



## 79 Willow Drive, Staffordshire, ST13 7FG

**Offers in the region of £225,000**

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

"It's not about finding the perfect house; it's about creating the perfect home"

Set within the prestigious St Edward's Park development in Cheddleton, this elegant home forms part of the former St Edward's Hospital, sympathetically converted in 2004 to create distinctive residences surrounded by 122 acres of stunning parkland. Beautifully combining period character and modern comfort, the property offers a welcoming hall with WC, a spacious dining kitchen, and a fabulous lounge with bay window framing the gardens, along with four bedrooms, an en-suite, and family bathroom. Retaining high ceilings, sash windows and picture rails, this striking home enjoys access to the beautiful communal grounds and lies within easy reach of Cheddleton village and the market town of Leek.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agents Comments

Set within the prestigious St Edward's Park development on the outskirts of Cheddleton, this characterful home forms part of the historic St Edward's Hospital complex, sympathetically converted in 2004 to create a collection of unique properties blending period architecture with modern living. Surrounded by 122 acres of beautifully maintained parkland, the setting offers both grandeur and tranquility in equal measure.

The property is introduced via a welcoming entrance hall, from which stairs rise to the first floor and doors open to a useful downstairs WC, a spacious dining kitchen that spans the full depth of the property, and a fabulous lounge featuring an imposing bay window that perfectly frames the gardens beyond. The first floor hosts four well-proportioned bedrooms, with the principal bedroom enjoying its own en-suite shower room, complemented by a family bathroom.

Throughout, the home proudly showcases a wealth of character features—including high ceilings, beautiful sash windows, bay windows, and elegant picture rails—all adding to its timeless charm.

Externally, the property benefits from two allocated parking spaces and enjoys access to the wonderful landscaped gardens which surround it, offering an idyllic backdrop for relaxation and recreation. Conveniently situated just a short drive from the village of Cheddleton and the market town of Leek, this exceptional home offers the perfect balance of heritage, space, and modern comfort within one of the area's most desirable developments.

### 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.



## Entrance Hall



Wooden entrance door to the front aspect. Carpet. Wall mounted electric heater. Understairs storage cupboard. Stairs leading to the first floor. Doors leading into the Lounge, Kitchen and WC.

## Dining Kitchen

16'2" x 12'10" (4.94 x 3.93)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob, single electric oven, fridge, freezer, dishwasher and washing machine. Laminate tiled flooring to the Kitchen area. Carpet to the Dining area. Three wall mounted electric heaters. Sealed unit double glazed sash windows to the front, side and rear aspects. Picture rail. Three ceiling lights. Double doors leading into the Lounge.

## Lounge

23'2" x 9'3" extending to 20'9" max into bay (7.07 x 2.82 extending to 6.35 max into bay)



Carpet. Three wall mounted electric heaters. Sealed unit double glazed sash bay window to the rear aspect. Picture rail. Two ceiling lights. Three wall lights.

## WC

5'3" x 2'9" (1.62 x 0.86)



Fitted with a low-level WC and wall mounted wash hand basin. Vinyl flooring. Part tiled walls. Wall mounted electric heater. Ceiling light.

## First Floor Landing

Carpet. Wall mounted electric heater. Two ceiling lights. Sealed unit double glazed sash window to the front aspect. Doors leading into: –

### Bedroom One

15'10" x 10'11" (4.83 x 3.35)



Carpet. Wall mounted electric heater. Fitted with built-in wardrobes. Sealed unit double glazed sash windows to the side and rear aspects. Picture rail. Ceiling light. Door leading into: –

### En-Suite Shower Room

10'3" x 3'9" (3.13 x 1.16)



Fitted with a suite comprising of shower cubicle with electric shower, low-level WC and pedestal wash hand basin. Vinyl flooring. Part tiled walls. Wall mounted electric heater. Obscured sealed unit double glazed sash window to the side aspect. Ceiling light.

### Bedroom Two

10'10" x 7'11" (3.31 x 2.43)



Carpet. Wall mounted electric heater. Sealed unit double glazed sash window to the front aspect. Picture rail. Ceiling light.

### Bedroom Three

9'10" extending to 14'2" max into door x 9'3" (3.02 extending to 4.34 max into door x 2.83)



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



## Bedroom Four

10'8" x 5'9" (3.27 x 1.77)



Carpet. Wall mounted electric heater. Sealed unit double glazed sash window to the rear aspect. Picture rail. Ceiling light.

