



44 High Street, Kingsley, Staffordshire, ST10 2AE

Guide price £475,000

GUIDE PRICE OF £475,000 to £500,000

"Every great design begins with an even better story!"

Uncover the charm of this Grade II stone-listed property, dating back to around 1630 and formerly the village forge, located in picturesque Kingsley, Staffordshire. Thoughtfully redesigned by an interior designer, this home features a beautifully landscaped garden and retains original character throughout. With potential for further accommodation in the former forge and attic, this unique residence seamlessly blends history with modern living.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments



Introducing an absolutely stunning and charming character property, believed to date back to around 1630 and formerly serving as the village forge. This Grade II listed residence is rich in history and has been sympathetically upgraded by the current owners, enhancing its delightful character and providing high-specification accommodation throughout that complements the era of its construction.

Notable features include stone mullion windows, exposed beams in the ceilings, and a large inglenook stone fireplace, all contributing to the unique charm of this home. The existing accommodation briefly comprises a country-style kitchen/breakfast room leading to a utility room, an excellent-sized lounge with a stunning feature fireplace, and a dining room located at the front of the property.

There are two staircases from the kitchen and dining room leading to the first floor, where you will find three well-proportioned bedrooms, a spacious landing/study area, and a heritage-style bathroom that includes a roll-top bath and a separate shower cubicle.

Directly below the dining room, access to the old former forge is available from the side gable of the house, which offers potential for further accommodation, whether as a study, games room, hobby room, or additional storage space. The loft space also presents the opportunity for conversion,

subject to obtaining any necessary planning consent.

One of the main highlights of this property is its delightful gardens, which are generously sized and beautifully complement the residence. The gardens run along the rear of the house and alongside the front aspect, elevated to provide outstanding views of the surrounding area. Gated access leads to a parking and turning area, accessible via a shared driveway that directs you to the rear of the property.

Location



Kingsley is a small village in the Staffordshire Moorlands near to Cheadle, and situated on the A52 from Stoke on Trent to Ashbourne. set in a picturesque location just to the south-west of the Peak District National Park. It's nearby to the Cauldon canal, and the Churnet Valley steam train pulls into Froghall station. With an abundance of beautiful rural walks and within easy reach of other local areas of interest such as Consall, which is home to The Tawny; a stunning boutique hotel and restaurant. As well as Hetty's Tearoom which is just down the road in Froghall, Dimmingsdale which offers beautiful country walks as well as the Ramblers Retreat tearoom and the famous Chained Oak of Alton, of course the village of Alton itself with Alton Towers and Denstone with its wonderful Farm Shop.

Kitchen

10'8 x 10'3 (3.25m x 3.12m)



The property features a beautifully arranged kitchen, showcasing a combination of wall and base units in contrasting navy and off-white colours. The kitchen is complemented by elegant wooden work surfaces and partially tiled walls, with concealed lighting enhancing the overall aesthetic. There is an integrated fridge and dishwasher.

The space includes provisions for a range-style cooker, set within a charming chimney breast design that features an exposed brick surround and a stone lintel. A classic Belfast sink unit with a central tap adds functionality and style. The kitchen is finished with stone flooring and integrated spotlighting, creating a warm and inviting atmosphere.

Access to the ground floor utility is conveniently located, with a staircase leading up to the first-floor accommodation. A stable-style door provides a welcoming entry into the house, while a front-facing window allows natural light to illuminate the space, highlighting the exposed beams and stone wall that contribute to the property's character.

Utility Room

the utility room has space for appliances and plumbing for a washing machine takes care of the laundry.

Sitting Room

21 x 13'7 max (6.40m x 4.14m max)



Step into a beautifully designed sitting room featuring stunning exposed stone walling and elegant exposed beams that stretch to the ceiling. The centrepiece of this inviting space is a large, striking stone inglenook fireplace, complete with a rustic beam overhead. This area is perfect for cosy evenings, enhanced by a cast iron log-burning fire and plush fitted carpet. Thoughtfully placed wall lights and windows ensure a warm and welcoming ambiance, while a heritage-style radiator adds to the charm. This room also offers convenient access to the dining room.

Dining Room

15'9 x 12'11 (4.80m x 3.94m)



The spacious dining room is designed for both comfort and style, providing ample space for a dining table and chairs. With its attractive exposed wooden designed flooring, wall lights, and a

charming mullion stone window complete with a window seat alongside an additional window, this room is perfect for entertaining. Exposed brick fire surround with brick inset, stone hearth and lintel with exposed brick over, cast iron grate style fire. The exposed beamed ceiling add a touch of character, while a staircase leads to the first-floor accommodation with a under stairs store area which offers the potential to site a staircase and gain access to the former forge situated below.

First Floor Accommodation



The first floor landing features twin staircases offering access to both ends of the property and boasts an impressive timber beamed ceiling complete with its original stone mullion windows with a fitted carpet creating a warm and inviting atmosphere. This versatile area is perfect for adaptation into a cosy reading nook or a functional study. Access to the bedrooms and bathroom is conveniently located from this space.

Bedroom One

16'1 x 12'2 max (4.90m x 3.71m max)



This is a stunning main bedroom featuring exposed beams in the ceiling, fitted carpet, and wall lights that enhance the ambiance. It includes stone mullion windows and a radiator, as well as two fitted double wardrobes for ample storage.

Bedroom Two

13'7 x 11'11 max (4.14m x 3.63m max)



This is another generously sized double room, also with exposed beams in the ceiling, a double fitted wardrobe, a radiator, and fitted carpet, creating a cosy and inviting space.

