



## **Bradnop Grange , Bradnop, Nr Leek, Staffordshire, ST13 7ND**

**£850,000**

GUIDE PRICE £850,000 - £900,000

Where fields grow, so does the soul.' - Unknown

Set in the picturesque village of Bradnop, this beautifully restored detached period cottage offers spacious, character-filled interiors blending traditional charm with luxurious finishes. Featuring stone fireplaces, exposed beams, and elegant fittings throughout, the home exudes timeless appeal. A significant feature of this property is the extensive, private, south facing garden with superb rural views.

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

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### Denise White Estate Agents Comments

Nestled in the heart of the countryside, this outstanding detached residence is a rare opportunity to acquire a home that blends timeless character with impeccable modern design. Set within generous and beautifully maintained grounds, the property exudes charm from the moment you arrive, with traditional Flemish bond brickwork and wooden double-glazed windows that complement its picturesque rural setting.

Sympathetically extended and meticulously restored by the current owners, the interiors are nothing short of exceptional. A stylish and neutral-toned entrance hall provides a warm welcome, while a striking stone mullion and leaded window offers a characterful glimpse into the adjacent lobby. The heart of the home is a flawless Shaker-style kitchen, complete with a central island, quartz worktops, and an array of high-quality integrated appliances. This space flows effortlessly into the dining area, which features cleverly designed storage solutions and a bespoke built-in desk—ideal for modern family life or home working.

A true standout feature is the bespoke handcrafted oak orangery, designed to take full advantage of the uninterrupted views over the garden and surrounding countryside. With underfloor heating, elegant décor, and full-height glazing, it offers a tranquil and inviting living space throughout the seasons.

The separate living room is equally impressive, offering a cosy and peaceful retreat with a log-burning stove and an expansive bay window that fills the room with natural light. A secondary lobby—ideal for country living—provides practical access to the courtyard and garden, making it the perfect space for kicking off muddy boots after a scenic walk. A well-appointed utility room with WC completes the ground floor, adding to the home's thoughtful functionality.

Upstairs, the first floor offers four beautifully presented bedrooms. Three spacious doubles feature built-in wardrobes and breathtaking views

over rolling green fields. The principal bedroom boasts a stylish and contemporary en suite shower room, along with a charming original stone fireplace, blending heritage and luxury. The fourth bedroom, a cosy single tucked within the eaves and finished with a dormer window, makes a perfect child's room, nursery, or study. A generous family bathroom with extensive built-in storage completes the first-floor accommodation.

Externally, the property sits on a sizeable and private plot. The house is approached over a spacious gravel courtyard which provides ample parking for several vehicles, leading to a detached double-storey stone-built garage.

Surrounding the home, the sizeable cottage gardens create a peaceful and private haven. To the front, a large stone flagged patio—accessible from both the orangery and entrance hall—provides an ideal space for outdoor entertaining. A gated organic vegetable garden with raised beds, greenhouse, pond and garden shed offers a fantastic opportunity for self-sufficiency, while a separate lawned garden, enclosed by mature hedgerows, completes the idyllic setting.

### Location

Bradnop is on the outskirts of the thriving market town of Leek which 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.

Educationally, the area is well-served by a range of highly regarded schools. These include Leek First School, Westwood First School, and Westwood College. Notable independent options such as St Anselm's in Bakewell (Tatler Prep School of the Year 2021), Abbotsholme School, and Denstone College are within reasonable travelling distance.

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, the latter reached in around 95 minutes. Manchester International Airport is within 30 miles.

### **Entrance Porch**

**4'2" x 4'7" (1.29 x 1.42 )**

Tiled flooring. Wooden door to the side aspect. Wooden and glazed door into inner hall.

### **Inner Hall**

**7'8" x 15'8" (2.34 x 4.80 )**

Oak flooring. Two wall mounted radiators. Wooden door to the front aspect. Stone mullion and leaded window to the side aspect. Wall light. Stairs to the first floor accommodation. Under stairs storage facilities. Coat cupboard. Two ceiling lights.

