



Black Lane, Whiston, ST10 2JZ

Offers In The Region Of £450,000

Highfield House, Black Lane, Whiston

A beautifully designed countryside home offering peaceful village living with luxurious touches and breathtaking views.

Welcome to Highfield House, a striking, architect-designed sandstone property set within the idyllic village of Whiston. Surrounded by stunning Staffordshire Moorlands scenery and backing onto the picturesque Whiston Hall Golf Course, this delightful home blends rural tranquillity with high-spec modern living.

From its premium Italian ash wood kitchen to its generously sized, light-filled rooms, this four-bedroom detached home is perfect for families, professionals, or anyone seeking a calm yet connected lifestyle. With multiple work-from-home spaces, countryside walks from your doorstep, and easy access to charming market towns like Leek and Ashbourne, this is a rare opportunity to enjoy the very best of village life.

Key Features

Peacefully located on a quiet lane in a highly sought-after rural village

Newly fitted high-end Italian wooden kitchen with DeLonghi range cooker (negotiable) & garden access

Spacious lounge with dual-aspect windows and cosy dual fuel log burner

Four well-proportioned bedrooms, with an en-suite to the master

Versatile layout with two home office/study options (Bedroom 4 / Hall)

Private, landscaped rear garden with patio, wildflower meadow, flower beds and attractive stone boundary wall.

Driveway parking and Double Garage

Just a short stroll to the village playground and active community hall

Surrounded by countryside walks and 5 public footpaths from your doorstep

Only 10–15 mins to National Trust Ilam Park and Hawksmoor Woodlands

10–15 mins to the vibrant market towns of Leek and Ashbourne

10 mins to the Peak District National Park boundary

Inside the Property

Entrance Hall

A welcoming hallway with space for a study desk, leading to all principal ground floor rooms.

Living Room

A bright and airy space featuring dual-aspect windows, a feature log burner, and ample room for relaxing or entertaining.

Kitchen/Diner

The heart of the home — this stunning kitchen has been recently updated with Italian ash wood cabinetry, handmade tiles, and a ceramic sink. It's perfectly set up for hosting, with French doors opening directly to the rear garden.

Utility Room

Spacious and functional, with a limestone floor, extra appliances, and potential for conversion into a boot room or additional workspace. Furthermore there is a side door for outside access.

Cloakroom

Downstairs WC and wash basin, ideal for guests.

Upstairs Accommodation

Master Bedroom with countryside views and a private en-suite shower room

Two further double bedrooms, both overlooking the peaceful rear garden

Fourth bedroom to the front, ideal as a nursery, home office, or study

Modern family bathroom with bath and electric shower

Outside

The front garden is enclosed by a charming stone wall, with a slate-covered patio area. To the rear, the private garden features another patio, level lawn, flowerbeds, and even a wildflower meadow — perfect for nature lovers.

Location Highlights

Whiston is a peaceful, picturesque village in the Staffordshire Moorlands, known for its rural charm, strong community feel, and excellent walking routes.

You're minutes from scenic countryside, two National Trust sites, and the beautiful Peak District, yet still within 10–15 minutes of market town essentials in Leek and Ashbourne.

Commuting is easy with nearby road links to Stoke-on-Trent, Uttoxeter, and Derby.

Highfield House is ideally situated for families, with access to reputable local schools. Please see our Interactive Buyers Guide for more information on the local schools. Additionally, the Staffordshire area boasts a variety of schools rated 'Good' or 'Outstanding' by Ofsted, ensuring quality education is within easy reach

This is a rare chance to own a truly special home in one of Staffordshire's most desirable locations.

Contact us today to arrange your viewing and experience Highfield House for yourself.

Ground Floor

Kitchen Diner 12'0" x 12'0" (3.67 x 3.67)



En Suite 6'6" x 5'5" (1.99 x 1.66)



Lounge 12'11" x 20'9" (3.94 x 6.34)



Bedroom Two 12'0" x 11'6" (3.67 x 3.53)



Entrance Hall

Utility Room 12'0" x 8'0" (3.68 x 2.46)

Guest WC / Cloakroom 4'6" x 4'3" (1.39 x 1.32)

First Floor

First Floor Landing

Bedroom One 12'4" x 12'7" (3.78 x 3.84)



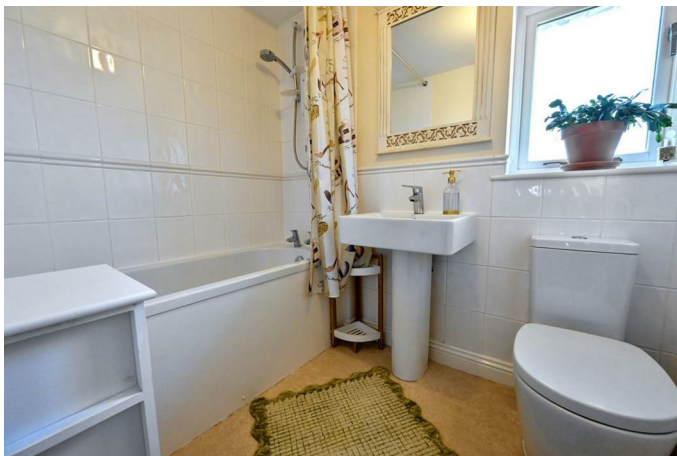
Bedroom Three 12'5" x 7'8" (3.79 x 2.34)



