



**51 School Lane, Stoke-On-Trent, ST11 9EN**

**Guide price £290,000**

GUIDE PRICE £290,000 - £300,000

'In today's fast-paced world, it is essential to slow down and take a moment for yourself.' - Thehonestconsumer.com

This charming three-bedroom semi-detached home in Caverswall comes with more than just well-presented interiors and countryside views; it sits on an incredible plot with lush lawns, vegetable beds, pig pen and more! This impressive property is ideal for anyone dreaming of a more sustainable lifestyle.

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

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### Denise White Agent's Comments

This delightful three-bedroom semi-detached property offers a rare opportunity to embrace peaceful countryside living, with the added benefit of a substantial plot ideal for those seeking a more sustainable lifestyle.

The home is well-presented throughout, beginning with a spacious and light-filled living room featuring a bay window to the front. The dining room flows seamlessly into a stylish, well-appointed kitchen – perfect for family meals and entertaining alike. To the rear, a neutral family bathroom and a practical rear porch add to the functionality of the ground floor.

Upstairs, there are three bedrooms – two comfortable doubles and a single. The main bedroom, located at the rear of the property, enjoys a tranquil outlook across the garden and benefits from its own en-suite shower room.

Externally, this property truly stands out. A beautifully maintained garden begins with a patio area leading to a neatly kept lawn. Beyond lies an extensive plot – predominantly turfed and enclosed by mature hedgerows and trees, offering privacy and a real sense of countryside charm. The land includes a dedicated vegetable plot with large growing beds, an enclosed pig pen, and a selection of sheds currently used to house chickens. Whether you're a keen gardener, hobby farmer, or simply in search of a slice of rural tranquillity, this outdoor space is a dream come true.

With off-road parking and a detached garage completing the offering, this property is ideal for families, nature lovers, or anyone wishing to embrace a slower, greener way of life.

### 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.

### Living Room

12'11" x 12'5" max (3.94 x 3.79 max )



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

## Dining Area

12'5" x 8'1" max (3.81 x 2.48 max )



Tiled flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Open plan into kitchen. Access to living room. Inset spotlights.

## Kitchen

10'4" x 8'3" max (3.16 x 2.54 max )



Tiled flooring. Heated towel rail. Range of wall and base units. Drainer style Lamona sink unit. Integrated oven. Lamona hob. Integrated Lamona microwave. Open Plan into dining area. UPVC double glazed window to the rear aspect. Access to rear porch. Inset spotlights.

## Bathroom

6'7" x 6'5" (2.02 x 1.98 )



Tiled flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Bath tub. Electric shower. Obscured UPVC double glazed window. Ceiling light.

## Bedroom One

11'4" x 12'5" max (3.47 x 3.81 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access to ensuite. Ceiling light.



### En Suite

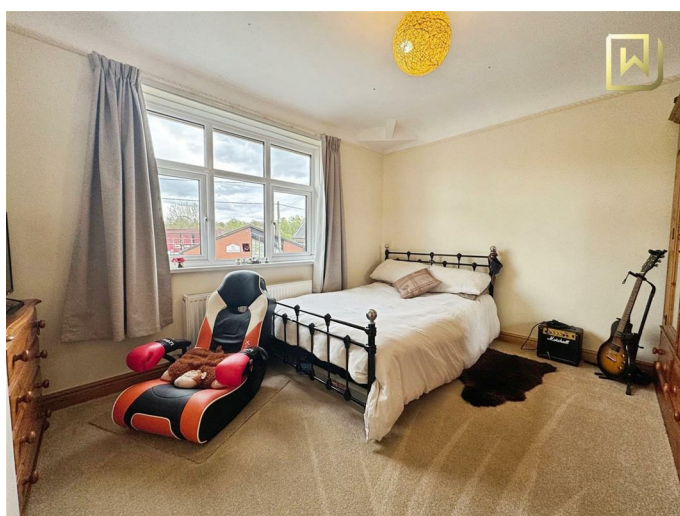
3'2" x 7'6" max (0.97 x 2.31 max )



Wooden style flooring. Heated towel rail. WC. Wash handbasin. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Inset spotlights.

### Bedroom Two

10'6" x 12'4" max (3.21 x 3.78 max )



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

### Bedroom Three

9'4" x 5'11" (2.87 x 1.82 )



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to side aspect. Boiler access. Ceiling light.

### Outside



To the front, the property is set back with off road parking and a shared driveway leading to a sectional garage. To the rear is a large garden which features a paved patio area ideal for sitting out in the warmer months. Steps lead to a lush lawn with paved pathway leading to a large plot beyond which features a vegetable patch and pig pen but offers plenty of scope for further opportunities.

### Garage

Power and Lighting. Up and over door to the front aspect.

## 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 Need 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 honoured 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.

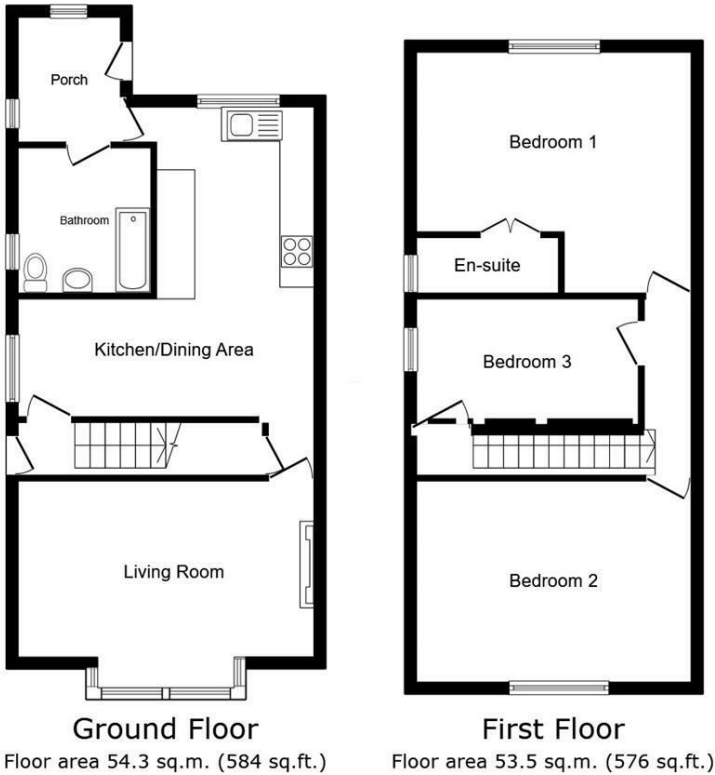
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

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 floor area: 107.8 sq.m. (1,161 sq.ft.)

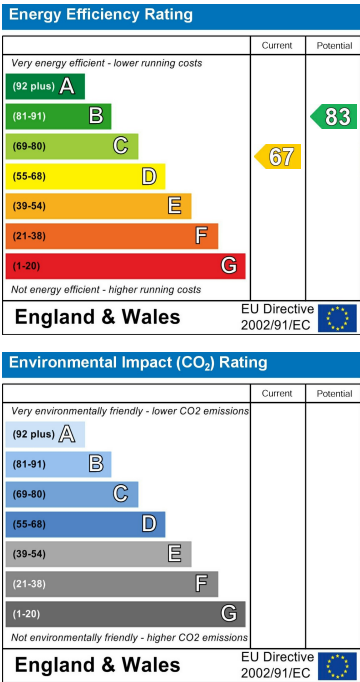
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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