### **Living Room**

**13'9" x 16'9" into bay (4.21 x 5.11 into bay )**

Fitted carpet. Wall mounted radiator. Log burner with stone hearth and stone surround. Wooden double glazed bay window to the front aspect. Built-in shelving. Ceiling light.

### **Kitchen Area**

**18'2" x 14'6" max (5.54 x 4.44 max )**

Tiled flooring. A range of hand built shaker style base units with quartz work tops above. Stainless steel sink with mixer tap above. Integrated dishwasher, fridge, and freezer. Freestanding REDFYRE dual oven electric range style cooker with induction hob and tiled splash back. Kitchen island with built in storage, shelving, and breakfast bar. Two wooden double glazed windows to the side and rear aspect. Inset spotlights. Open plan into:-

### **Dining Area**

**13'8" x 11'7" (4.19 x 3.55 )**

Oak flooring. Wall mounted radiator. Wooden double glazed window to the front aspect. Built in desk area, bench and storage space. Ceiling light.

### **Orangery**

**12'7" x 14'7" (3.85 x 4.45 )**

Stone flooring with underfloor heating. Bespoke oak structure with double glazed windows. Vaulted ceiling. Two ceiling lights. Inset spotlight.

### **Lobby**

**15'9" x 6'0" (4.82 x 1.84)**

Stone flooring. Exposed stone and brick walls. Wooden double glazed French doors to the rear aspect. Wall light. External door to the side aspect.

### **Inner porch area**

**7'4" x 6'11" (2.25 x 2.11 )**

Stone tiled flooring. Storage cupboard housing boiler. Wooden door to the side aspect. Inset spotlights.

### **Utility/ WC**

**6'9" x 6'4" (2.06 x 1.94 )**

Continued stone tiled flooring. Granite worksurface with ceramic Belfast sink and mixer tap above. Undercounter space for washing machine and

tumble dryer. Low-level WC. Wall mounted radiator. Vaulted ceiling with exposed original beams. Skylight. Ceiling light.

### **First Floor Landing**

Fitted carpet. Single glazed leaded window into lobby. Built-in shelving. Wall light.

### **Bedroom One**

**13'11" x 16'0" (4.26 x 4.89 )**

Fitted carpet. Wall mounted radiator. Wooden double glazed window to the front aspect. Built-in wardrobes. Feature cast iron fireplace with stone surround. Loft access. Ceiling light. Access into:-

### **En-suite**

**5'7" x 5'7" max (1.71 x 1.72 max )**

Tiled flooring. Shower cubicle. Low-level WC. Wash handbasin with storage underneath. Radiator towel rail. Extractor fan. Spotlights.

### **Bedroom Two**

**13'10" x 13'10" (4.24 x 4.24 )**

Fitted carpet. Wall mounted radiator. Wooden double glazed windows to the front aspect. Built-in wardrobes. Ceiling light.

### **Bedroom Three**

**9'1" x 12'7" (2.77 x 3.85 )**

Fitted carpet. Wall mounted radiator. Wooden double glazed window to the side aspect. Fitted wardrobes. Loft access. Ceiling light.

### **Bedroom Four**

**8'5" x 6'10" (2.58 x 2.10 )**

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

### **Bathroom**

**11'3" x 7'6" (3.43 x 2.30 )**

Oak flooring. Fitted bath with shower above and glass shower screen. Wall mounted ladder style towel rail. Pedestal wash handbasin. Low-level WC. Wall mounted radiator. Two large storage cupboards. UPVC double glazed window to the side aspect. Inset spotlights. Extractor fan.

### **Garage**

**18'11" x 19'1" (5.77 x 5.82 )**

Electric door to the front aspect. Power, lighting, and water. Access to:-

### **Loft space**

**19'1" x 8'2" (5.82 x 2.49 )**

Two skylights to the front and rear aspect. Two ceiling lights. Power points.

