



## **(Riley) Hilltop Farm Hill Top, Brown Edge, Staffordshire, ST6 8TY**

**Asking price £780,000**

'Living in a rural setting exposes you to so many marvellous things - the natural world and the particular texture to small town life, and the exhilarating experience of open space.' - Susan Orlean

This impressive four-bedroom detached farmhouse occupies a spacious plot with two paddocks extending to approx 1.1 acres. With impressive views over the surrounding countryside, spacious accommodation, and endless opportunities, this outstanding home offers a rare chance to acquire an outstanding peaceful countryside retreat.

### Denise White Estate Agents Comments

Tucked away in a tranquil rural setting and surrounded by sweeping countryside views, this stunning four-bedroom detached stone property offers the perfect blend of charm, space, and privacy. Set within approximately 1.1 acres of land, the home enjoys an enviable position ideal for those seeking a slice of peaceful country living.

Approached via a generous private driveway, the property offers ample parking for residents and guests alike. A substantial detached garage provides secure parking, additional storage, or exciting potential for further development (subject to the necessary planning permissions).

The beautifully landscaped gardens include expansive lawns, a large chicken coop, and raised beds for growing fruit and vegetables. Two well-maintained paddocks offer additional flexibility, one of which is currently home to pigs, making this an ideal choice for hobby farmers or those looking to embrace a self-sufficient lifestyle.

Internally, the home is tastefully decorated in warm, neutral tones throughout. At the heart of the house is a spacious and well-equipped kitchen/diner featuring wooden worktops, integrated appliances, and abundant storage—perfect for family living and entertaining.

The inviting living room enjoys natural light from windows on three sides, creating a bright and airy feel. A charming log burner with a stone surround adds character and warmth. A second reception room, complete with an exposed brick chimney breast, provides versatility as a home office, playroom, or snug.

A generous sunroom extends the living space further and offers panoramic views over the surrounding landscape. A practical utility room and a ground-floor WC complete the downstairs layout—ideal for country living and muddy boots.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom

benefits from a stylish ensuite shower room, while the remaining three bedrooms feature charming pitched ceilings—two with exposed beams that highlight the home's rustic character. A large family bathroom with a freestanding roll-top bath serves the remaining bedrooms, providing a perfect place to unwind.

This exceptional residence offers a rare opportunity to acquire a character-filled home in a spectacular rural setting, combining comfort, charm, and flexibility in equal measure.

### Location

Situated in a picturesque rural setting on the outskirts of the popular village of Brown Edge. Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek.

Adjacent Parishes - Endon - Horton - Biddulph - Norton le Moors

### Sun Room

8.95 x 2.07 min



Tiled flooring. Wall mounted radiators. Double doors leading to outside. UPVC double glazed windows to the front and side aspect. Access to kitchen diner. Access to living room. Access to utility. Wall lights.



### Kitchen Diner

30'7" x 12'11" max (9.33 x 3.94 max )



Tiled flooring. Wall mounted radiators. UPVC double glazed windows to the side aspect. A range of shaker style wall and base units with wooden work surfaces above. Integrated Hotpoint ovens, dishwasher, and fridge. Space for American style fridge freezer. Island with storage underneath and wooden work surfaces. Stoves induction hob. Sink unit with mixer tap above. Access to living room. Access to sunroom. Access to office. Stairs to first floor accommodation. Wall lights. Inset spotlights.

### Living Room

22'9" x 13'6" (6.95 x 4.13 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front and side aspects. Fireplace with brick surround and tiled hearth. Log/coal burner. Inset spotlights. Access to kitchen diner. Access to sunroom.

### Office

12'8" x 9'7" (3.87 x 2.93 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Fireplace with brick surround. Access to kitchen diner. Inset spotlights.

### Utility

11'2" x 9'4" max (3.41 x 2.85 max )



Tiled flooring. Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Drainer style sink unit. UPVC double glazed window to the front aspect. Access to sunroom. Access to WC. Inset spotlights.

