



The Green, Bagnall, Staffordshire, ST9 9JR

Offers in excess of £475,000

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'Those who have not seen a morning in the country don't know what a good morning is.' - Pinterest

This impressive detached property is perfect for those in search of a long term family home. Situated in a picturesque rural setting and boasting four double bedrooms, this property provides ample space to grow comfortably.

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

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Denise White Estate Agent Comments

This beautifully presented four-bedroom detached house is situated in the heart of the idyllic village of Bagnall, offering the perfect setting for those seeking a long-term family home. With spacious accommodation throughout, this property provides an ideal space for a growing family, with thoughtful design and attention to detail.

Internally, the home is decorated in neutral warm colours, creating an inviting and calming atmosphere. The ground floor greets you with a spacious entrance hall, featuring bespoke panelling and stairs leading to the first-floor accommodation. The bright and generously proportioned living room, spanning almost six meters in length, offers ample space for the whole family to unwind and is enhanced by a log burner and intricate cornicing, adding character and warmth.

The large kitchen boasts classic shaker-style cabinetry, complete with a breakfast bar, making it the heart of the home. French doors lead to the rear garden, offering a seamless flow between indoor and outdoor spaces, perfect for both daily living and entertaining. A separate dining room, also with French doors to the rear, provides an excellent space for formal meals or gatherings with family and friends. For added convenience, there is a downstairs utility room, WC, and access into the garage.

Upstairs, the property offers four spacious double bedrooms, all providing ample accommodation for the entire family. The majority of the bedrooms feature bespoke shutters, adding a touch of elegance and charm. A large family bathroom serves the upstairs, complete with a separate shower and a luxurious free-standing roll-top bath.

Externally, the property offers off-road parking for one vehicle, with potential to modify and create additional parking space. This leads to an integral garage, providing further storage. To the rear of the property, an enclosed garden offers a combination of paved patio space and artificial turf, creating a

low-maintenance outdoor area perfect for relaxation and outdoor activities.

This stunning home blends traditional character with modern comfort and offers a fantastic opportunity for family living in a peaceful and picturesque village setting.

Location

Bagnall is a popular semi-rural village North East of Stoke On Trent and has been described as one of the most tranquil villages in Staffordshire. Set within the picturesque area of rural Staffordshire, characterized by rolling hills and scenic landscapes, which makes it a desirable location for those seeking a quiet countryside lifestyle.

The village is home to several traditional stone houses which adds to its historical charm. A notable feature is St Chads Church which dates back to the 1800's and is Grade II listed.

The village is served by a popular public house called The Stafford Arms as well as a village hall which acts as a hub. There are also playing fields beyond the village hall perfect for children to explore and play.

There is also a popular high school and primary schools less than a 10 minute drive away with a bus route through the village.

Entrance Hallway



Tiled flooring. Wall mounted radiator. Stair access leading to the first floor accommodation. Access into living room. Access into kitchen.

Living Room

19'7" x 17'1" max (5.99 x 5.22 max)



Wooden style flooring. Wall mounted radiator. UPVC double glazed windows to the front aspect. Fireplace. Log burner. Ceiling lights.

Kitchen

14'8" x 12'4" max (4.48 x 3.76 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. Space for American style fridge freezer. Drainer style sink unit. Space for cooker. UPVC double glazed window to the rear aspect. Double doors leading to garden. Access to utility. Access to dining room. Inset spotlights.

Dining Room

12'3" x 10'9" max (3.74 x 3.28 max)



Wooden design flooring. Wall mounted radiator. Double doors leading to garden. Access into kitchen. Inset spotlights.

Utility

5'5" x 7'11" (1.67 x 2.43)

Tiled flooring. Wall mounted radiator. Plumbing for

washing machine. Access to WC. Access to garage.
Access to kitchen. Loft access. Inset spotlights.

WC

7'11" x 2'10" (2.43 x 0.87)

Tiled flooring. Wash hand basin. WC. Obscured
UPVC double glazed window. Inset spotlights.

Bedroom One

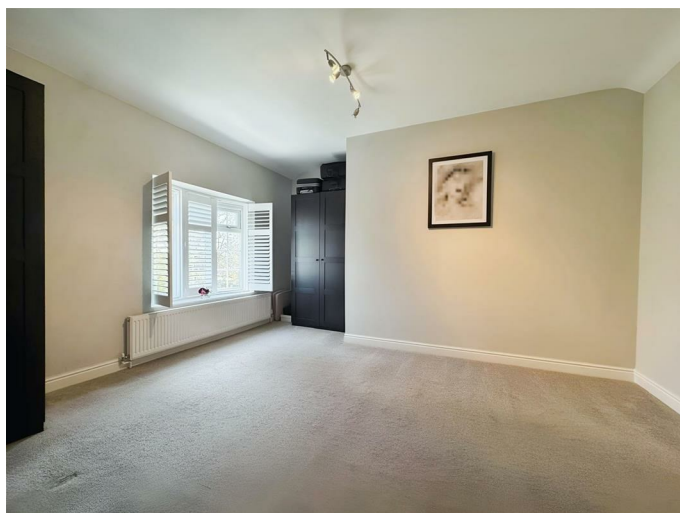
11'3" x 13'11" max (3.44 x 4.25 max)



Fitted carpet. Wall mounted radiator. UPVC double
glazed windows to the side and front aspect.
Ceiling light.

