



Basford Bridge Terrace, Leek, ST13 7EG

OIEO £195,000

Whittaker Est. 1930  
& Biggs

# Basford Bridge Terrace, Leek, ST13 7EG

Nestled in the picturesque, semi-rural village of Cheddleton, this charming cottage has been beautifully renovated to offer a delightful and idyllic retreat.

The property is positioned in a unique and highly desirable location, with the serene Caudon Canal to the frontage, and the scenic Churnet Valley Railway located across the road.

The renovation of this quaint cottage has been executed with precision and attention to detail.

Upon entering, you are welcomed by an open plan living and dining room, adorned with a cosy, multi-fuel stove. The modern kitchen features a range of sleek, fitted units at both base and eye-level, an inset sink unit, and plumbing for a washing machine or dishwasher.

No expense has been spared in the thoughtful renovation of this property. Furthermore, the property features a newly constructed garden room currently utilised as an office and a useful utility room to the rear.

The cottage boasts a sizeable bedroom with stunning views towards the canal, complete with a built-in walk-in wardrobe, and an impressive first-floor bathroom, featuring a free-standing bath with shower over, lower level WC, and pedestal wash-hand basin. A fixed staircase from the landing provides access to the loft room, fitted with a panelled ceiling and double-glazed Velux-style window, offering additional space for work or leisure.

The garage, situated at the end of the private road, has power within and offers generous storage.

The property is warmed by a gas-fired central heating boiler, providing added comfort during the colder months.

This property presents an exceptional opportunity to own a delightful countryside retreat, first-time home, or Airbnb. The home's position, views, further potential, and rarity make it an opportunity not to be missed.

A viewing is highly recommended to appreciate the quality and care put into this beautiful property.

## Situation

The village of Cheddleton offers amenities including a convenience store, pharmacy and popular first school. Various country walks are within close proximity, along the Caudon Canal, together with the popular Churnet Valley Railway. The village is situated some three miles from the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Morrisons and Sainsbury's.



**Living Room** 11' 7" x 9' 11" (3.53m x 3.02m)

Stable style door and UPVC double glazed window to the front elevation, Yeomen multi fuel stove, tiled hearth, radiator.

**Open Plan to Dining Room** 12' 3" x 10' 11" (3.73m x 3.32m)

Under stair storage cupboard, radiator.

**Open Plan to Kitchen** 12' 3" x 4' 0" (3.73m x 1.22m)

Units to the base and eye level, breakfast bar, Range style gas cooker, inset sink, chrome mixer tap, integral dishwasher, integral fridge, integral freezer.

**Rear Hall**

Storage cupboard.

**Utility Room** 5' 5" x 5' 4" (1.65m x 1.62m)

Window to the rear elevation, WC, units to the base and eye level, plumbing for a washing machine, space for a dryer.

**Garden Room** 8' 8" x 6' 0" (2.64m x 1.83m)

UPVC double glazed sliding doors to the rear elevation, skylight, radiator.



**First Floor**

**Landing**

UPVC double glazed window to the rear elevation, access to the loft room

**Bedroom One** 10' 7" x 10' 0" (3.22m x 3.05m)

UPVC double glazed window to the front elevation, radiator, built in walk in wardrobe.

**Bathroom** 6' 2" x 3' 3" (1.88m x 1m)

UPVC double glazed window to the rear elevation, part free standing bath with shower over, low level WC, pedestal wash hand basin.

**Loft Room** 10' 3" x 8' 11" (3.12m x 2.72m)

Velux style window, radiator.

**Externally**

Off Road parking to the front elevation with further communal parking at the end of the row giving access to:

**Detached Garage** 15' 5" x 8' 4" (4.70m x 2.54m)

Having up and over door, electric light and power connected. Note: A separate consumer unit provides electricity for the garage.



Note:

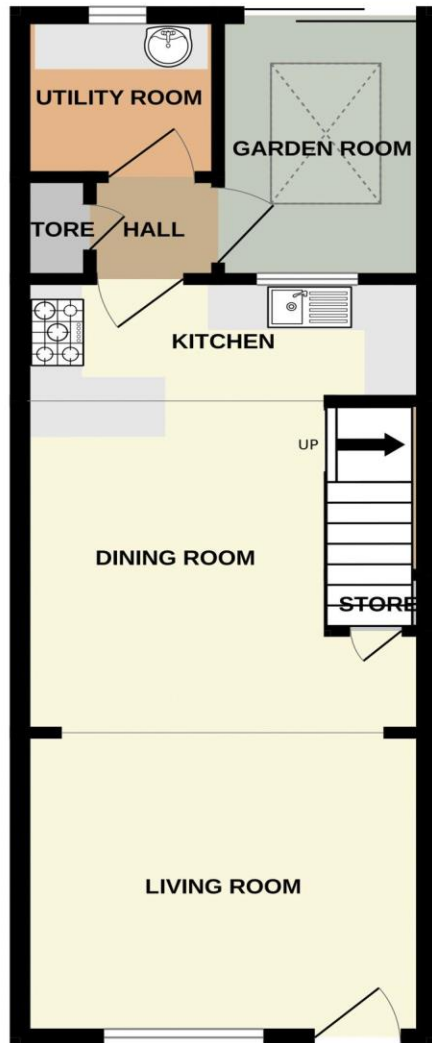
Council Tax Band: B

EPC Rating: D

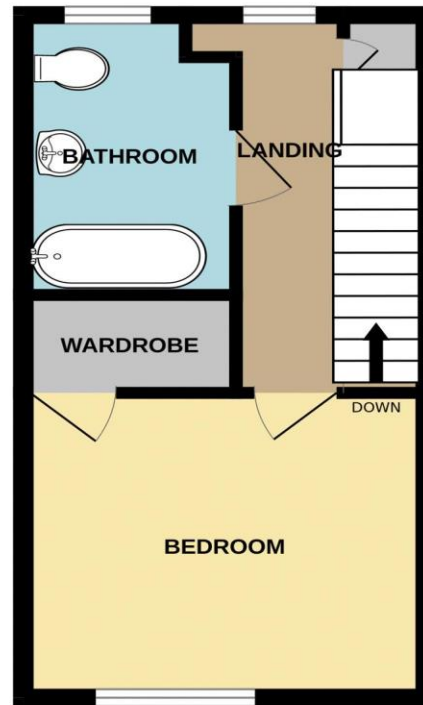
Tenure: believed to be Freehold



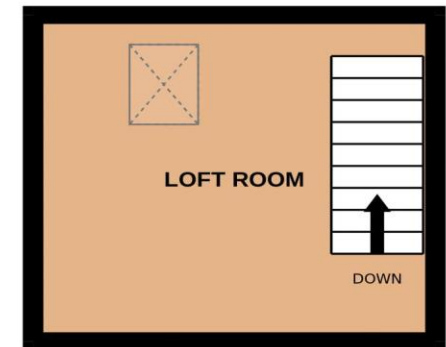
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## Directions

From our Derby Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Continue along until you reach the mini roundabout and turn left into Basford Bridge Lane, follow this road and proceed down the bank take the fourth turning left into Basford Bridge Terrace, where the property is situated on the left hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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