



## Brookside Cottage , Leek, Staffordshire, ST13 7SY

**Offers in the region of £650,000**

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'The country does what the city cannot. It quiets the mind and brings simplicity into one's life.' - Donna Goddard

Looking for your dream home in the countryside? This impressive four bedroom cottage, nestled in the heart of Butterson village, offers the perfect blend of peaceful village life and incredible potential. Set on a generous 1.8 acre plot, the property includes a range of outbuildings that can be transformed to suit your needs. This is a unique opportunity to put your personal stamp on a one-of-a-kind home, surrounded by nature and close to all the beauty the countryside has to offer.

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

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## Denise White Estate Agents Comments



Nestled in the heart of the picturesque Butterton village, just a stone's throw from the breathtaking Peak District National Park, this charming double-fronted stone cottage presents a rare and exciting opportunity for those seeking to create their dream home in an idyllic countryside setting.

Set within a generous plot of just under 2 acres, the property offers an abundance of potential and character, with a wealth of outbuildings that are ideal for various uses. These include a double garage with workshop, a steel-framed 13-meter-wide outbuilding, and traditional stone stables creating potential for those with horses.

Internally, the cottage comprises a kitchen diner, a separate dining room, a cosy snug with log burner, a utility room, a shower room, and a ground floor bedroom, offering flexible accommodation that could suit a variety of lifestyles. The first floor features a spacious living room with french doors to the rear, a main bedroom with an ensuite bathroom, two further bedrooms, and a family bathroom.

There is considerable scope to adapt the layout to suit your needs, including the potential to create a self-contained living space by sectioning off the snug, bedroom, utility, and shower room on the ground floor, ideal for multi-generational living.

The property presents a blank canvas for those looking to personalise and transform this charming cottage into a stylish and comfortable family

home. Externally, the property is complemented by a large lawned garden, perfect for outdoor entertaining, family activities, or simply enjoying the peaceful countryside surroundings.

This delightful home offers the perfect opportunity to embrace country living while being within easy reach of local amenities and the stunning landscapes of the Peak District National Park. A truly unique opportunity not to be missed.

## Location



Butterton is a picturesque village in the Staffordshire Moorlands and Peak District National Park situated high above the Manifold Valley. With a welcoming pub, the local countryside accessible by foot from the house, and many nearby attractions. The setting is magnificent for walking, cycling and climbing. The village is within easy reach of Buxton, Ashbourne and Leek.

### Snug

15'3" x 16'10" (4.67 x 5.14 )



Fitted carpet. UPVC door to the side aspect. Wooden double glazed window to the side aspect. Wall mounted radiator. Two storage cupboards. Log burner. Two wall lights. Ceiling light.

### Utility

5'2" x 14'2" (1.58m x 4.34 )



Fitted carpet. Wall mounted radiator. UPVC door to the side aspect. Ceramic sink. Ceiling light.

### Shower Room

10'5" x 4'0" (3.20 x 1.24)



Tiled flooring. Low level WC. Pedestal wash hand basin. Walk in shower cubicle with shower. Obscured wooden double glazed window to the side aspect. Ladder style towel rail. Extractor fan. Ceiling light.

### Ground Floor Bedroom

14'7" x 9'4" (4.46 x 2.87)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the side aspect. Two wall lights.



### Kitchen Diner

13'1" x 11'2" (4.01 x 3.42)



Tiled flooring. A range of farmhouse base units with wooden work surfaces above. Integrated ceramic sink and drainer unit with mixer tap above. Space for range style cooker. Space for free standing fridge freezer. Under counter space for washing machine. Two wooden double glazed windows to the side and front aspect. Wall mounted radiator. Three ceiling lights.

### Dining Room

15'3" x 13'5" (4.67 x 4.11)



Tiled flooring. Wooden door to the front aspect. Two wall mounted radiators. Two wooden double glazed windows to the front and side aspect. Stairs to the first floor accommodation. Three wall lights.

### First Floor Landing

Wooden flooring. Ceiling light.

### Living Room

21'9" x 20'8" max (6.63 x 6.31 max)



Wooden flooring. Three wall mounted radiators. French doors to the rear aspect. Wooden double glazed window to the side aspect. Five wall lights.

### Bedroom One

12'8" x 11'8" (3.87 x 3.56)



Wooden flooring. Wall mounted radiator. Wooden double glazed window to the side aspect. Built-in wardrobes. Wall light. Ceiling light.

### Ensuite

5'8" x 10'8" (1.75 x 3.26)



Wooden flooring. Low-level WC. Wash handbasin with storage underneath. Fitted bath. Ladder style towel rail. Two double glazed obscured wooden windows to the side and rear aspect.

### Bedroom Two

13'2" x 15'6" (4.03 x 4.73)



Wooden flooring. Wall mounted radiator. Two wooden double glazed windows to the front and side aspect. Vanity unit with sink and undercounter storage. Built-in wardrobes. Ceiling light. Loft access.

### Bedroom Three

15'9" x 12'11" (4.81 x 3.96)



Wooden flooring. Wall mounted radiator. Two wooden double glazed windows to the front and side aspect. Built-in wardrobes. Ceiling light. Loft access.

### Bathroom

9'10" x 8'0" (3.02 x 2.45)



Wooden flooring. Low-level WC. Two pedestal wash handbasins. Fitted bath with shower above and glass shower screen. Ladder style towel rail. Extractor fan. Double glazed obscured wooden window to the side aspect. Ceiling light. Loft access.



## Garden



The large rear garden is largely lawned with surrounding mature shrubs and trees.

## Garage

16'4" x 28'3" (5.00 x 8.62 )



Concrete flooring. Wooden doors to the front aspect. Power and lighting. Loft storage above. Door to the rear aspect.

## Workshop

7'2" x (2.20 x 5.19)

Concrete flooring. Power and lighting. Doors to the front aspect. Window to the side aspect. Loft space above accessed externally.

## Outbuilding

45'0" x 29'1" (13.73 x 8.89 )



Steel framed building with sliding doors to the front aspect and mezzanine. Power and lighting.

## Stable

9'4" x 11'9" and 10'3" x 8'3" (2.86 x 3.60 and 3.14 x 2.53 )



Power and lighting. Loft above.

## Land



### Agents Notes

Tenure: Freehold

Services: Mains water, mains drainage, Oil fired central heating

Council Tax: Staffordshire Moorlands Band F

PLEASE NOTE THERE IS A PUBLIC FOOTPATH WHICH LEADS THROUGH THE LANDS. THERE IS ALSO A LOCAL NEEDS PROPERTY WHICH IS NOT INCLUDED IN THE SALE AND WILL BE SEPARATED FROM THE TITLE.

### 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.

### 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 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.

### **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.



Floor Plan



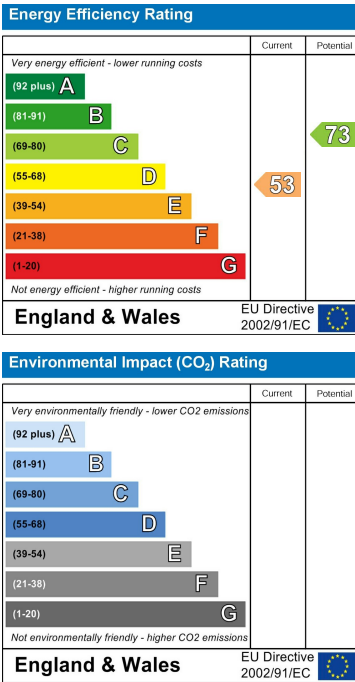
Total area: approx. 2108.9 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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.