Bedroom Two

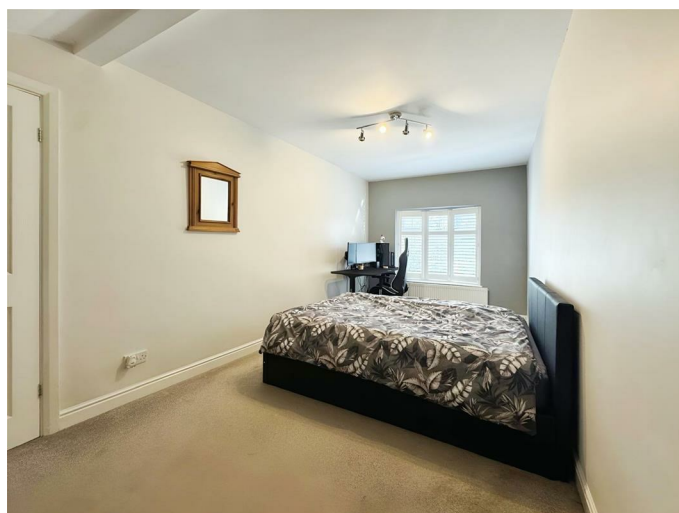
14'11" x 13'10" max (4.55 x 4.22 max)



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

Bedroom Three

17'7" x 8'9" (5.37 x 2.67)



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

Bedroom Four

10'9" x 11'7" max (3.30 x 3.54 max)



Wooden style flooring. Wall mounted radiator.
UPVC double glazed window to the rear aspect.
Ceiling light.

Bathroom

8'8" x 9'3" max (2.65 x 2.84 max)



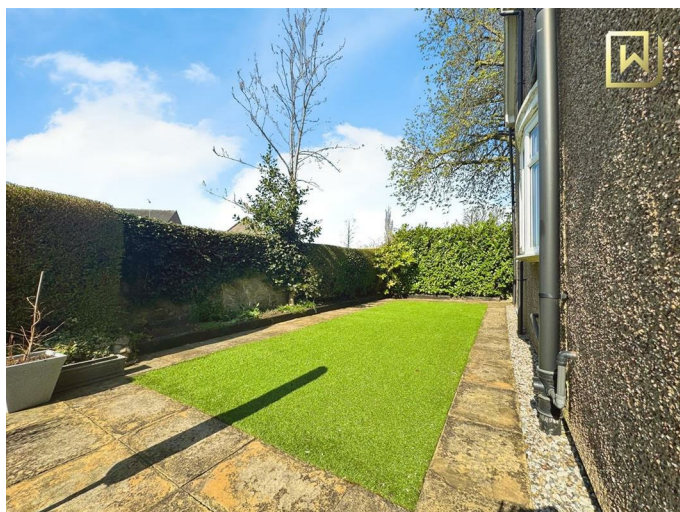
Tiled style flooring. Heated towel rail. Ladder style towel rail. Pedestal style wash handbasin. WC. Bath tub. Shower cubicle with electric shower. Obscured UPVC double glazed window. Inset spotlights.

Garage

13'5" x 8'9" max (4.09 x 2.69 max)

Boiler access.

Outside



To the front, the property is set back from the lane with a stone wall and mature hedgerow above with gated access. To the rear of the home is an enclosed garden which is partially flagged with artificial turf allowing a safe space for pets and children to roam freely.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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"

