



10 King Street, Leek, Staffordshire, ST13 5NW

Offers in the region of £350,000

Are you searching for a home that your local estate agent would choose for themselves? Look no further!

This captivating property is a true delight, featuring historic charm presented to an exceptional standard. With spacious four-bedroom accommodation, a modern kitchen equipped with quality appliances and bespoke carpentry, and a luxurious bathroom, this home has it all. Enjoy an excellent-sized garden, all within walking distance to the town centre.

The list of features goes on—keep reading to discover more!

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

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Denise White Estate Agents Comments



It is an absolute pleasure to present to the market this stunning period townhouse, located in one of the most historic addresses in the market town of Leek. King Street, believed to have been laid out in the mid-1820s, is characterised by remarkable architecture, with many buildings reflecting the town's rich heritage, including charming silk weaver cottages. This property is conveniently situated within easy walking distance of the town centre and its many amenities.

The residence boasts excellent-sized landscaped gardens, providing a wonderfully peaceful retreat. Arranged over three floors, in addition to a basement cellar, the townhouse offers captivating views of the historic rooftops and open skies from the top floor—truly a unique feature. Rarely does a property combine modern living with an abundance of character, making this home a remarkable find.

Upon approach, the property is visually appealing, characterised by intricate brickwork and traditional sash style windows. The scale of the building becomes apparent upon entry, where a staircase ascends to the first floor, leading to the main living areas and a door accessing the cellar. The entrance hall is thoughtfully designed, featuring decorative flooring, wooden panelling, a stair runner carpet, and an original banister.

The living room, spacious yet inviting, features exposed wooden floorboards, a charming

fireplace with a multi-fuel stove, shelving in alcoves, a heritage-style radiator, and a sash window overlooking the front aspect. This room is designed to be open plan with the dining area, but can easily be enclosed with doors if desired. The continuity of exposed wooden flooring and the heritage-style radiator enhances the room's warmth and character.

The open-plan dining kitchen has been expertly designed, incorporating bespoke cabinetry believed to be handmade by a local craftsman, along with integrated appliances for a seamless transition into your new home. The kitchen features a central island with a breakfast bar, a sink unit, and an abundance of natural light from a roof lantern and inset spotlights. French doors lead directly out to the rear garden, ideal for entertaining during the summer months and creating a harmonious indoor-outdoor lifestyle. An exposed brick wall adds an industrial yet historic touch to the kitchen.

The adjacent utility space is equipped with matching cabinetry, ample work surface space, and laundry facilities, with direct access to a convenient downstairs cloakroom featuring a WC and wash hand basin.

The first-floor accommodation continues to impress, offering well-proportioned rooms adorned with historic features such as fireplaces and sash windows, complemented by bespoke wardrobes. This level includes two generous bedrooms, while the second floor boasts an additional two well-sized bedrooms. The first-floor bathroom reflects the property's heritage, featuring a clawfoot roll-top bath, a pedestal wash hand basin, a WC, and a separate shower cubicle.

Overall, it has been a true delight to prepare the sales details for this property, and I am proud to present it to the market. I look forward to welcoming the new owners to their remarkable home.

Location



Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hall

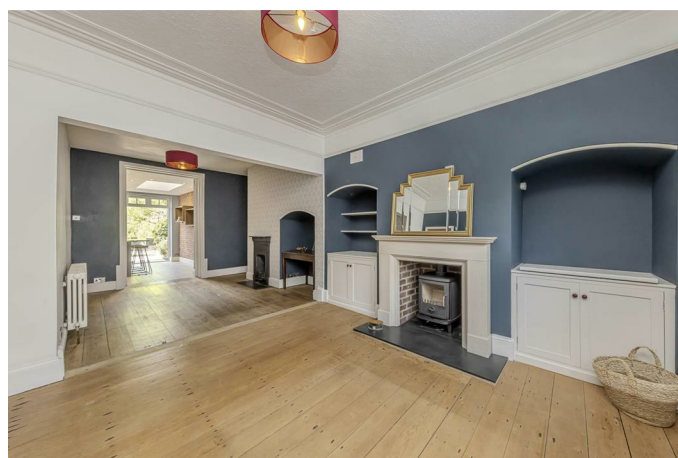
25'3" x 5'8" (7.72 x 1.75)



A door to front aspect. Radiator, stairs to the first floor accommodation. Tiled flooring. Door under stairs leading to cellar. Access to the ground floor accommodation. Ceiling light.

