



St Edwards Cottage Ball Lane

, Leek, ST13 5EU

Offers in the region of £350,000



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This exceptional property offers a rare combination of location, character, and comfort — a true sanctuary in the heart of Leek. Whether you're seeking a peaceful retreat or a home that celebrates individuality and craftsmanship, this gorgeous detached cottage in Petit France is certain to capture your heart.



Denise White Estate Agent Comments

Tucked away in the picturesque and ever-popular area of Petit France, in the very centre of the vibrant market town of Leek, lies this gorgeous one-of-a-kind detached cottage — a home that perfectly captures the charm, warmth, and individuality that make Leek such a special place to live.

Lovingly designed and thoughtfully enhanced by the current owner, this home offers a welcoming and refreshing living space where every detail has been considered. From the moment you step inside, you are greeted with an atmosphere of calm and comfort — a true sanctuary that feels far removed from the hustle and bustle, yet remains just moments from all the town’s amenities.

The heart of the home is the beautiful breakfast kitchen, featuring a traditional AGA that instantly sets a cosy, homely tone. A charming breakfast nook provides the perfect spot to enjoy morning coffee. The living room is wonderfully inviting, with its exposed brick chimney breast, log-burning stove, and bay window overlooking the enclosed garden and Brough Park beyond. It’s a space that truly comes alive in every season — warm and snug in winter, light and serene in summer.

A practical utility room with WC and direct outdoor access completes the ground floor, ensuring the home is as functional as it is beautiful.

A large galleried landing provides a wonderfully versatile area — ideal as a reading nook, home office, or second sitting room. This adaptable space could also be reimagined to create a third bedroom, offering flexibility for a variety of lifestyles.

Also on this level is the stylish shower room, featuring a walk-in shower, traditional fixtures, and a striking skylight that floods the room with natural light and frames tranquil treetop views — a truly serene place to begin or end your day.

There are two stunning double bedrooms, each full of character and flooded with natural light.

The principal bedroom boasts a vaulted ceiling and dual-aspect windows that frame the most breath-taking views across the rooftops and parkland. The second bedroom continues the theme of charm and comfort, featuring a vaulted ceiling, exposed brick chimney breast, skylights, and wooden flooring — a peaceful retreat filled with warmth and personality.

The charm of this home extends beyond its walls. The enclosed cottage-style garden offers a delightful outdoor space — perfect for enjoying a quiet morning coffee or an evening glass of wine as the sun sets over the park. The cobbled approach leading to the cottage adds yet another layer of character and timeless appeal.

This exceptional home combines period charm, clever design, and an unbeatable location. Every window tells a story — whether it’s a glimpse of Leek’s historic architecture or a view across the leafy serenity of Brough Park.

Location

Located in an extremely sought after area in the centre of the town.

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

The unspoiled 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 specialty 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 collectibles 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

Kitchen 11'4" x 9'3" (3.47 x 2.82)

Wooden flooring. Wall mounted radiator. Range of base units. Windows to the side and rear aspect. Sink unit. Space for cooker. Rayburn. Access into lounge area. Inset spotlights.

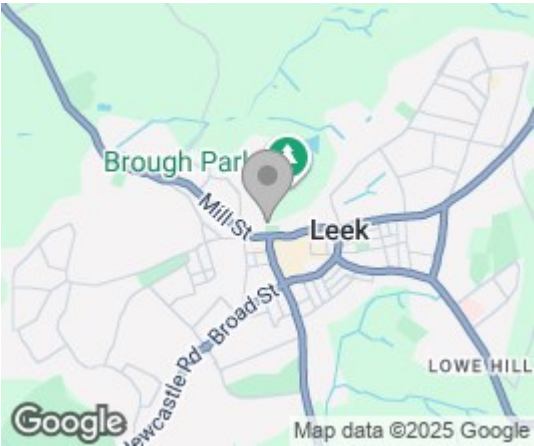
Utility room 10'8" x 5'3" (3.27 x 1.62)

Tiled flooring. Range of wall and base units. Sink unit. Window to the front aspect. Plumbing for washing machine. Access to WC. Inset spotlights.

Rear porch / WC 5'7" x 3'9" (1.72 x 1.15)

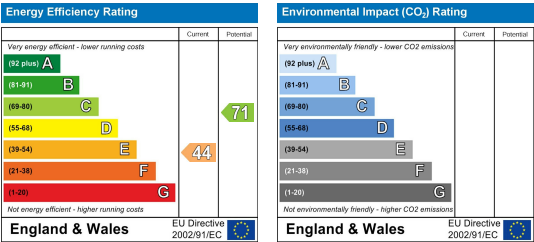
Tiled flooring. WC. Window to the front and side aspect. Access to outside. Inset Spotlight.

Area Map



Floor Plans

Energy Efficiency Graph



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