### WC

3'8" x 3'4" (1.12 x 1.04 )



Tiled flooring. WC. Vanity style wash hand basin. Ceiling light.

### First Floor Landing



Fitted carpet. Wall mounted radiators. Skylight windows. Ceiling lights.

### Main Bedroom

22'10" x 13'7" max (6.97 x 4.16 max )



Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the front and side aspect. Access to ensuite. Ceiling lights.

### En Suite

5'3" x 6'2" max (1.62 x 1.88 max)



Tiled flooring. Wall mounted radiator. Range of base units. WC. Wash hand basin. Shower cubicle with shower. Wall light.



### Bedroom Two

9'10" x 12'11" max (3.01 x 3.94 max )



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

### Bedroom Three

9'4" x 11'5" max (2.86 x 3.50 max )



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

### Bedroom Four

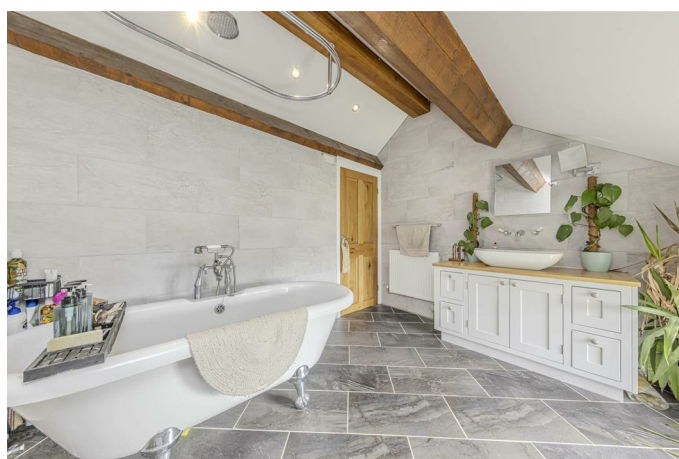
8'8" x 10'8" max (2.65 x 3.26 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Storage cupboard. Boiler access. Ceiling light.

### Bathroom

8'8" x 10'8" (2.66 x 3.26 )



Tiled flooring. Wall mounted radiator. Obscured UPVC double glazed window. Range of base units. WC. Bath tub. Rain style shower. Wash hand basin. Inset spotlights.

### Outside



Externally, a large driveway provides ample off

road parking whilst well maintained lawns feature raised vegetable beds, a large chicken coop and useful storage shed.

### Paddocks



### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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 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.

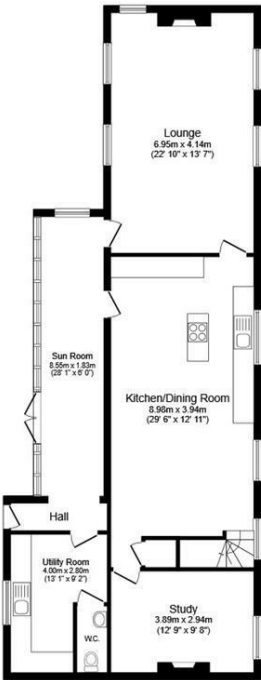
The British Property Awards, renowned for their

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.

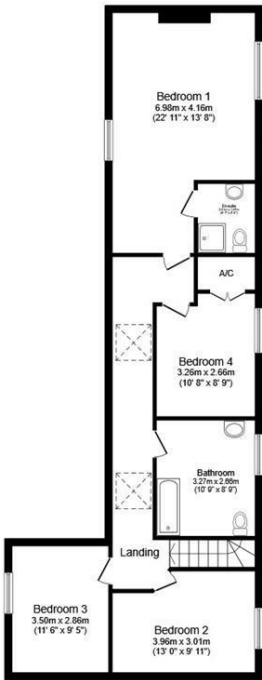
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



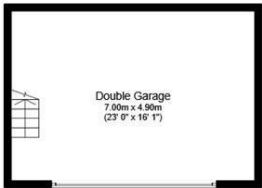
Ground Floor

Floor area 109.9 sq.m. (1,183 sq.ft.)