Lounge

24'8 x 13'4 (7.52m x 4.06m)



Open plan in design with dining space. A Sash

double glazed window to the front aspect. Log burner and open fireplace, radiator. Television point and telephone line. Pine flooring.

Dining Area



Fireplace, open plan with lounge and direct access into the kitchen. Exposed wooden flooring and radiator.

Kitchen Diner

14'8" x 12'3" (4.49 x 3.74)



Double glazed patio doors to the rear aspect and sky lantern. Fitted with a range of bespoke wall and base storage units, inset stainless steel range master sink with mixer tap. Co-ordinated quartz work surface areas and partially tiled walls. Integrated appliances include; Neff electric oven, Neff gas hob with cooker hood above. Neff microwave, dishwasher and fridge/freezer. Television point. Tiled flooring with under floor heating. Ceiling spotlights. Access to the utility room.

Utility

10'4" x 7'10" (3.17 x 2.41)



A UPVC door to the side aspect and double glazed windows to the rear and side aspects. Fitted with bespoke wall and base storage units. Co-ordinated quartz work surface areas and partly tiled walls. Plumbing for a washing machine and space for a tumble dryer. Cupboard housing boiler. Radiator and tiled flooring. Loft hatch access. Access to the cloakroom.

Cloakroom

5'1" x 2'5" (1.55 x 0.74)



Comprising a low level W.C. And vanity wash hand basin. Radiator and tiled flooring.

First Floor Accommodation



Stairs from the ground floor and stairs to the second floor. Access to the bedrooms and bathroom on this level.

Bedroom

17'2 x 12 (5.23m x 3.66m)



A sash double glazed window to the front aspect. Fireplace and radiator. Television point. Bespoke wardrobes.

Bedroom

12'7 x 9'6 (3.84m x 2.90m)



A double glazed window to the rear aspect. Fitted wardrobes and radiator.

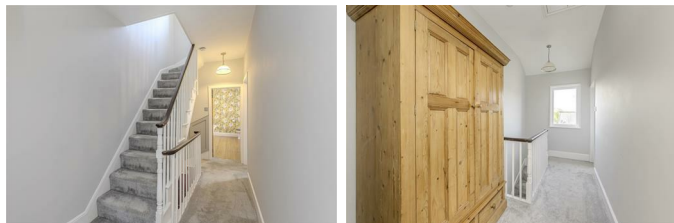
Bathroom

12'8 x 8 (3.86m x 2.44m)



A double glazed window to the side aspect. Fitted with a heritage style suite comprising free standing bath with roll top and claw feet and shower cubicle, pedestal wash hand basin and low level W.C. Extractor fan and radiator. Loft access and pine flooring.

Second Floor Accommodation



A double glazed window to the rear aspect. Stairs from the first floor and loft hatch access. Access to bedrooms on this floor.

Bedroom

15'3 x 12 (4.65m x 3.66m)



A double glazed window to the front aspect. Radiator and fireplace. Television point and exposed pine flooring.

Bedroom

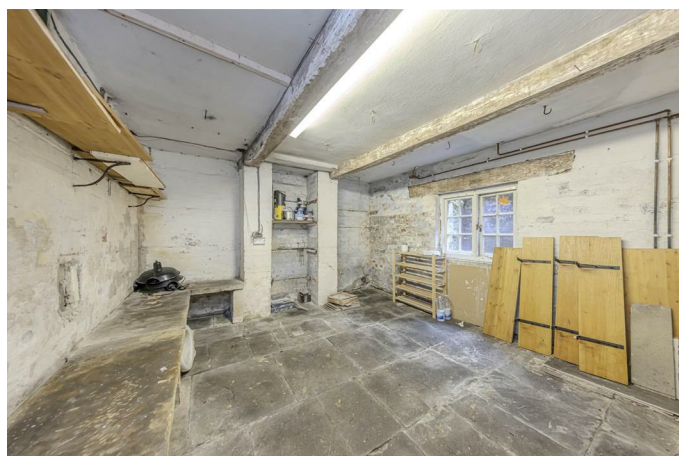
12'7 x 11 (3.84m x 3.35m)



A double glazed window to the rear aspect. Radiator and fireplace. Door to storage cupboard housing cylinder.

