



'Newlands' Edgefields Lane, Stockton Brook, Staffordshire, ST9 9NS

£575,000

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"Traditional interior design is a timeless, elegant look that never goes out of style." - Mary McDonald

Nestled in the picturesque semi-rural setting of Stockton Brook in the Staffordshire Moorlands, lies this exquisite, substantial, four-bedroom period residence that exudes elegance and charm. This highly sought-after property boasts a generous plot with expansive gardens, offering a peaceful retreat from the hustle and bustle of daily life.

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

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Denise White's Comments



We are delighted to present to the market, "NEWLANDS"; a graceful period residence nestled in a coveted semi-rural setting in the highly desirable village of Stockton Brook in the Staffordshire Moorlands. This property has served as a cherished family abode for its current owners, who have meticulously renovated it to offer spacious internal living spaces enhanced with a plethora of character and preserved period features including Minton tiled flooring, lofty ceilings, and grand windows. Situated on a generous plot with sprawling gardens and off-road parking, "NEWLANDS" embodies all the essential qualities of an ideal family home.

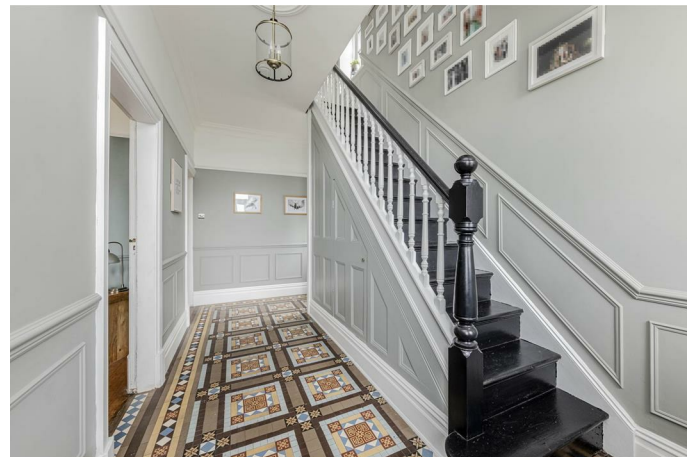
Spanning across Three Floors, the ground floor features a splendid Entrance/Reception Hall with Minton Tiled flooring, leading to the first floor via a staircase, and granting access to the Lounge boasting a Multi-Fuel Stove and a large front-facing window overlooking the gardens. On the opposite side of the Hallway, you will find the Open Plan Kitchen with Family Room, showcasing a striking classical style kitchen with granite worktops and a breakfast bar area. The family area, open plan with the kitchen, features a charming fireplace and ample space for living and dining, with natural light streaming in through the large bay window.. The Rear Hallway houses the Utility/Boot Room and a convenient Downstairs Shower Room/WC.

Ascending to the first floor, you will encounter a stunning landing space that leads to the front and rear sections of the house, creating two distinct bedroom 'wings'. A door opens to a balcony area at the front of the house, offering breath-taking

views of the surrounding countryside. Bedrooms Two, Three, and Four are situated on this floor, complemented by a luxurious Family Bathroom featuring a Heritage suite. Further stairs from the landing lead to the second floor where the main bedroom suite awaits, boasting a spacious bedroom area and an en-suite bathroom.

The property is surrounded by impeccably landscaped grounds, with ample hardstanding and a driveway for convenient off-road parking. The expansive gardens area particular feature to the property and house a substantial, versatile outhouse/summerhouse currently utilized as a workshop/gym.

Entrance Hall



Beautiful front door with etching in panelled windows, window over, sash window to the front aspect, stunning restored Minton tiled flooring, wooden panelling to dado height, wooden panelling to staircase including access to useful under stairs storage space, staircase leading to the first floor accommodation, ceiling light with cornices, coving to the ceiling, window to the side aspect, access gained into the lounge.

Lounge

12'11" x 16'5" (3.95 x 5.02)



Situated to the front of the property with sash windows in a box Bay overlooking the front gardens, radiator, exposed wooden flooring, coving to the ceiling, one central light with cornice, picture rail, dado rail, log burning stove sat on tiled hearth with beam mantel.

