



Fairholme , Leek, ST13 7ER

£2,500 Per month

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

This beautiful family home is available TO LET from August 2024! This property has so much to offer, from stunning views of the surrounding countryside, ample off road parking to a stylish interior. The opportunity to rent a property of this calibre in such an excellent location doesn't arise very often so make sure you book your viewing today!

#DreamHome #ToLet

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

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Denise White Estate Agent Comments

This stunning family home is situated in the highly desirable area of Basford Green, with breath taking panoramic views of the surrounding countryside. This home has been carefully and thoughtfully transformed into a beautiful family residence. Featuring two well-appointed reception rooms, a modern kitchen, four spacious bedrooms, two downstairs WCs and a family bathroom.

The surrounding grounds offer ample off road parking in a fully secure plot with a large laid to lawn area and a porcelain stone patio, a perfect area for family dinners or entertaining guests in the summer months. Not to mention the bespoke fire pit and seating area which has been built with comfort and style in mind - an amazing added bonus. Furthermore, a stable is included on the grounds for all of your storage needs.

For those seeking a spacious and meticulously finished family home, this property stands out with its high standards and attention to detail. It offers a serene retreat that ensures privacy without compromising on accessibility. This property perfectly encapsulates the essence of refined living in a peaceful yet connected setting.

Location

Situated in Basford Green, Cheddleton, on the outskirts of the market town Leek.

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

The unspoilt town centre offers a refreshing alternative 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 speciality 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 collectables 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.

Side Entrance Porch

Used as the main entrance by the current occupiers due to ease of access from the parking spaces. uPVC door, tiled flooring and doors giving access to the garage, downstairs WC and the kitchen.

Kitchen

19'11" x 11'10" (6.08 x 3.61)



Dual aspect double glazed windows and twin Velux windows to the side elevation, oak kitchen with granite worksurfaces, inset double Belfast style sink with mixer tap, Rangemaster cooker, integrated dishwasher, pantry/store providing additional and housing the water pump. Two column style radiators, porcelain tiled floor, spotlights to the

ceiling, fully functional servants bell system. Stable style oak exterior door to side elevation provides access to the side courtyard.

Lounge

29'6" x 13'2" (max) (9.01 x 4.03 (max))



Large bay window to the front aspect and a window to the rear. Fitted carpet, two ceiling lights, a log burner and two radiators.

Dining Room

13'0" x 11'10" (3.97 x 3.61)



uPVC French doors to the front aspect and a window to the side. With wooden flooring, ceiling light and a fireplace with a tiled hearth.

Downstairs WC

A second downstairs WC situated to the front of the house off the hallway with a frosted window to the

front, tiled walls and floor, WC and wall mounted hand basin.

First Floor Landing

Fitted carpet, storage cupboard, doors giving access to :-

Main Bedroom

16'4" x 11'1" (4.98 x 3.39)

uPVC bay window to front aspect, carpet, ceiling light, cast iron feature fireplace, two wardrobes, radiator.

Bedroom Two

12'11" x 11'11" (3.96 x 3.64)



Two uPVC windows, one to the front and one to the side aspect. Carpet, ceiling light, radiator.

Bedroom Three

12'4" x 11'3" (3.77 x 3.43)



Window to the rear aspect, carpet, ceiling light, radiator.

Bedroom Four

11'10" x 7'10" (3.63 x 2.41)



Window to the rear aspect, carpet, ceiling light, radiator.

Family Bathroom

10'5" x 5'7" (3.20 x 1.72)

uPVC frosted window to the front aspect, white three piece suite with shower over the bath, hand basin, WC and radiator.

Garage

20'4" x 17'8" (6.20 x 5.39)

Electric up and over door to side aspect, power and light.

Outside



As you approach the property, entering through a private gate, the driveway wraps around the side of the property. The side entrance and garage is easily accessible from where you will park. The property can also be accessed through the main front door, however, the current occupiers use the side entrance as their main point of entry as it is closest to the parking. There is an extensive laid to lawn area that wraps around the side and front of the property with an porcelain stone patio area and bespoke firepit, all surrounded by stunning countryside views and open fields. You will also find a stable which can be used for storage. The perimeters are all fully secured with fences and established shrubbery.

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 Landlord.

Agent Notes

Services: Gas and Electric main services connected.
Private water supply.
Council Tax: Staffordshire Moorlands Band C
Available Unfurnished

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 advice 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.

Proof of ID

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

References

Employment and Landlord references are required along side a credit check.

Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £576.92

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. The deposit for this property equals £2884.61. Or you can opt for our alternative deposit option where only 1 weeks rent is payable. This equals £576.92 and is non refundable at the end of the tenancy.

Floor Plan



TOTAL: 178.3 m² (1,920 sq.ft.)

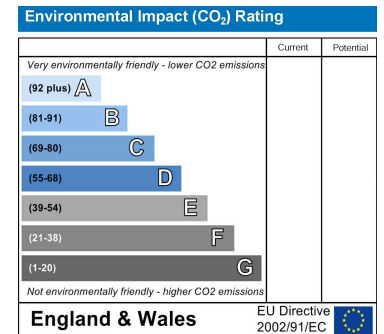
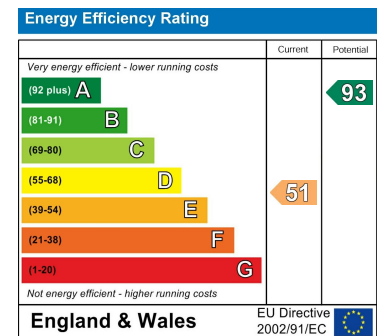
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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