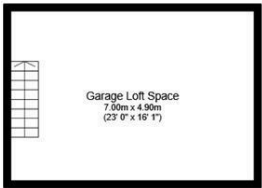
First Floor

Floor area 89.6 sq.m. (964 sq.ft.)



Garage Ground Floor

Floor area 34.5 sq.m. (371 sq.ft.)



Garage First Floor

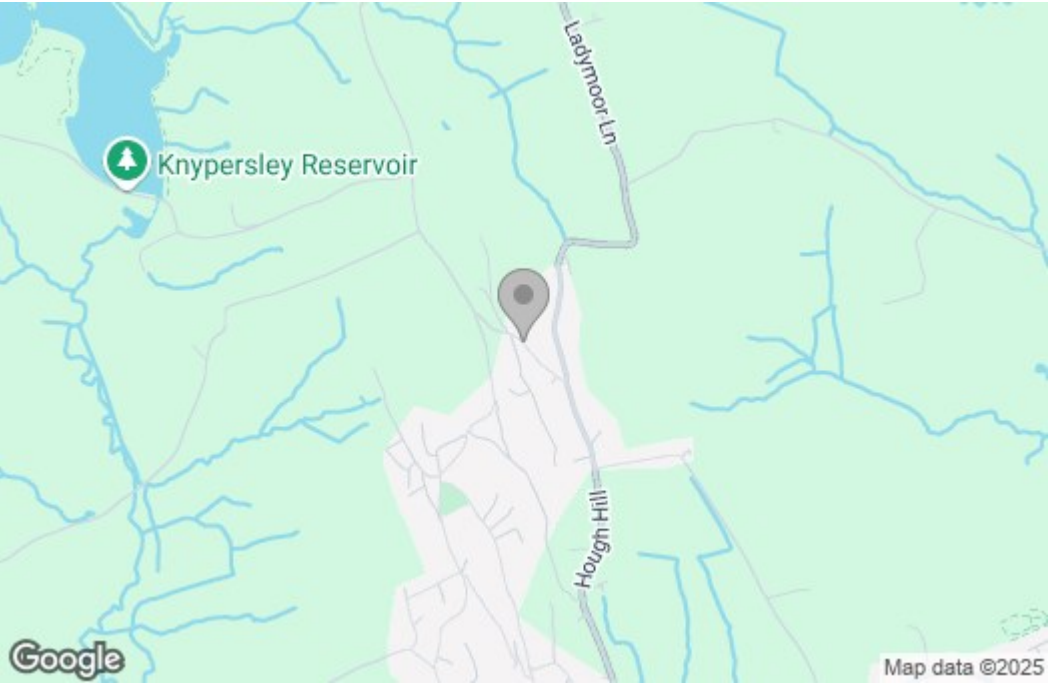
Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 268.5 sq.m. (2,890 sq.ft.)

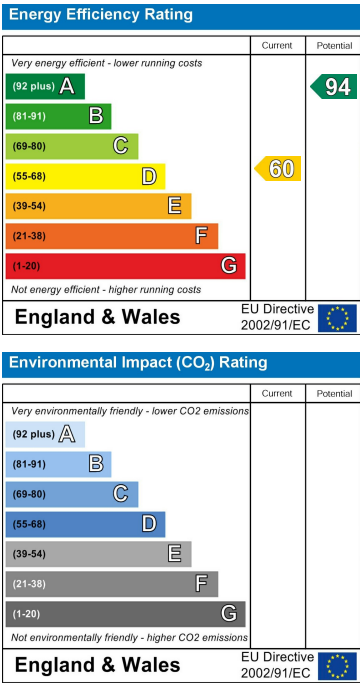
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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