



Cheadle Road, Leek, ST13 7BW.  
OIRO £595,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Cheadle Road, Leek, ST13 7BW.

**\*\*WITH PLANNING CONSENT\*\*** Prospect House, a four bedroom detached stone dwelling situated in the highly desirable semi rural village of Cheddleton, within close proximity to many country walks, public houses, transport links and local amenities. This substantial family home is set within a good plot and offers generously proportioned, practical accommodation which is bound to appeal to prospective purchasers. The detached residence has been thoughtfully extended and improved by the current owners and offers well-presented living space perfect for a growing family and mobility friendly bedroom to the ground floor. To the rear of the Prospect House is a further detached stone dwelling, which was formally utilised as a successful bed and breakfast. Full permission for development was granted on the 17th November 2022, for the change of use from a bed and breakfast to a dwelling house, SMD/2022/0462.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=163864> Please see the plan which is located as floorplan 3 showing the proposed layout. In brief the approval is for a two bedroom detached dwelling, with a two storey layout comprising of 103.7m<sup>2</sup> of accommodation or thereabouts. The accommodation comprises of a porch, entrance hall, open plan living room, kitchen, bathroom and utility. To the first floor, two bedrooms both with ensuite bathrooms.

Accommodation within the main accommodation consist of an entrance hall with staircase to the first floor, living room, dining room, sitting room / office, kitchen, rear hall with access to the basement level and rear porch. Bedroom four is specially equipped with disabled living in mind having a wet room / shower room off.

To the first floor are three well proportioned bedrooms with bedroom one having a WC ensuite off. From the landing is a separate shower room and additional bathroom suite. Externally the property is approached via a tarmac driveway providing ample off road parking for several vehicles. To the frontage is a garden mainly laid to lawn with a stone flagged walkway. To the rear is flagged courtyard in addition to formal mature gardens. Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing comes highly recommended.

### Situation

Situated on the outskirts of the popular village of Cheddleton, some three and a half miles south of the historic market town of Leek. Ideally located, Cheddleton offers local amenities within easy walking distance of the property. Suitable for commuting with easy access to a bus stop, the location is ideal for commuting into Derbyshire, Cheshire and into Stoke and surrounding areas.





### Entrance Hallway

Door to the front elevation, window to the side elevation, staircase to the first floor.

### Dining Room 13' 5" x 10' 2" (4.09m x 3.09m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Sitting Room 12' 11" x 8' 8" (3.94m x 2.64m)

UPVC double glazed door and window to the rear elevation, window to the side elevation, electric radiator, cornicing, exposed stone wall, loft access.

### Kitchen 13' 3" x 10' 1" (4.03m x 3.08m)

UPVC double glazed window to the rear elevation, units to the base and eye level, ceramic double sink with drainer, Range Master gas cooker, wall mounted gas boiler, plumbing for washing machine, space for freestanding fridge/freezer, exposed timber beams.

### Rear Hallway

Wood door to the rear elevation, stairs to the Cellar.

### Porch/Garden Room 4' 11" x 14' 2" (1.50m x 4.33m)

UPVC double glazed patio doors to the rear elevation, window to the rear elevation, door to the side elevation, window to the side elevation, exposed stone wall, power connected.

### Living Room 27' 0" x 10' 10" (8.24m x 3.31m)

UPVC double glazed window to the front elevation, radiator, electric fire set on tiled hearth, tiled surround and wood mantle. Cornicing, exposed feature timber and stone.

### Bedroom Four 13' 9" x 16' 4" (4.18m x 4.98m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the side elevation, radiator, loft access.

### Wet Room 7' 9" x 16' 3" (2.35m x 4.95m)

Two UPVC double glazed windows to the front elevation, radiator, wet room style shower, lower level WC, wall mounted wash hand basin.

### Basement Level

#### Cellar One 12' 8" x 9' 10" (3.85m x 3m)

Light connected.

#### Cellar Two/Workshop 12' 9" x 10' 2" (3.89m x 3.09m)

Light and power connected.

#### Cellar Room Three 12' 7" x 10' 2" (3.84m x 3.10m)

Power and light connected, pedestal wash hand basin, plumbing for washing machine, space for dryer.

#### Cellar Room Four 12' 8" x 10' 5" (3.86m x 3.18m)

Power and light connected.

### First Floor

#### Landing

Loft access, radiator, UPVC double glazed window to the rear elevation.

