



Sparrow Cottage Leek Road, Waterhouses, Staffordshire, ST10 3JS

Offers in the region of £249,950

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'The country soothes us, refreshes us.' - Edwin Hubel Chapin

A charming terrace cottage situated in the rural setting of Waterhouses. Beautifully presented throughout and offering character in abundance, this three bedroom property is perfect for those looking to become part of a vibrant village community on the outskirts of the Peak District National Park.

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

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Denise White Estate Agents Comments

Situated in the sought-after village of Waterhouses, this beautifully decorated three-bedroom terraced cottage exudes charm and warmth with traditional features such as latch and brace doors, as well as modern appliances.

Upon entering, you are welcomed in by a spacious hallway with quarry tiled flooring leading to a classic shaker-style kitchen, complete with integrated appliances, a traditional Belfast sink, and breakfast bar that creates the perfect space for cooking and dining together. The spacious living room is a highlight of the home, featuring elegant wooden flooring and a log burner, providing a welcoming atmosphere for gatherings or quiet evenings. A modern bathroom conveniently located on the ground floor adds to the functionality of the space.

As you ascend to the first floor, you will find three quaint bedrooms. The largest bedroom, located at the rear, boasts ample wardrobe and storage space. The second room is another generous double, while the third is a well-proportioned single room, ideal for a child's bedroom or a guest room. Completing the first-floor accommodation is a well-appointed shower room.

Outside, the property features a low-maintenance rear yard area, providing space to sit out and enjoy warmer weather. Additionally, there are two outhouses that provide useful storage solutions. The cottage also offers parking facilities for up to three cars.

This charming terraced cottage combines modern amenities with rustic appeal, making it an ideal home in the heart of Waterhouses.

Location

Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic. via many footpaths or the aforementioned Manifold Way Cycle path The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

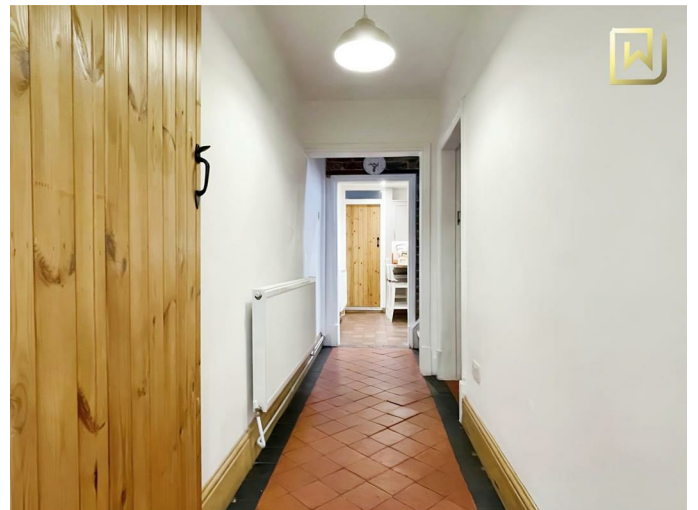
Entrance Porch

3'11" x (1.20 x 1.45)

Tiled flooring. UPVC door to the front aspect. Ceiling light.

Entrance Hall

13'4" x (4.08 x 1.1)



Tiled flooring. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.

Living Room

13'11" x 13'8" (4.25 x 4.19)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Log burner with stone hearth and mantle. Ceiling light.

Kitchen Diner

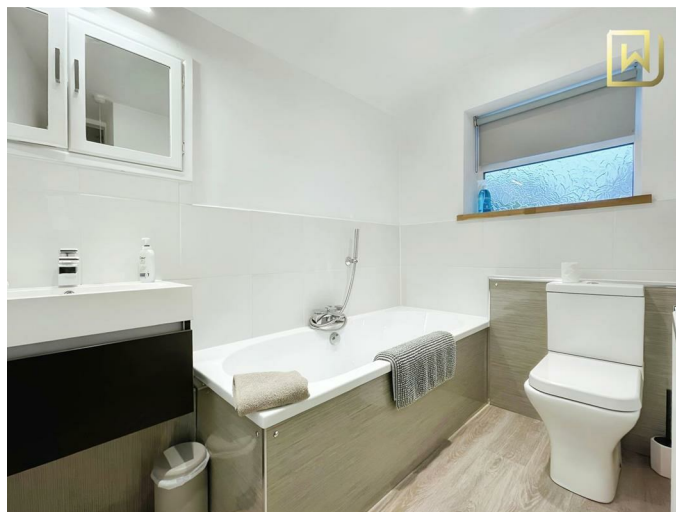
10'5" x (3.19 x 4.26)



Tile flooring. Range of wall and base units with wooden worksurfaces above. Integrated breakfast bar area, NEFF oven, INDESIT hob with extractor above, Belfast sink with mixer tap above, dishwasher, fridge, freezer. Wall mounted radiator. Under stairs storage cupboard. UPVC door to the side aspect. UPVC double glazed window to the side aspect. Inset spotlights.

Bathroom

7'10" x (2.41 x 1.66)



Wood effect laminate flooring. Fitted bath with shower attachment. Low-level WC. Wall mounted wash handbasin with storage drawer underneath. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Inset spotlights.

First Floor Landing

Fitted carpet. Ceiling light.

