



## **15 The Villas, Stoke-On-Trent, ST4 5AH**

**Offers over £600,000**

Architecture should speak of it's time and place, but yearn for timelessness.' – Frank Gehry

Step inside a piece of the city's rich history with this breath-taking Grade II Listed six-bedroom detached residence. Brimming with character, grand proportions, and elegant period features – this is more than just a home.

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

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### Denise White Estate Agents Comments

Tucked away within the prestigious and sought-after estate of \*The Villas\*, this remarkable Italianate-style detached residence is a rare gem that effortlessly combines rich historical character with generous, elegant living spaces. With its captivating architectural details and storied past, this exceptional home spans three floors and offers both grandeur and versatility.

From the moment you step inside, the spacious entrance hall sets the tone, leading to two impressive reception rooms at the front of the home. These rooms showcase stunning stone mullioned arched bay windows, intricate cornicing, and period fireplaces – all hallmarks of the property's refined heritage. The large, neutrally decorated kitchen is thoughtfully appointed with shaker-style cabinetry, a breakfast bar island, and ample space for informal dining. A useful study, second entrance hall, downstairs bathroom, and utility room complete the generous ground floor layout.

A beautiful galleried landing greets you on the first floor, where you'll find three well-proportioned double bedrooms, two with their own en-suite shower rooms, and a charming fourth single room – ideal as a dressing room, nursery, or home office. A stylish shower room services this level. Ascend to the second floor and discover two further elegant double bedrooms, each with their own period charm including ornate fireplaces and detailed cornicing.

Large sash windows throughout the home invite an abundance of natural light while perfectly framing picturesque views of the grounds and surroundings – a subtle nod to the property's serene yet central location.

Externally, the home is surrounded by a generous wraparound lawn with a paved patio area at the rear. A raised second tier of garden offers excellent scope for further landscaping or bespoke garden design, enhancing the outdoor space.

Rich in charm and architectural beauty, this home is not only a stunning residence but also a treasured piece of the city's heritage. Offering substantial and versatile accommodation, this is a rare opportunity to own a slice of local history in one of the area's most exclusive enclaves.

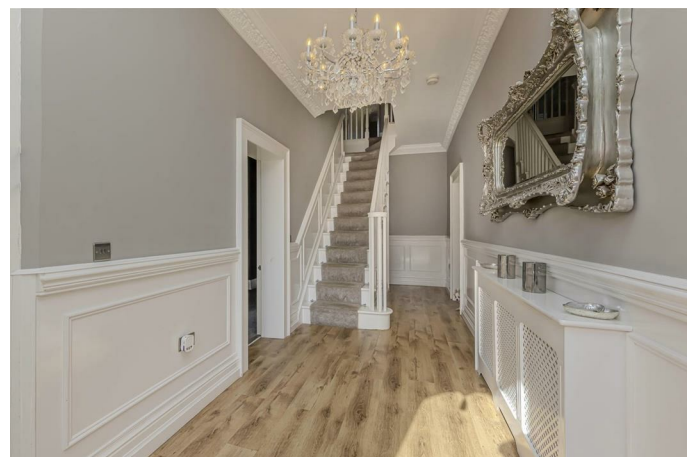
### Location

'The Villas' is an estate of Victorian Houses accessed via a private road below Penkull village on the outskirts of Stoke On Trent. Dating back to circa 1850, The Villas was designed by architect Charles Lynam in an Italianate style.

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

### Entrance Hall

25'3" x 6'9" (7.72 x 2.06 )



Wood effect laminate flooring. Bespoke panelling. Stairs to the first floor accommodation. Wall mounted radiator. Arch wooden sash window to the front aspect. Wooden door to the side aspect. Cornicing. Ceiling light.

## Living Room

13'9" x 16'7" (4.21 x 5.08 )



Fitted carpet. Two wall mounted radiators. Bay wooden sash windows to the front aspect. Wooden sash windows to the side aspect. Cornicing. Ceiling rose. Ceiling light.

## Dining Room

14'10" x 13'10" (4.54 x 4.22 )



Fitted carpet. Feature fireplace. Bay wooden sash windows to the front aspect. Wooden sash windows to the side aspect. Two wall mounted radiators. Coving. Ceiling rose. Ceiling light.

## Kitchen

18'8" x 15'3" (5.71 x 4.65 )



Wood effect flooring. A range of shaker style wall and base units. Integrated dishwasher, wine fridge, ceramic sink and drainer unit with mixer tap above. Space for range style cooker. Space for American style fridge freezer. Kitchen island with integrated storage and breakfast bar. Wooden window to the rear aspect. Three ceiling lights.