Open Plan Kitchen Family Area

25'3" x 15'9" max (7.71 x 4.81 max)



Access from the main reception hallway into the open plan kitchen- living family area. The newly installed kitchen is fitted with classic designed base units with granite work surfaces over alongside wall units and pantry style cupboards, space for American style fridge freezer, space for a range style cooker set in a feature chimney breast with tiled inset, inset spots over and a mantle over, stainless steel sink unit with drainer grooved in the granite work surface and central tap which is

designed to provide boiling water too, integrated dishwasher, breakfast island in a contrasting navy colour with a wine cooler, granite work surface over and breakfast bar area, feature ceiling light housing three pendants and concealed featured lighting, inset spotlighting, coving to the ceiling, window to the side aspect, wall mounted contemporary style large radiator, open plan with the family-dining area, fitted with, parquet designed, wood effect flooring throughout the kitchen and the family area space, feature marble fireplace with open grated fire and hearth, box bay window to the side aspect, picture rail, coving to the ceiling, ceiling light, ample space for dining and seating area, access gained into the downstairs rear hallway

Rear Hallway

Continuation of the parquet wooden effect flooring, uPVC door with frosted panelled window leading outside, inset spotlights, coving into the ceiling, access gain to the ground floor shower room, boot room, fitted radiator with shelving.

Utility/Boot Room

5'6" x 10'0" (1.68 x 3.05)



Space for washing machine and tumble dryer with work surface over, radiator, uPVC double glazed window to the side aspect, wall unit and shelving, inset spotlighting, additional wall unit with shelving cabinet below and seating area, wood effect flooring.

Downstairs Shower Room



Newly fitted with a suite which comprises W.C. fitted shower cubical with heritage style tiling, wash hand basin in a vanity unit with storage under, heated tower rail, matching heritage style tiled flooring, uPVC frosted double glazed window to the side aspect, insert spotlights.

First Floor Accommodation



Landing



The fabulous staircase with wooden panelling to dado height continues up the staircase onto the first floor landing, picture rail, ceiling light with cornice, uPVC window to the side aspect, door leading directly outside onto a balcony area which showcases the outstanding views over the surrounding Staffordshire Moorlands, stairs lead off to the second floor accommodation and access into the first floor bedrooms and bathroom.

Bedroom Two

12'7" x 12'11" (3.86 x 3.96)



A good size double bedroom with a fitted carpet, radiator, two double fitted wardrobes and a single wardrobe with fitted storage over, picture rail, coving to ceiling, one central light, cornice, two windows to the front of the property.

Bedroom Three

10'4" x 15'8" (3.15 x 4.80)



Fitted with a carpet, radiator, window to the rear aspect of the property, coving to the ceiling, central light, fitted double wardrobe.

Bedroom Four

13'2" x 7'3" (4.03 x 2.21)



Fitted carpet, radiator, uPVC windows to the side aspect to the property, double fitted wardrobe, coving to the ceiling, central light

Bathroom



Fitted with a luxurious heritage suite which comprises of a freestanding bath with shower attachment over and tap, pedestal wash hand basin, WC, shower cubical with rain style shower over, heated towel rail, decorative style designed flooring, frosted double glazed uPVC window to the side aspect to the property, coving to the ceiling, loft access, inset spotlighting, fitted storage cupboard.

Second Floor Accommodation



Bedroom One

21'1" x 12'5" (6.44 x 3.80)



Converted attic space recently converted by the current owners providing a substantial suite with a fitted carpet, inset spotlighting, wall lights, wooden panelling feature wall, skylights, fitted wardrobe hanging space with shelving, access gained into en-suite facility.

En-suite

7'0" x 7'7" (2.15 x 2.32)



En-suite facility has bath with central tap, WC, skylight, extractor fan.

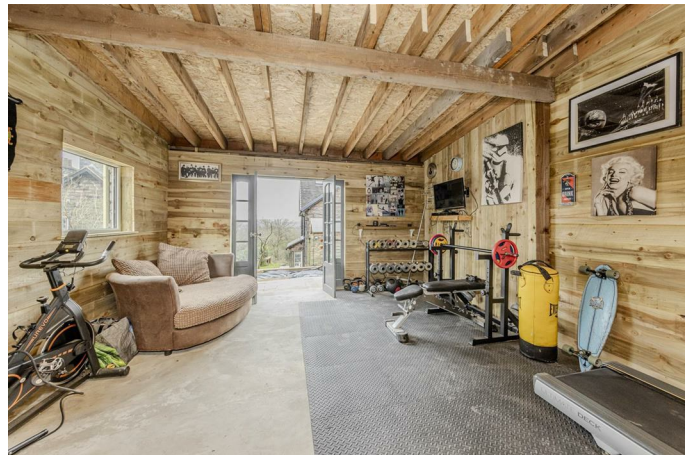
Outside



There is hard standing for two vehicles providing ample parking and an additional tarmaced driveway providing more off-road parking. Gated access leads to a cobbled pathway leading down to the side aspect of the property. To the front of the house there is a good size patio and decked seating area, enclosed by wrought iron railings, which overlooks the surrounding countryside views. Steps lead down to the main garden area and additional hard standing parking for one vehicle. The main garden area has been laid to lawn with a play area and storage shed enclosed with wrought iron railings with the open aspect over looking fields to the rear. There is a very useful outhouse constructed of wood which is currently used as a Workshop/Gym.