Bedroom One

10'6" x 14'0" (3.22 x 4.27)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Large wardrobe space with railings. Loft access. Ceiling light.

Bedroom Two

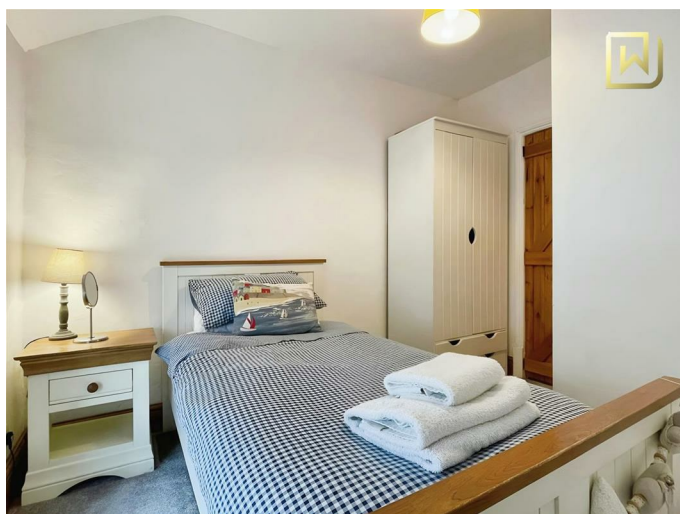
8'11". x 14'0" (2.72. x 4.28)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Three

10'0" x (3.05 x 2.70)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Shower Room

3'6" x 7'1" (1.09 x 2.17)



Laminate flooring. Low-level WC. Obscured UPVC double glazed window to the rear aspect. Wash handbasin with storage underneath. Ladder style towel rail. Shower cubicle with rain style showerhead. Extractor fan. Spotlight.

Outside



To the rear of the property is a low maintenance yard area with two outhouses ideal for storage. To the side of the property is a parking area where you can fit two vehicles.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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.

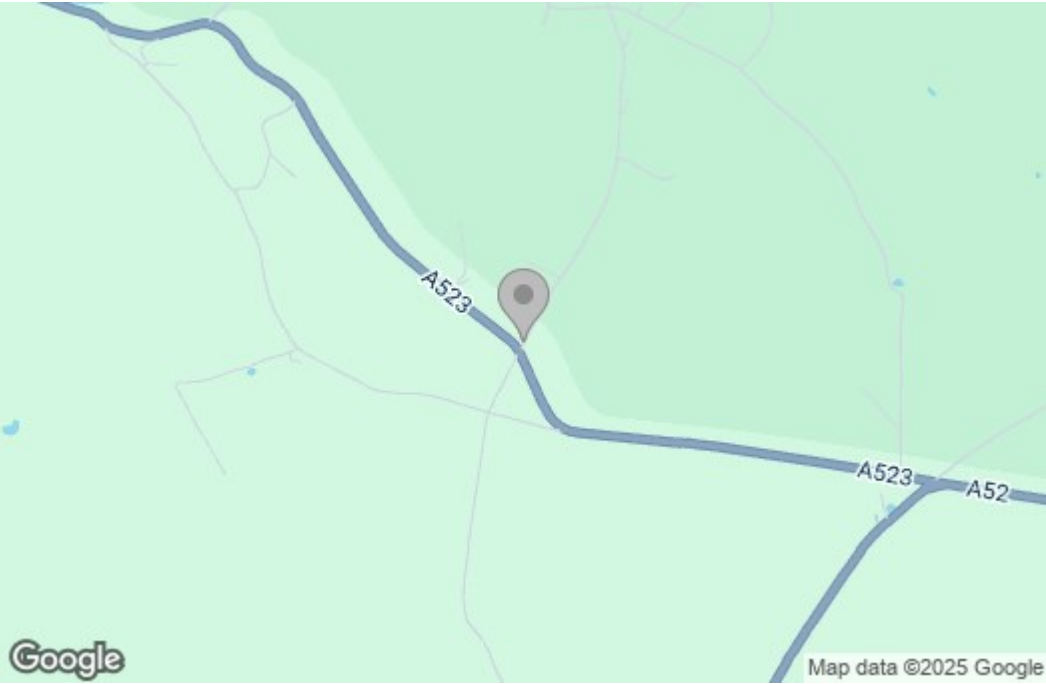
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

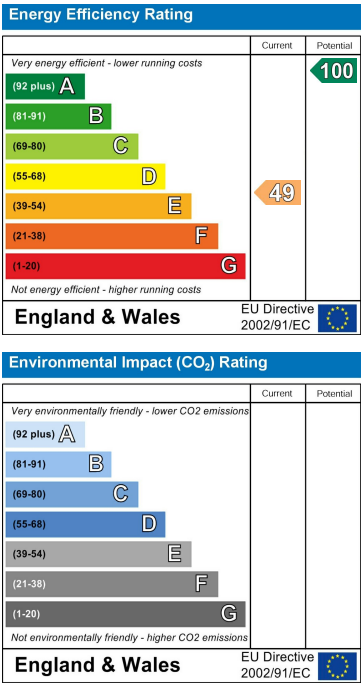
Floor Plan



Area Map



Energy Efficiency Graph



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