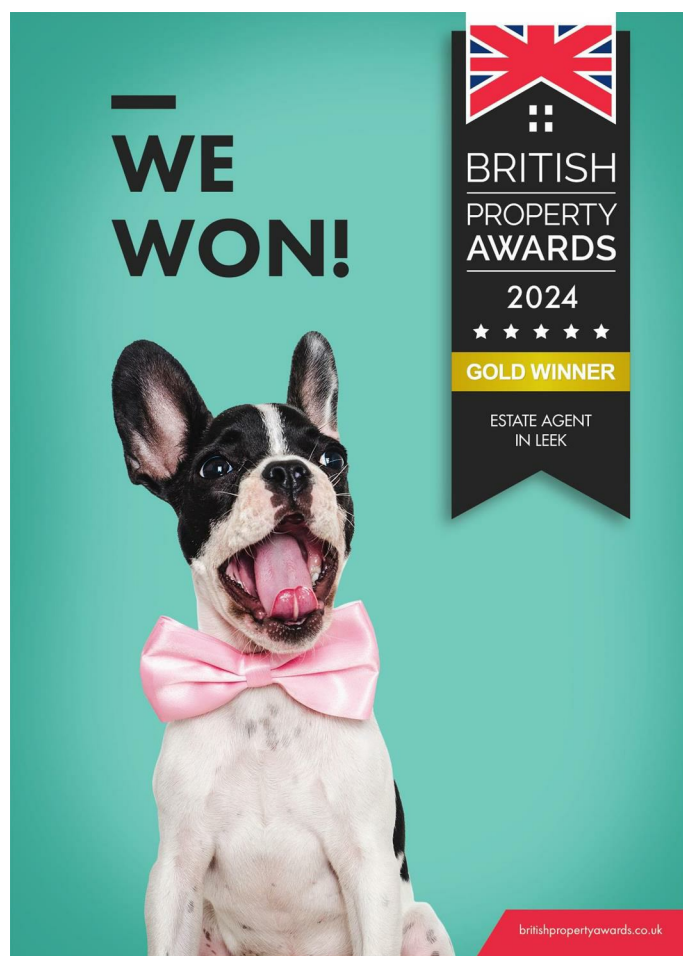
Denise is the director of Denise White Estate agents

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.

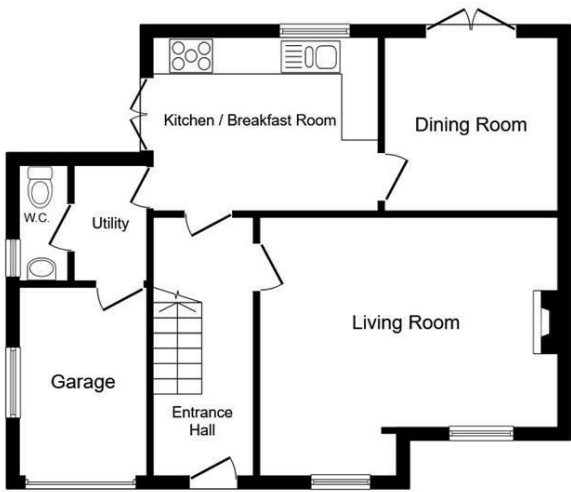
You Will Need A Solicitor!

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.

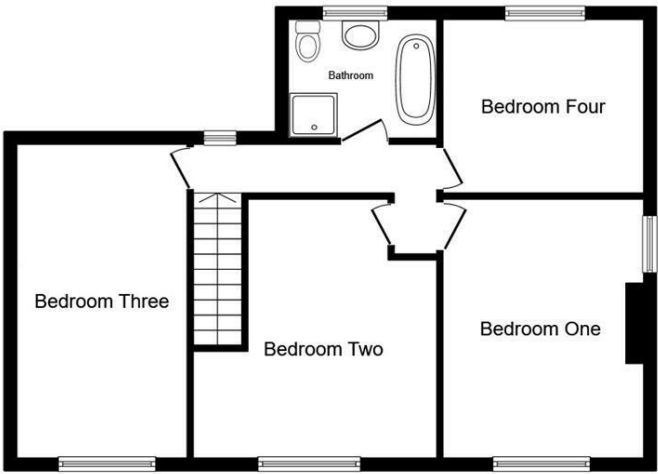
Need A Mortgage Advisor?

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



Ground Floor
Floor area 57.0 sq.m. (614 sq.ft.)



First Floor
Floor area 65.0 sq.m. (700 sq.ft.)

Total floor area: 122.0 sq.m. (1,314 sq.ft.)

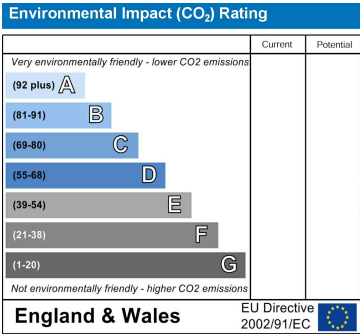
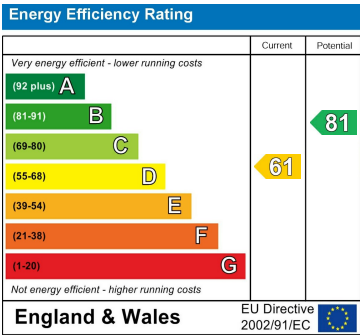
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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