## Bathroom

9'1" x 6'4" maximum overall (2.77m x 1.93m maximum overall)



Fitted with a suite comprising of panelled bath with shower mixer tap, low-level WC and pedestal wash hand basin. Vinyl flooring. Part tiled walls. Wall mounted electric heater. Picture rail. Ceiling light. Airing cupboard off.

## Outside



The grounds surrounding the property are truly exceptional, forming part of the 122 acres of beautifully landscaped parkland that make St Edwards Park such a sought-after development. Residents enjoy access to vast communal gardens with sweeping lawns, mature trees and meandering pathways, creating a peaceful, countryside feel. The property itself benefits from two allocated parking spaces, while the extensive, manicured grounds provide a stunning backdrop for walking, relaxing and enjoying the outdoors, all set against the striking architecture of the historic buildings.

## Leasehold Information

Management Company: Castle Estates; 01785 244404 [block@castle-estates.co.uk](mailto:block@castle-estates.co.uk)

125 year lease - started in 2004 - 104 years remaining

Ground Rent is currently £100 per annum (subject to change)

Service Charges are currently £1,015 paid every 6 months (subject to change)

## Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected.

Council Tax: Staffordshire Moorlands Band E

No chain involved with the sale

## 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 advice.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### 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.

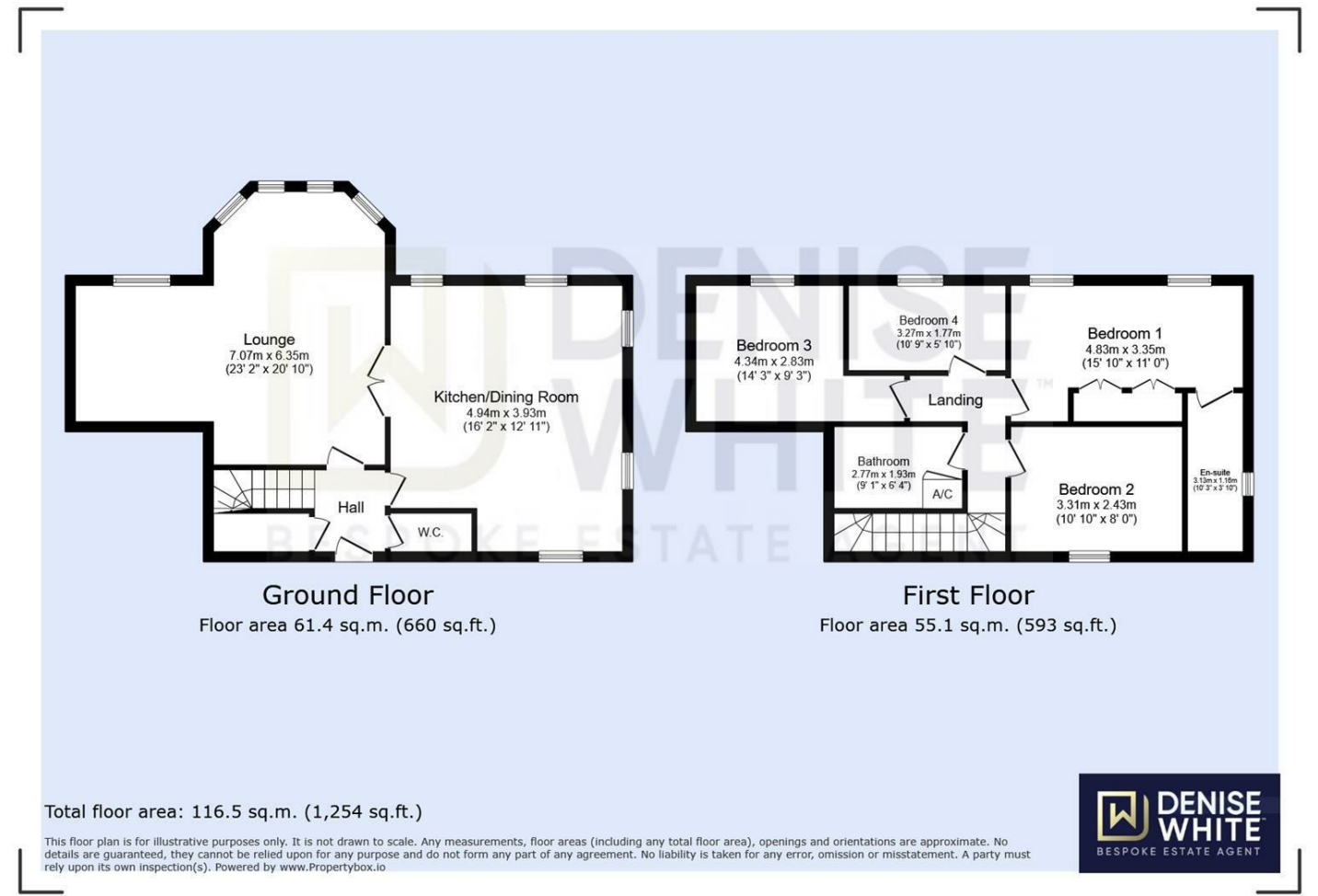
### **Do You Need A Mortgage?**

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

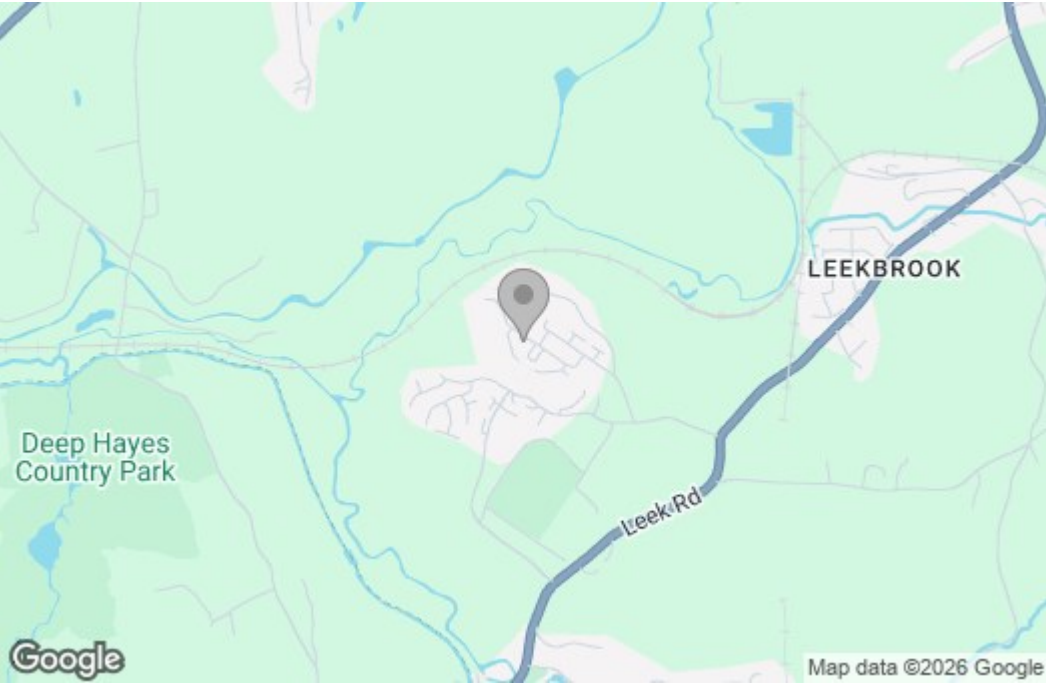
### **Anti-Money Laundering & ID Checks**

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.

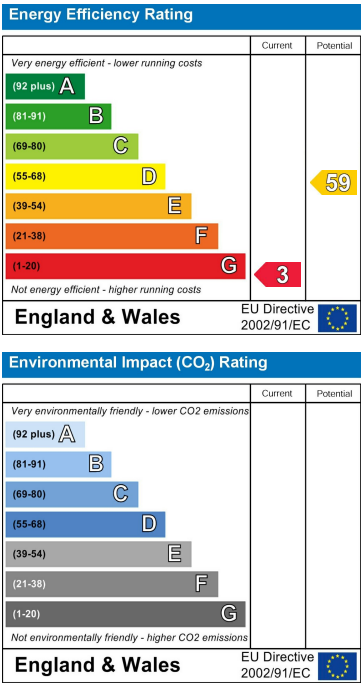
Floor Plan



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.