Workshop/Gym

14'3" x 17'11" (4.36 x 5.47)



Location

The property's location is in a most desirable, well established residential area, within easy travelling

distance to country pubs and walks creating great opportunities for recreational activities. There is easy access to local amenities, public transport and the major road network links of the A50, A500 and M6. Also located within the catchment area of the most popular Endon schools.

Agents Notes

Freehold

All mains services are connected

Council Tax Band

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and 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.

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We can arrange a 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.

Do You Need to Sell or Rent A House ? We can Help

We can arrange a 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 Will Need A Solicitor ! We can Help

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

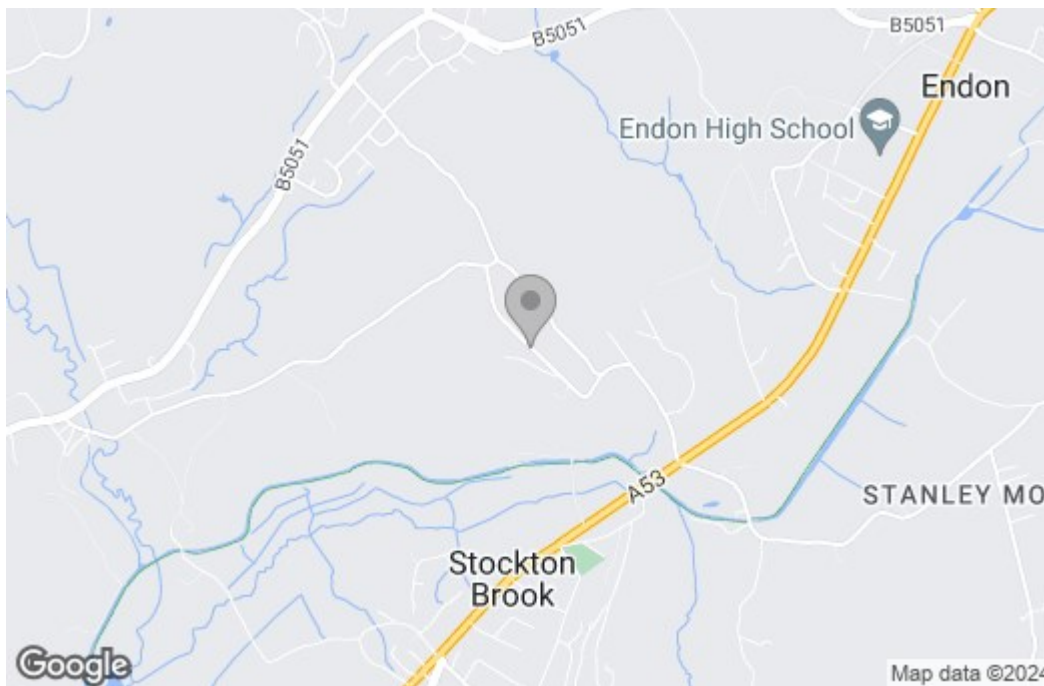
Floor Plan



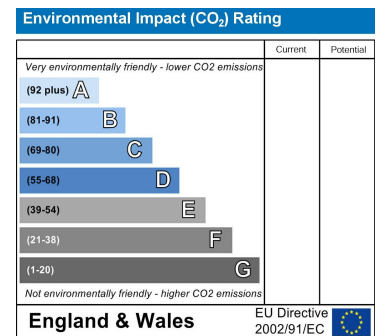
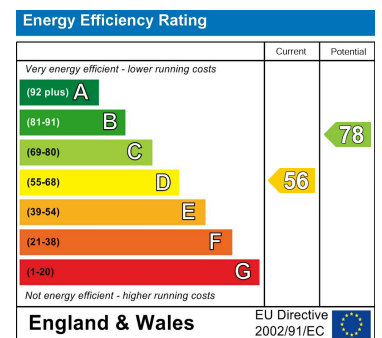
Total floor area 207.9 m² (2,238 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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