## Office

10'4" x 13'9" (3.16 x 4.21 )

Fitted carpet. Feature fireplace. Wall mounted radiator. Wooden sash windows to the side aspect. Wooden window to the rear aspect. Ceiling light.

## Side Entrance Hall

9'0" max x 18'10" (2.75 max x 5.75 )



Wood effect flooring. Wooden door to the front aspect. Three obscured wooden windows to the front and side aspect. Skylight. Wall mounted radiator. Ceiling light.

### Rear Porch

4'10" x 12'11" (1.49 x 3.95 )

Wood effect flooring. Wooden door to the side aspect. Wall mounted radiator. Obscured wooden glazed window to the side aspect. Ceiling light.

### Bathroom

9'9" x 5'11" (2.98 x 1.82 )



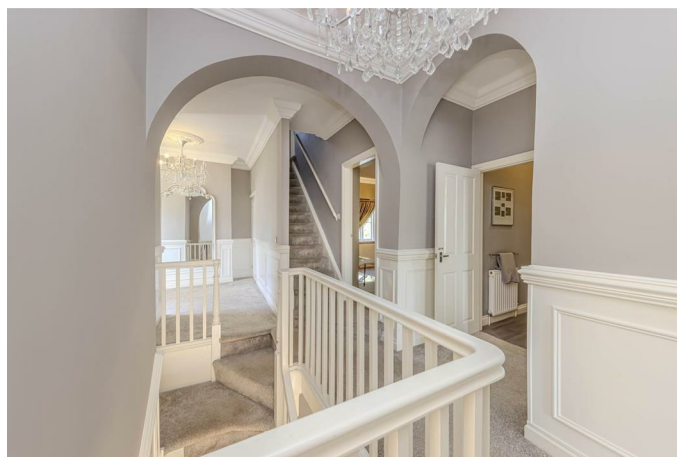
Tiled flooring. Low-level WC. Wash handbasin with storage underneath. Wall mounted radiator. Freestanding roll top bath with shower attachment. Obscured wooden window to the side aspect. Extractor fan. Ceiling light.

### Utility

9'10" max x 6'7" max (3.02 max x 2.03 max )

Base units with integrated stainless steel sink with mixer tap above. Undercounter space for washing machine and tumble dryer. Wall mounted combination boiler. Wooden window to the side aspect. Ceiling light.

### First Floor Landing



Fitted carpet. Bespoke panelling. Stairs to the second floor accommodation. Wall mounted radiator. Wooden sash window to the side aspect. Storage cupboard. Coving. Loft access. Two ceiling lights.

### Bedroom One

13'7" x 16'8" (4.16 x 5.09 )



Fitted carpet. Wall mounted radiator. Wooden sash windows to the front aspect. Feature fireplace. Coving. Ceiling rose. Ceiling light.



### Shower Room

8'7" x 3'10" (2.62 x 1.18 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Shower cubicle with electric shower. Extractor fan. Ceiling light.

### Bedroom Two

13'11" x 20'6" (4.25 x 6.26 )



Fitted carpet. Two wooden windows to the rear aspect. Two wall mounted radiators. Feature fireplace. Coving. Ceiling rose. Ceiling light.

### En-suite Shower Room

3'10" x 6'6" 177'1" (1.17 x 2. 54 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Shower cubicle with shower. Wall mounted radiator. Wooden obscured sash window to the side aspect.

### Dressing room / Bedroom Six

13'2" x 6'9" (4.03 x 2.06 )



Fitted carpet. Wall mounted radiator. Sash window to the front aspect. Ceiling light.

### Bedroom Three

14'9" x 13'10" (4.52 x 4.23 )



Fitted carpet. Wall mounted radiator. Two wooden sash windows to the front and side aspect. Feature cast-iron fireplace. Ceiling light.

### En-suite

6'0" x 5'9" (1.84 x 1.77 )



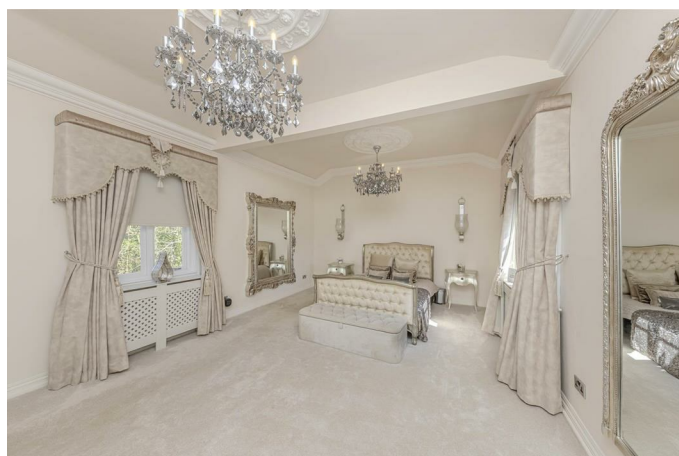
Vinyl flooring. Low-level WC. Pedestal wash handbasin. Fitted bath with glass shower screen and shower above. Ladder style towel rail. Wooden partially obscured sash window to the side aspect. Ceiling light.

