



Wrottesley House, 55 Willow Drive, Staffordshire, ST13 7FD

Offers in the region of £180,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"History Reimagined; A Love Story Between Old And New!"

Wrottesley House is a Stunning Period Property nestled in the heart of the exclusive St Edwards Park Development. Boasting sizeable accommodation throughout together with timeless period features and the use of 122 acres of manicured parkland, this property is one not to be missed!

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

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Denise White Estate Agents Comments

Wrottesley House; formerly part of the St Edwards Hospital complex which was converted to create modern living accommodation following its closure in 2002, and now comprises of stunning, statement homes within the beautiful period buildings. Set in 122 acres of parkland, giving buyers the opportunity to live in a truly idyllic location surrounded by breathtaking architecture.

This particular property, has been updated by the current owners with a fabulous contemporary Kitchen, complete with a Centre Island and Breakfast Bar, which blends beautifully with the period style of the property. Offering spacious rooms throughout with high ceilings, picture rails and imposing sash windows.

The Entrance Hall welcomes you to the property, from which doors lead through to a fabulous Living Kitchen and Downstairs WC, and stairs climb to the First Floor. The Kitchen has been refitted with with a contemporary range of units with integrated appliances, and a centre island with a breakfast bar. The Lounge area offers ample space for a range of sofa's and chairs, and features the most beautiful bay window which allows natural light to flood the room, and offers a tranquil outlook over the manicured grounds surrounding the property.

To the First Floor, the Main Bedroom which also features the same beautiful bay window, sits to the rear aspect together with an Ensuite Shower Room. The Second Bedroom is also located at the rear of the building and sits alongside the Family Bathroom.

Externally there are two allocated parking spaces to the front of the property. The property also enjoys the use of wonderful manicured gardens which encompass the old buildings across the estate.

Entrance Hall

Composite entrance door to the front aspect. Laminate flooring. Wall mounted electric storage heater. Ceiling light. Stairs off leading to the first floor. Doors leading into:

Downstairs WC

7'3" x 3'1" (2.23 x 0.96)

Fitted with a low-level WC and wall mounted wash handbasin. Laminate flooring. Wall mounted electric storage heater. Ceiling light.

Living Kitchen

23'11" x 17'5" extending to 22'0" (7.29 x 5.32 extending to 6.73)



Laminate flooring to the lounge area. Vinyl flooring to the kitchen area. Two wall mounted electric storage heaters. Sealed unit double glazed Sash windows to the front side and rear aspects. Understairs storage cupboard. Picture rail. Four ceiling lights. The kitchen is fitted with a contemporary range of high gloss wall and base units with work surfaces over incorporating an inset bronze sink unit with mixer tap. Integrated four ring induction hob with extract over. Single electric oven. Space for American style fridge freezer. Centre island with storage cupboards, drawers, and a breakfast bar.

First Floor Landing

Carpet. Two wall mounted electric storage heaters. Two sealed unit double glazed Sash windows to the front aspect. Airing cupboard off housing the hot water cylinder. Two ceiling lights. Doors leading into: –

Bedroom One

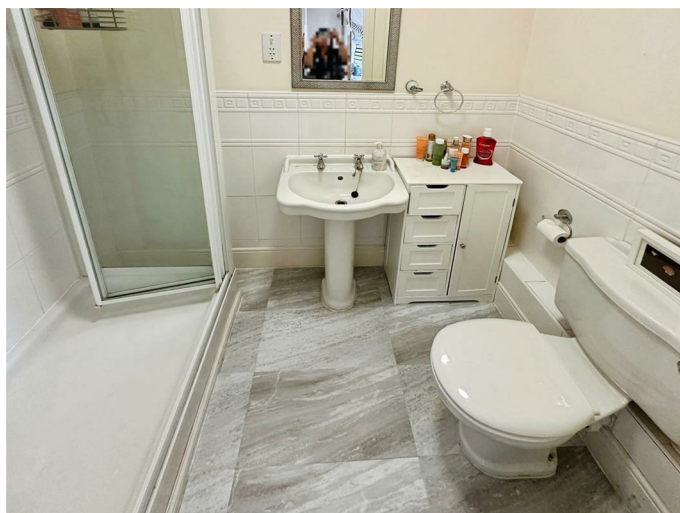
11'3" extending to 17'10" max into bay x 11'9" (3.45 extending to 5.44 max into bay x 3.60)



Carpet. Wall mounted electric storage heater. Built in wardrobes. Sealed unit double glazed Sash bay window to the rear aspect. Ceiling light. Door leading into: –

En-suite Shower Room

7'4" max into shower x 4'8" (2.25 max into shower x 1.43)



Fitted with a fully tiled shower cubicle, low-level WC and pedestal wash hand basin. Part tiled walls. Laminate tiled flooring. Wall mounted electric storage heater. Ceiling light.

Bedroom Two

11'1" extending to 14'1" x 11'3" (3.38 extending to 4.30 x 3.43)



Carpet. Wall mounted electric storage heater. Sealed unit double glazed Sash window to the rear aspect. Ceiling light.

Family Bathroom

7'6" x 6'0" (2.29 x 1.85)



Fitted with a suite comprising of panelled bath with shower mixer tap, low level WC and pedestal wash hand basin. Carpet. Wall mounted electric storage heater. Sealed unit double glazed Sash window to the front aspect. Ceiling light.

Location

The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a

place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Leasehold Information

Management Company is Castle Estates - 01785 244404 block@castle-estates.co.uk

125 year lease which currently has 105 remaining (started in 2004)

Maintenance Charges are charged in 6 monthly installments as follows:-

1/310th of the Estate Budget = £130.00

1/157th of the Development Budget = £ 97.00

8.5727% of the Wrottesley House Budget = £ 637.00

Agents Notes

Tenure: Leasehold

Services: Mains water, drainage and electricity connected.