Bedroom Three

11 x 7'1 (3.35m x 2.16m)



Bedroom three offers a beautifully decorated, peaceful retreat with exposed wooden flooring, a radiator, inset spotlights, and windows that allow for natural light.

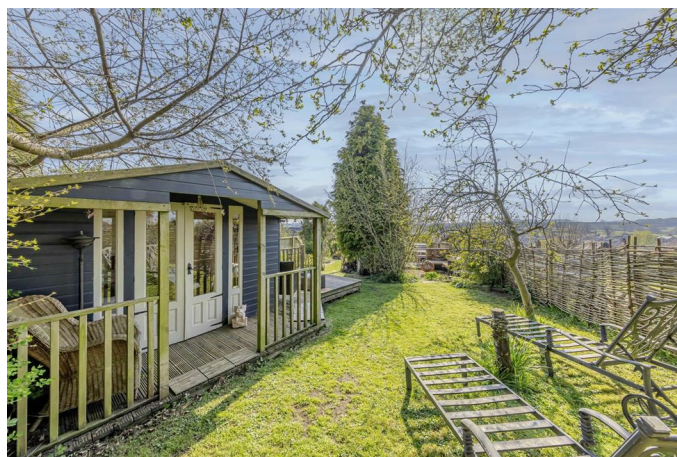
Bathroom

10'7 x 7'7 max (3.23m x 2.31m max)



The bathroom features an elegant heritage-style suite, which includes a WC, a pedestal wash basin, and a corner shower cubicle. Additionally, there is a luxurious roll-top bath with claw feet and a central tap complete with a shower attachment. The bathroom is finished with partially tiled walls, a window for natural light, and integrated spotlighting. An extractor fan ensures proper ventilation, while the tiled flooring adds a touch of sophistication. A heritage-style radiator, incorporating a towel rail, provides warmth and functionality, and loft access is also available

Outside



Access to the property can be gained from the rear via a shared driveway, where you will find off-road parking and gated access leading into the private gardens. The gardens are exceptionally well-landscaped and spacious, running along the rear of the house and up to the main entrance, with steps leading down to the gable end of the property. Here, you will find access to the former forge located beneath the dining room presenting an excellent opportunity for creating additional living accommodation. This space can be accessed from the dining room above and could be transformed into a studio, hobby room, study, games room, or utilised for extra storage.

The southerly-facing private rear garden enjoys an elevated position and is a delightful blend of manicured lawns and extensive flowering borders, framed by far-reaching views over the surrounding countryside. Various seating areas are available, including a charming summer house and a hot tub located to the side. Additionally, there is a storage shed and a pleasant patio seating area, as well as a decked area that is ideal for barbecuing.

The Old Forge

14'8 x 12 (4.47m x 3.66m)



Agents Notes

Freehold

All Mains Services Are Connected

Staffordshire Moorlands Council - Council Tax Band - D

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.

Do You Have A House 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.

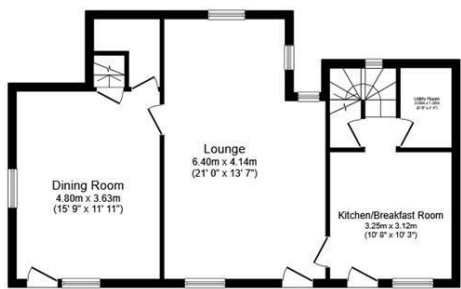
Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor !

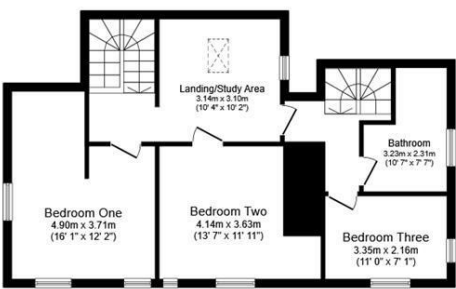
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



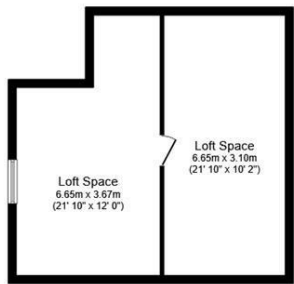
Ground Floor

Floor area 64.1 sq.m. (690 sq.ft.)



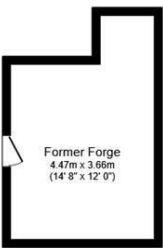
First Floor

Floor area 64.1 sq.m. (690 sq.ft.)



Loft Floor

Floor area 42.0 sq.m. (453 sq.ft.)



Outbuilding

Floor area 18.1 sq.m.
(195 sq.ft.)

Total floor area: 188.3 sq.m. (2,027 sq.ft.)

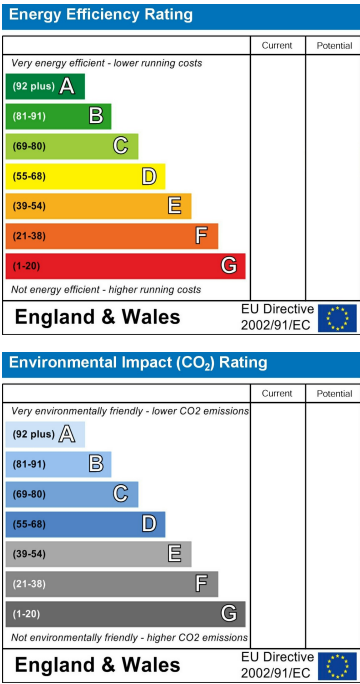
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.

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