### Second Floor Landing

Fitted carpet. Wooden window to the rear aspect. Coving. Ceiling light.

### Bedroom Four

19'9" x 13'10" (6.03 x 4.24 )



Fitted carpet. Two wall mounted radiators. Two wooden windows to the front and rear aspect. Coving. Two ceiling roses. Two ceiling lights. Loft access.

### Bedroom Five

10'11" x 13'10" (3.34 x 4.23 )



Wood effect flooring. Feature cast-iron fireplace. Wall mounted radiator. Wooden sash window to the side aspect. Large storage cupboard. Coving. Loft access. Ceiling light.

## Outside



### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band F

### 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 advice.

### 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.

### **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.



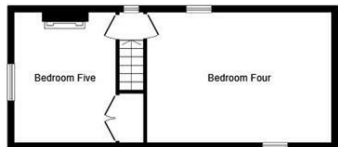
Floor Plan



Ground Floor  
Floor area 133.2 sq.m. (1,434 sq.ft.)



First Floor  
Floor area 108.8 sq.m. (1,171 sq.ft.)



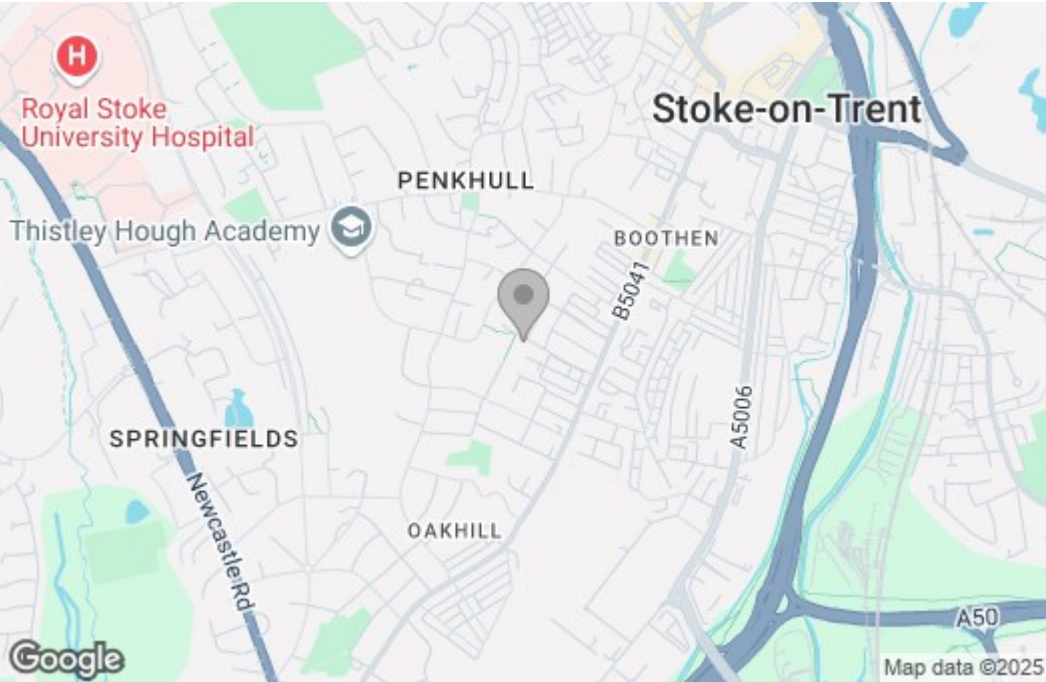
Second Floor  
Floor area 43.5 sq.m. (469 sq.ft.)

Total floor area: 285.5 sq.m. (3,073 sq.ft.)

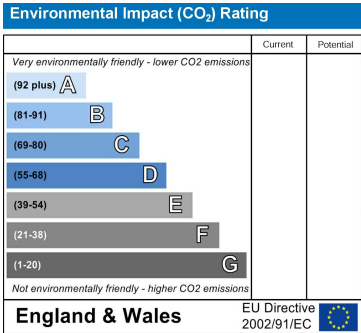
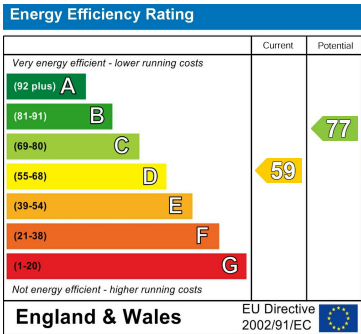
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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.