



## Two Trees Consall, Stoke-On-Trent, ST9 0AF

**£750,000**

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

"A house in the country is not just a home, it's a way of life"

A unique, Individually Designed Detached Dormer Bungalow set amidst some of the most beautiful Staffordshire Moorland Countryside. Offering spacious, versatile family accommodation with sizeable gardens, a tennis court, large driveway and detached double garage. In need of some modernisation this property offers an exciting opportunity for you to add your stamp and create your ideal home; the perfect country retreat!

## Denise White Estate Agents Comments

Two Trees; An Individually Designed Detached Dormer Bungalow set amidst beautiful Staffordshire Moorland countryside, offering spacious and versatile living in a stunning rural setting. The original property dates back to the 1950's and has been sympathetically extended by the current owners over the years to create a wonderful Family Home which they have cherished.

The property welcomes you with an Entrance Porch and Hall which lead on to a sizeable Lounge, positioned to the side aspect, featuring exposed beams, expansive windows, and patio doors that open onto the gardens, flooding the space with natural light. Adjacent to the Lounge you will find a formal Dining Room, perfect for entertaining with a quirky Bar area! Across the Hall there is a spacious Kitchen which opens out in to the Breakfast Room which enjoys a wonderful, large bay window providing delightful views over the gardens. Alongside the Kitchen there is a useful Utility Room and to the rear of the property you will find a Ground Floor Shower Room.

To the front aspect, there is a practical Study, ideal for home working, which in turn leads through a Hallway to Two Double Bedrooms.

Upstairs, you'll find the Master Suite, which comprises of a double bedroom together with an impressive dressing room fitted with extensive wardrobes, and a sizeable en-suite bathroom. The first floor also offers an attic room that could be used for hobbies or storage, which in turn leads to a large walk-in attic storage room.

Externally, Two Trees is surrounded by beautiful gardens, which have been meticulously maintained. Large expanses of lawn weave amongst the trees and are bordered by manicured flower beds stocked with mature planting, offering privacy and tranquility. For leisure and recreation, the grounds include a full-size tennis court (which currently requires some TLC!) making this a truly exceptional family home or country retreat. Two Trees also benefits from a large driveway which leads on to a

Detached double Garage.

Situated in the heart of the Staffordshire Moorlands, yet within easy reach of the villages of Wetley Rocks and Cheddleton, as well as the Market Town of Leek and its amenities, this unique property offers the perfect blend of country living and modern comfort in an enviable, picturesque location.

## Location

Consall is a small village situated in the Staffordshire Moorlands, Staffordshire. It is approximately 6 miles south of the market town of Leek and 8 miles east of Stoke-on-Trent.

Situated close to Consall Nature Park, a conservation area and nature reserve featuring 740 acres of woodland, heath and moor.

The area has various walks where you can explore rugged trails off the beaten track, walk the winding local canals and enjoy the steam trains on the nearby Churnet Valley Railway.

The world-famous Peak District and its wild open spaces is only a stone's throw away from Consall.

The historic market town of Leek, Cheadle and Ashbourne are all within reasonable travelling distance and has an extensive range of amenities.

Access to the Potteries conurbations is easily accessible alongside the A50, A500 and M6.

## Entrance Porch

8'10" x 4'5" (2.71 x 1.37)

uPVC French doors to the front aspect. Tiled flooring. Ceiling light. Door leading into: –

## Entrance Hall

12'7" x 11'8" (3.85 x 3.58)



Carpet. Two radiators. Ceiling light. Doors leading into: –

## Lounge

24'8" max x 17'10" (7.52 max x 5.45)



Carpet. Three radiators. Open fire with tiled hearth and inset and ornate wooden surround. Two sealed unit double glazed windows to the side aspect. Sliding patio doors to the front aspect. Feature exposed beams to the ceiling. Ceiling light. Four wall lights.

## Dining Room

17'10" x 12'4" (5.45 x 3.76)



Wooden parquet flooring. Two radiators. Windows to the side and rear aspects. Three wall lights. Ceiling lights. Feature fireplace with a tiled hearth and inset and ornate wooden surround.

## Kitchen

20'6" x 10'9" (6.26 x 3.29)



Fitted with a range of painted wooden wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring electric hob, dishwasher and double electric oven. Carpet. Radiator. Four ceiling lights. Windows to the side and rear aspects. Door leading to the utility room. Opening into: –

## **Breakfast Room**

21'5" max into bay x 10'3" (6.54 max into bay x 3.13)



Tiled flooring. Two radiators. Sliding patio doors to the front and both side aspects. Window to the side aspect. Large bay window to the rear aspect. Three ceiling lights.

## **Utility Room**

11'6" x 4'8" (3.53 x 1.44)



Tiled flooring. Stainless steel sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Fully tiled walls. Ceiling light. Coal store off. Wooden French doors to the rear aspect.

## **Study**

9'5" x 8'9" (2.88 x 2.68)



Carpet. Radiator. Window to the front aspect. Ceiling light. Door leading into: –

## **Inner Hall**

Carpet. Two radiators. Two windows to the front aspect. Two ceiling lights. Doors leading into: –

## **Bedroom Two**

15'6" x 10'2" max (4.74 x 3.10 max)



Fitted with a range of built-in wardrobes and overhead storage. Carpet. Two radiators. Windows to the front and rear aspects. Fitted with a vanity sink unit. Ceiling light.

### Bedroom Three

12'4" x 10'2" (3.77 x 3.10)



Carpet. Radiator. Window to the rear aspect. Fitted with a vanity sink unit with mixer tap. Ceiling light.

