - 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 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.

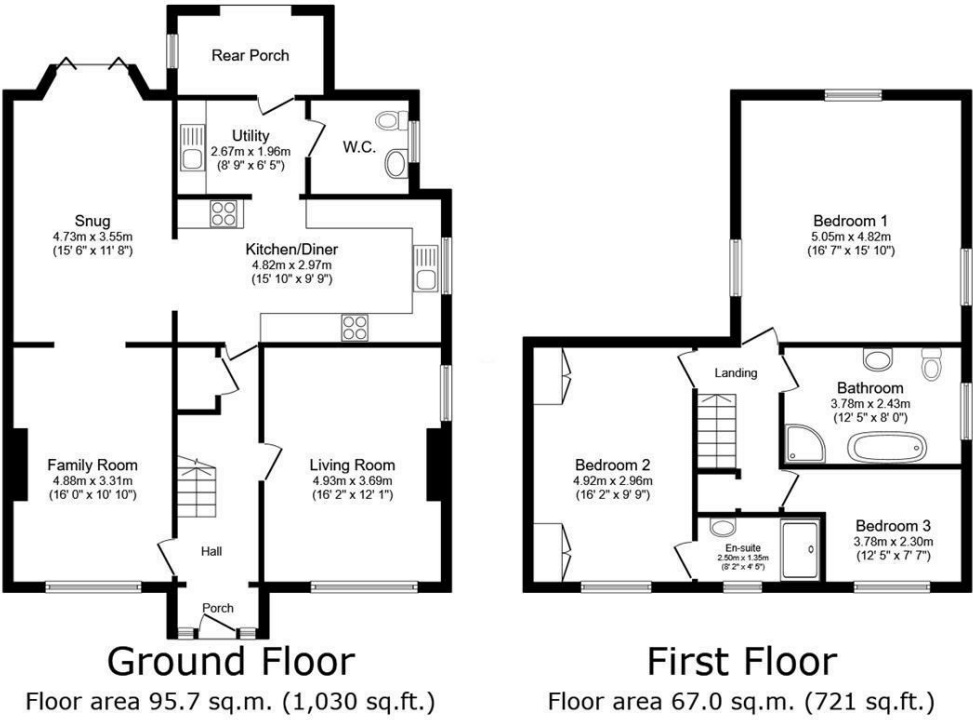
### **You Need A Solicitor!**

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

### **Need A Mortgage Advisor?**

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: 162.6 sq.m. (1,751 sq.ft.)

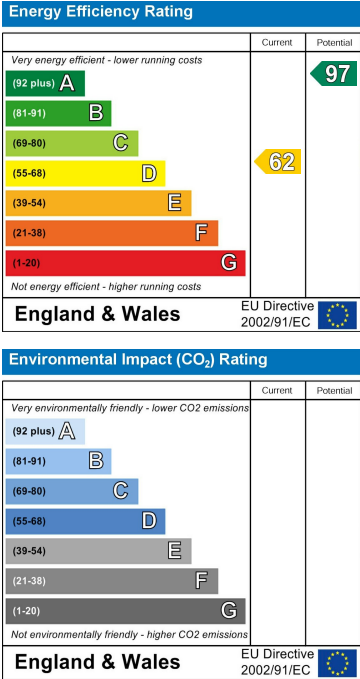
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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