Cellar

17'0" x 11'9" (5.19 x 3.59)



A window to the front aspect. Stairs leading down from the entrance hall. Radiator, light and power.

Outside



One of the key selling features of this property is its prime location, just a stone's throw from the vibrant market town of Leek. The rear garden is an impressive size, featuring two stone patio areas and a lush lawn surrounded by mature plants, shrubs, and flower beds. Additionally, there is an 8' x 10' shed for your storage needs.

This garden provides a seamless blend of indoor and outdoor living, with French doors leading from the kitchen to the outdoor space—perfect for entertaining. You'll discover two delightful seating areas, a well-maintained lawn, and raised flower and shrub beds enclosed by fencing, offering privacy and tranquillity.

This outdoor space is truly exceptional, especially for a central location, allowing you to enjoy the serenity of your garden while being mere moments away from the heart of Leek. It's a rare find that combines convenience with a beautiful outdoor retreat.

Agents Notes



Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band – A

The property is fitted with two solar panels on the roof

Underfloor heating in the kitchen

This area is a conservation area

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 Denise White Estate Agents



"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 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.

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.

You Will Need A Solicitor !

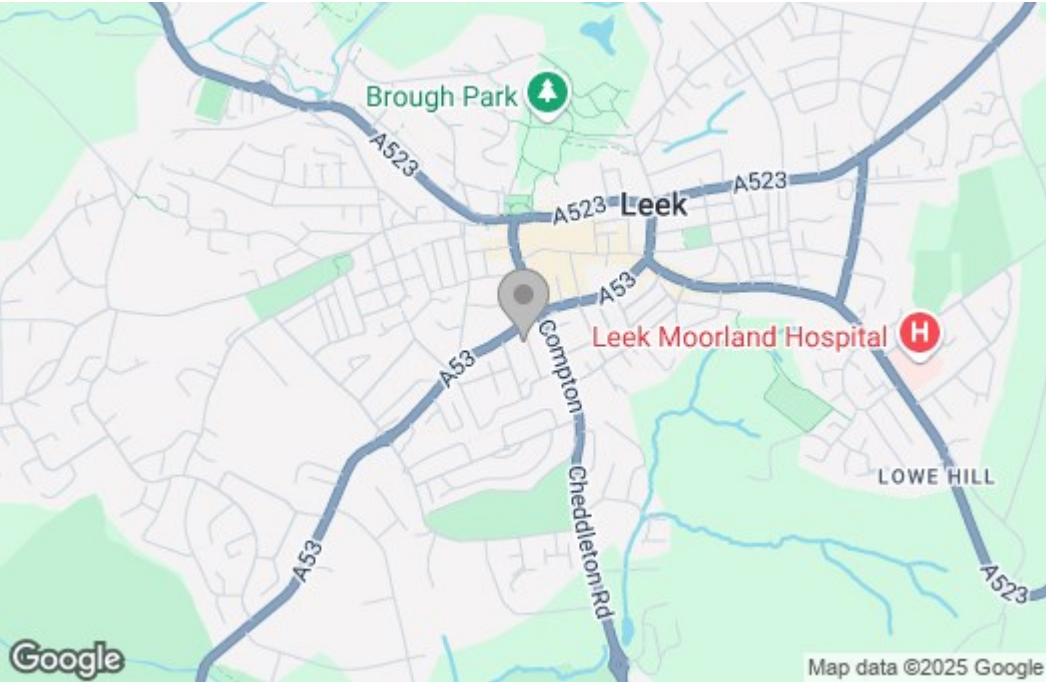
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan

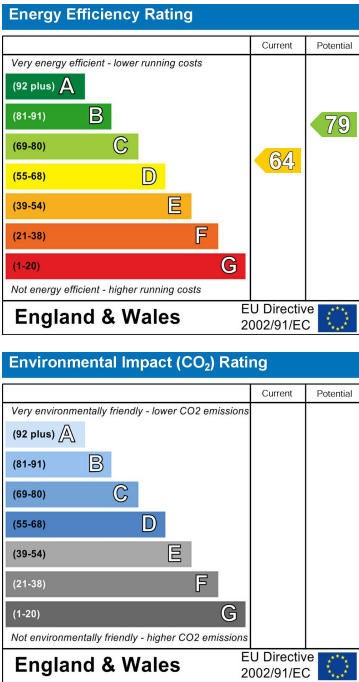


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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