### **Outside**

Externally, this impressive property sits on a generous plot, featuring a substantial gravel courtyard that offers ample off-road parking and leads to a detached double storey stone-built garage. A most beautiful garden surrounds the home, completing the image of this idyllic cottage. It has mature trees and shrubs, well stocked herbaceous borders, fruit trees and mini wildflower meadows. To the front, a spacious stone patio—accessible from both the orangery and entrance hall—offers the perfect spot for outdoor dining or relaxing in the sun. A gated organic vegetable garden includes raised beds, a dedicated greenhouse, wildlife pond and a garden shed. The overall impression is of a peaceful and private outdoor retreat, with superb rural views.

### **Agents Notes**

Tenure: Freehold

Services: Mains Water and Mains Electricity, Oil Fired Central Heating,

Drainage: Water Treatment System

Council Tax: Staffordshire Moorlands Band E

### **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

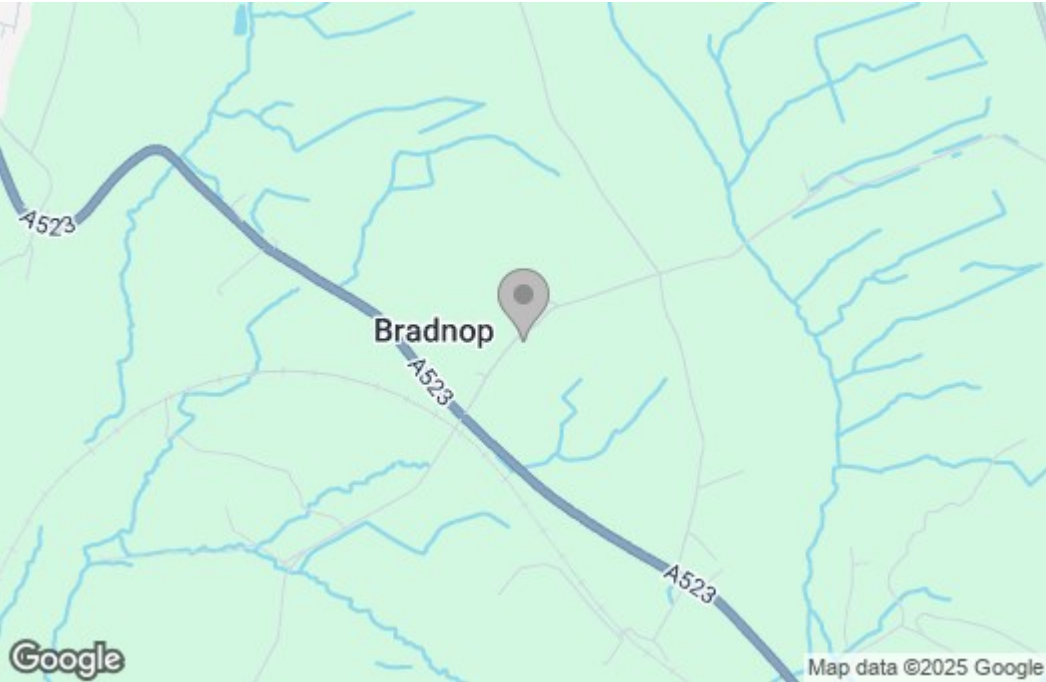


First Floor

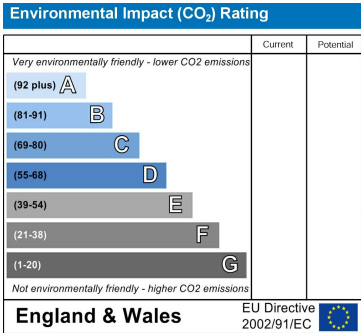
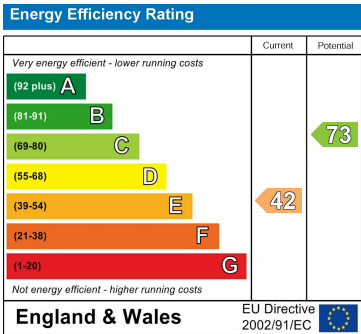


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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