Council Tax: Staffordshire Moorlands Band C

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.

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.

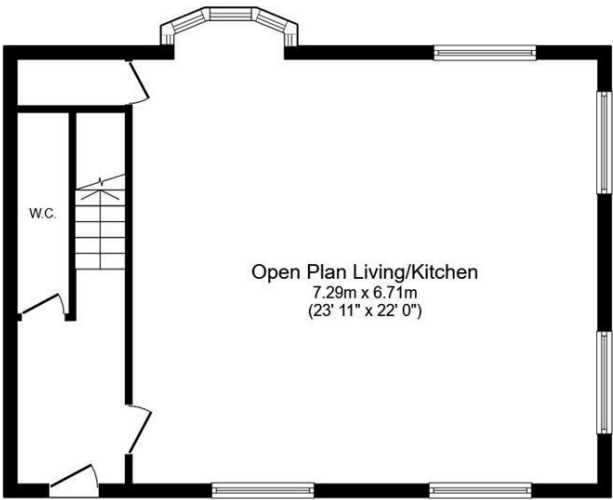
You Need A Solicitor!

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.

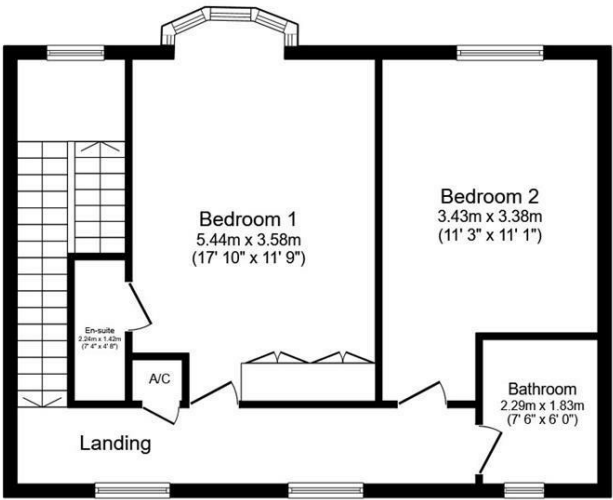
Do You Need A Mortgage?

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

Floor Plan



Ground Floor
Floor area 62.7 sq.m. (674 sq.ft.)



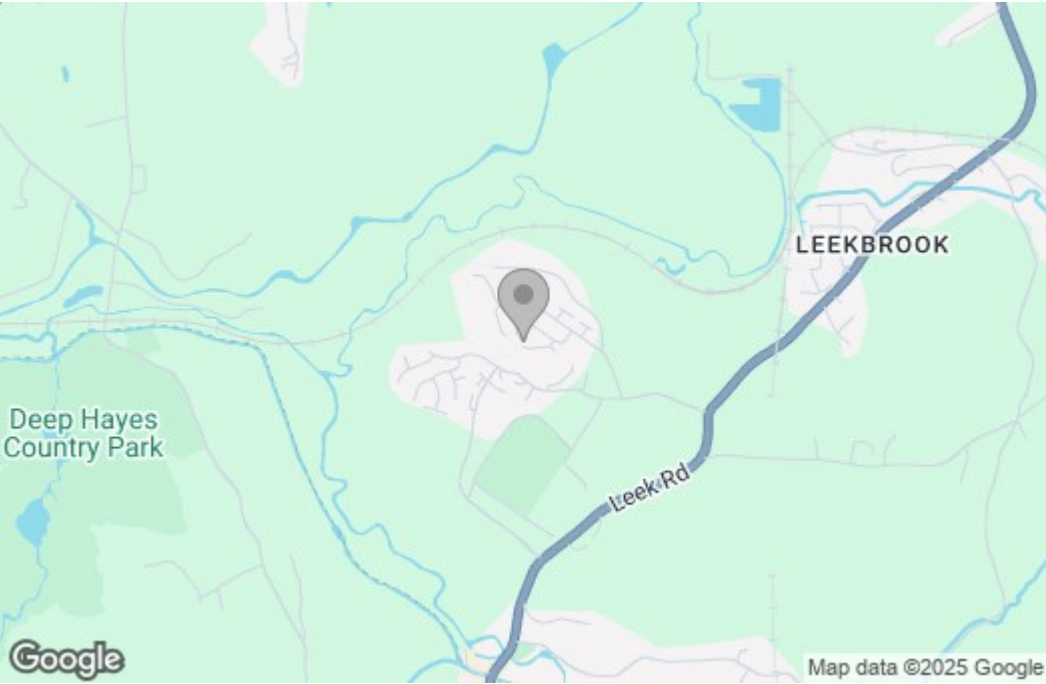
First Floor
Floor area 62.6 sq.m. (674 sq.ft.)

Total floor area: 125.3 sq.m. (1,349 sq.ft.)

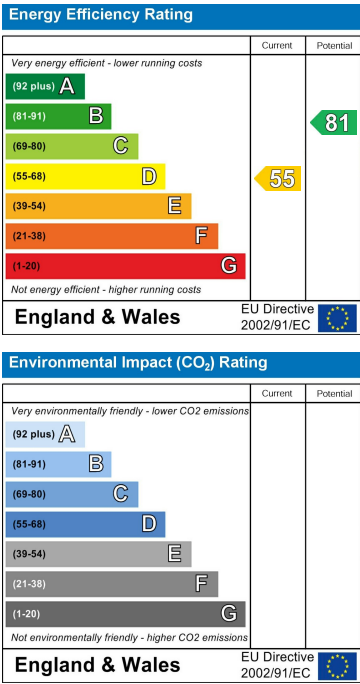
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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