Bedroom Four 7'6" x 7'8" (2.31 x 2.36)



Bathroom 7'4" x 5'4" (2.26 x 1.65)



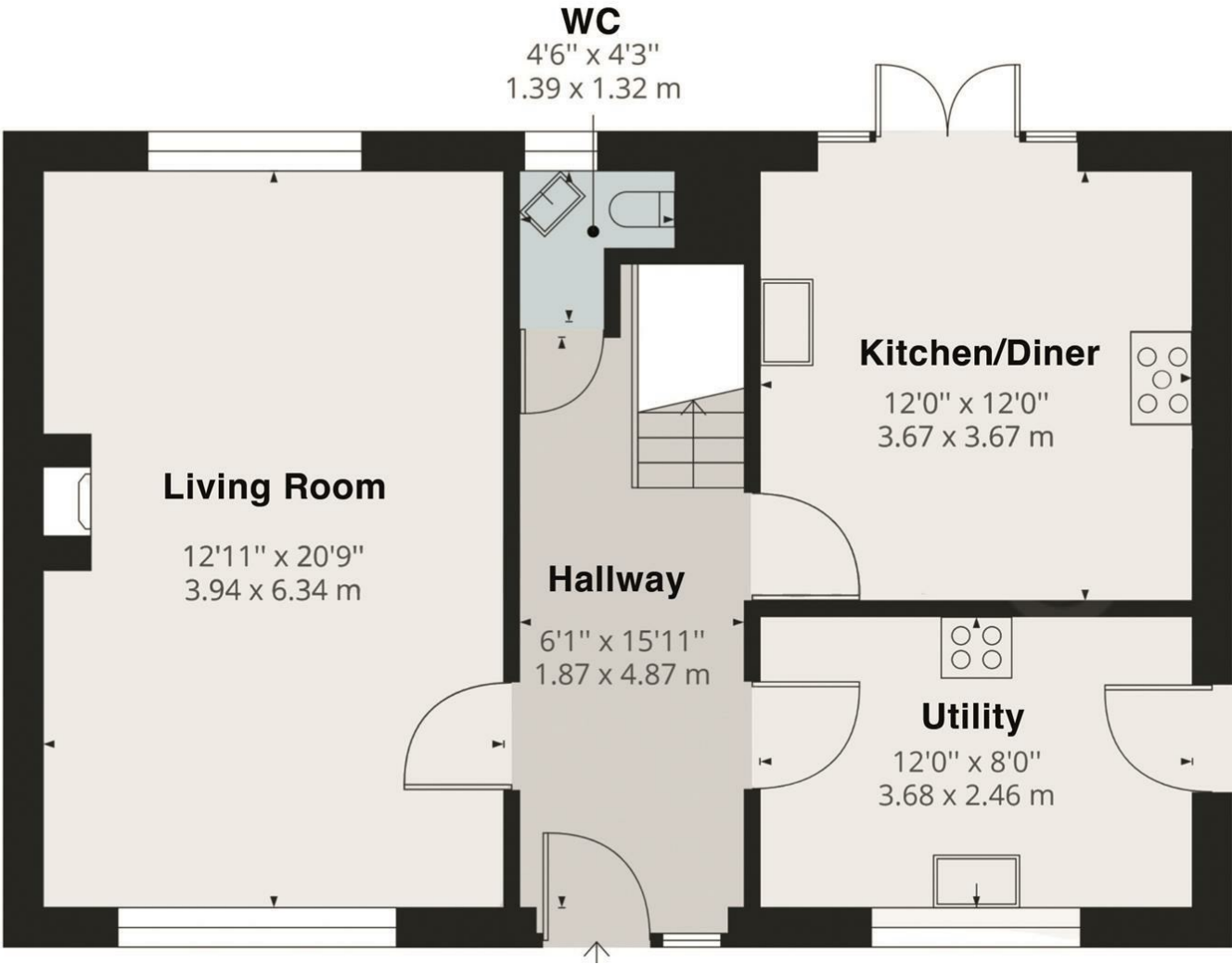
Garden



Garage



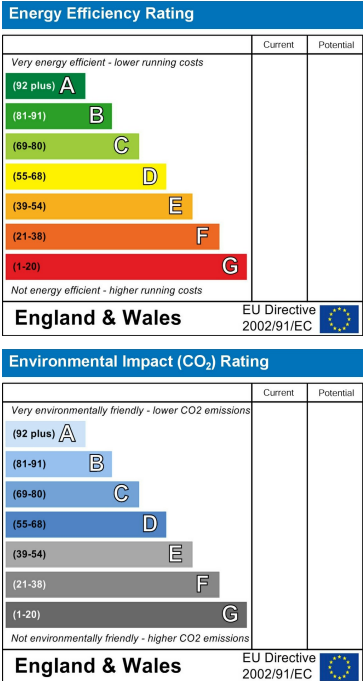
Floor Plan



Area Map



Energy Efficiency Graph



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