#### Shower Room 4' 10" x 2' 3" (1.470m x 0.69m)

Electric shower cubicle.

#### Bedroom One 13' 5" x 10' 11" (4.09m x 3.33m)

UPVC double glazed window to the front and side elevation, radiator.

#### Ensuite 4' 7" x 2' 5" (1.39m x 0.74m)

Lower level WC, vanity wash hand basin.

#### Bedroom Two 13' 5" x 11' 7" (4.08m x 3.52m)

UPVC double glazed window to the front and side elevation, radiator.





**Bedroom Three** 8' 8" x 10' 9" (2.65m x 3.28m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

**Bathroom** Bathroom

UPVC double glazed window to the rear elevation, radiator, high level WC, pedestal wash hand basin, freestanding roll top bath, built in wardrobe.

**Externally**

To the front is stone flagged walkway, area laid to lawn, mature trees, plants and shrubs, hedged and walled boundaries.

**Rear Garden**

Tarmacadam driveway, carport, log store. Area laid to concrete, courtesy lighting, walled boundaries, stone flagged walkway, area laid to lawn, hedged boundaries, wood timber shed.

**Annex One** 13' 9" x 13' 5" (4.19m x 4.08m)

UPVC double glazed door and windows to the front elevation, UPVC double glazed window to the rear elevation, exposed timber beams, electric heater.

Note:

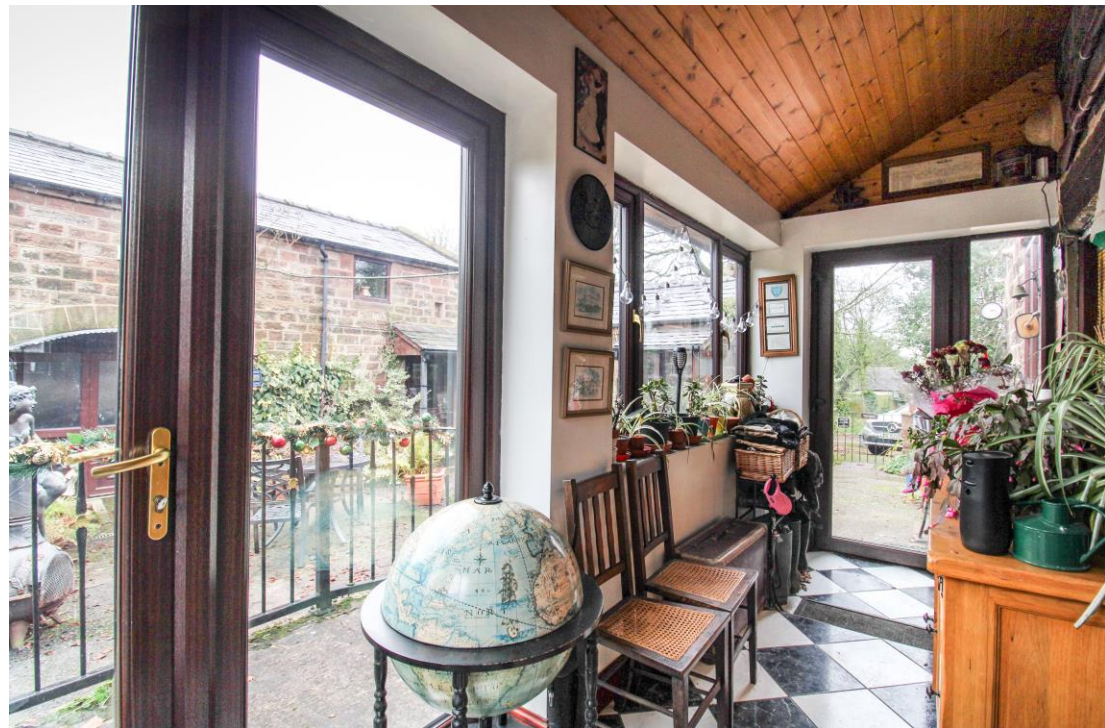
Council Tax Band: E

EPC Rating: E

Tenure: believed to be Freehold





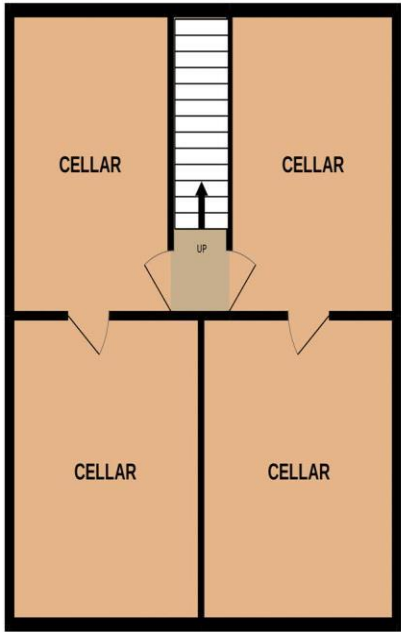




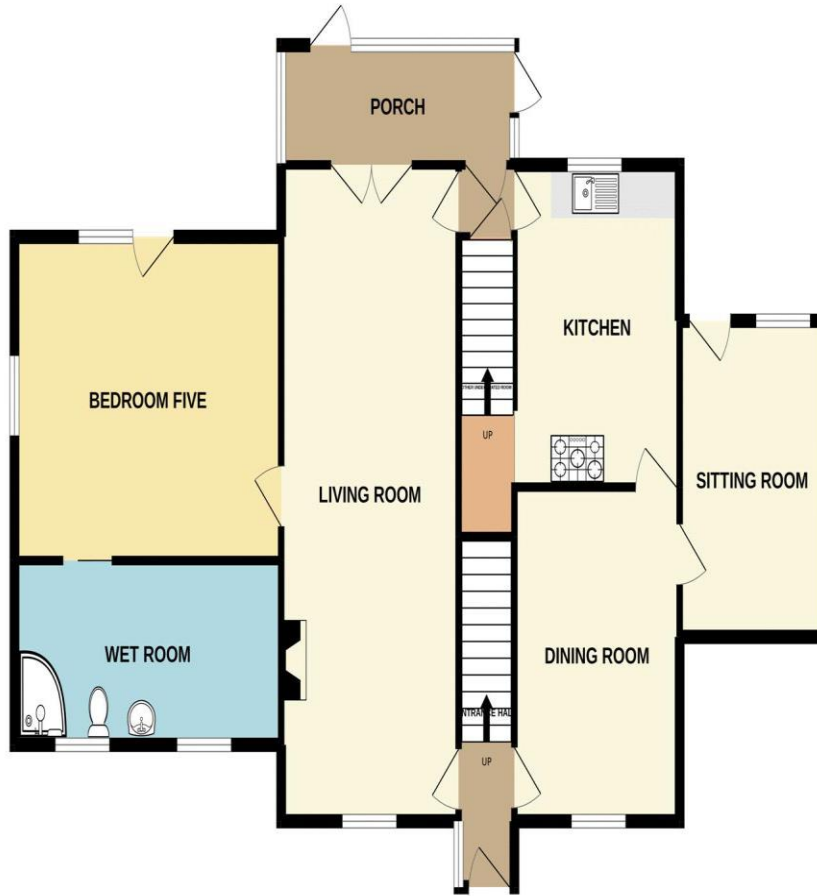




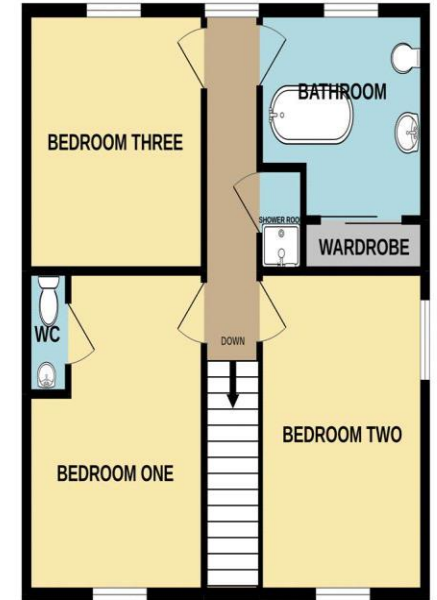
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

From our Derby Street Leek offices, proceed along Haywood Street. From the traffic lights, turn left into the A520 Cheddleton Road. Follow this road, passing through the village of Leekbrook and into the village of Cheddleton. As you proceed up the bank, continue straight over at the mini roundabout, continue along this road where the property is located on the right hand side, clearly identifiable by the Whittaker & Biggs For Sale board.

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