### Rear Hall

Carpet. Ceiling light. Two cloaks storage cupboards off. Stairs off to the first floor. Doors leading into: –

### Shower Room

8'4" x 6'3" (2.55 x 1.92)



Fitted with a suite comprising of vanity wash handbasin unit, low-level WC and shower cubicle. Herringbone style vinyl flooring. Part tiled and part panelled walls. Radiator. Two obscured windows to the side aspect. Radiator. Ceiling light.

### First Floor Landing



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Two wall lights. Doors leading into: –

### Loft Hobby Room

13'0" x 10'10" (3.97 x 3.31)



Restricted head height access. Exposed wooden flooring. uPVC windows to the side and rear aspect. Exposed beams to the ceiling. Ceiling light. Loft storage room off.

## Bedroom One

14'3" x 11'9" (4.35 x 3.59)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Opening into: –

## Dressing Room

14'7" x 9'7" maximum overall (4.46 x 2.93 maximum overall)



Fitted with an extensive range of wardrobes and drawer storage. Carpet. Radiator. uPVC window to the side aspect. Two ceiling lights. Door leading into: –

## En-suite Bathroom

14'2" x 10'0" maximum overall (4.34 x 3.05 maximum overall)



Fitted with a suite comprising of walk-in shower, low-level WC, b-day, vanity wash hand basin unit and sunken double ended bath with shower mixer tap. Herringbone style vinyl flooring. Part tiled walls. Radiator. uPVC window to the rear aspect. Ceiling light.

## Outside



The property is approached over a gravelled driveway which provides off road parking for numerous vehicles and leads to:-

## Double Garage

20'8" x 18'11" (6.30 x 5.79)



Electric up and over door to the front aspect. Power and light. Boarded loft storage area over. uPVC window to the rear aspect.

## Gardens



Two Trees is set amongst some of the most beautiful, manicured gardens. With large expanses of lawn weaving between the trees, bordered by well stocked flower beds and featuring a full sized Tennis Court (which currently requires some TLC!), surrounded by stunning Staffordshire Moorland Countryside, making this a truly exceptional family home and rural retreat.

## What3Words Location

goodness.linguists.begin

If you require assistance in locating the property, please use the above what3words to help navigate you to it!

## Agents Notes

Tenure: Freehold

Services: Mains Electricity. Mains Water. Oil Central Heating. Septic Tank Drainage.

Council Tax: Staffordshire Moorlands Band G

## 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.

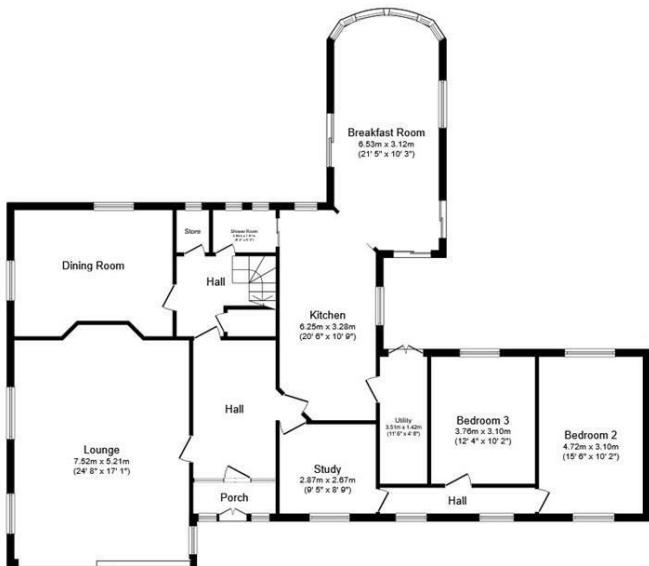
#### **Do You Need A Mortgage?**

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

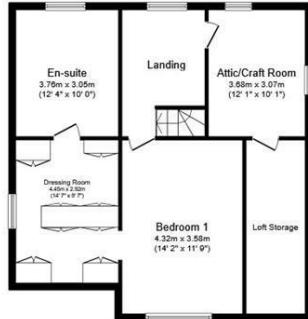
#### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

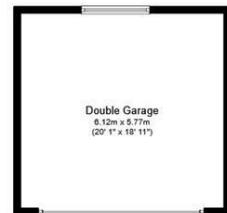
## Floor Plan



**Ground Floor**  
Floor area 160.5 sq.m. (1,727 sq.ft.)



**First Floor**  
Floor area 74.5 sq.m. (802 sq.ft.)



**Second Floor**  
Floor area 34.7 sq.m. (374 sq.ft.)

Total floor area: 269.7 sq.m. (2,903 sq.ft.)

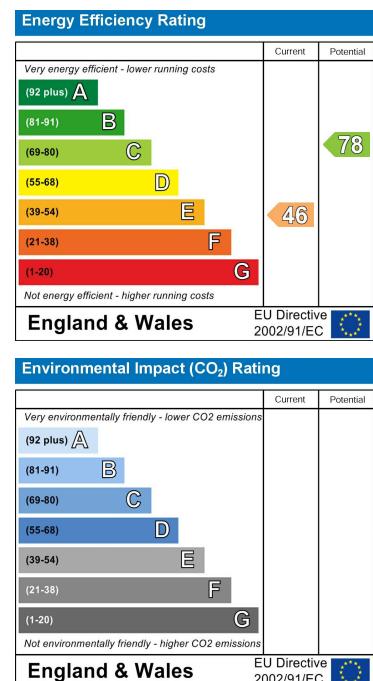
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.