



*Graham Watkins & Co*

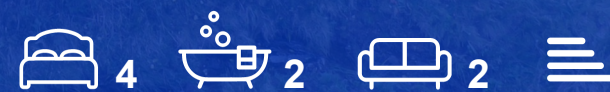
Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Moorland View

Winkhill, Leek, ST13 7QY

**Offers In The Region Of £595,000**



## Moorland View

Winkhill, Leek, ST13 7QY

Nestled in the Staffordshire Moorlands Countryside, this delightful four-bedroom house offers a perfect blend of comfort and convenience. The property boasts stunning views that enhance its appeal, making it an ideal retreat for families and individuals alike.

The spacious layout of the house allows for flexible living arrangements, making it suitable for both entertaining guests and enjoying quiet family time. The surrounding area is known for its picturesque landscapes and uninterrupted views.

Situated in a prime location, this home is perfectly positioned between several market towns, providing easy access to a variety of shops, restaurants, and local amenities. Families will appreciate the proximity to local schools.

This property is a rare find, combining the tranquillity of rural living with the convenience of nearby towns. Whether you are looking to settle down or seeking a peaceful getaway, this four-bedroom house in Winkhill is an excellent choice.

VIEWING IS HIGHLY RECOMMENDED





### Directions

From Leek follow the road to Ashbourne A523 and stay on this road for approx 5 miles then take a right hand turn following signs for Peak Wildlife Park which will be on your right on Ellastone Road, pass Peak Wildlife Park on your right and continue on the road until you come to Moorland View on your left identifiable by our agents "For Sale" boards.

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### Accommodation Comprises

#### Entrance Porch

With External door, tiled floor, frosted window to front and loft access with ladder. Benefitting from built-in cloak cupboard housing boiler and plumbing for washing machine.

#### Lounge

25'7" x 15'7" (7.82 x 4.75)

A good sized family room having oak flooring and patio doors to the rear enjoying far reaching views offering private outside space. With double glazed windows to front and rear and three radiators. Leading from the lounge is a bespoke oak half staircase.

#### Hallway

With understairs store/pantry and oak flooring.



**Office/Bedroom**  
10'0" x 8'1" (3.07m x 2.47)

A good sized bedroom which could be utilised as a variety of uses including Office, Store Room or Bedroom with double glazed window to front, single radiator, oak floor.

**Reception/Dining Room/Bedroom**  
12'0" x 11'11" (3.67m x 3.65m)

Another good sized room which again could have many different uses having feature double glazed bay window to side making it a unique space and double glazed windows to front and side.

With fireplace incorporating multi fuel stove, two single radiators, and oak flooring.

**Dining Kitchen**  
21'0" x 11'11" (6.41m x 3.65m)

Excellent range of modern units providing base and wall cupboards and drawers, built in double oven and dishwasher, work tops with stainless steel sink unit, double radiator, oak floor. Open plan to dining room offering pair of patio doors to rear enjoying far reaching views, two double glazed windows to side and single radiator. Ideal family kitchen diner and perfect for entertaining.

**Family Bathroom**  
7'3" x 5'5" (2.23m x 1.66m)

A modern white suite comprising panelled bath with mixer shower, pedestal wash hand basin, low level lavatory, double glazed frosted window to rear, single radiator and oak flooring.





#### Side Porch

External door to the side with double radiator and staircase off.

#### First Floor

First floor landing with double glazed window to side, single radiator

#### Master Bedroom

12'0" x 11'11" (3.66m x 3.65m)

A good sized double bedroom with double glazed windows to front and side, built in airing cupboard, housing hot water cylinder. The master bedroom enjoys access to a unique sun terrace offering fantastic views over the surrounding countryside.

#### Sun Terrace

Fantastic outside space offering privacy direct from the Master bedroom with Indian stone floor with glazed balustrade.



#### Bedroom Two

10'0" x 8'0" (3.05m x 2.45m)

Good sized bedroom with double glazed window to rear, single radiator.

#### Shower Room

8'9" x 6'10" (2.67m x 2.10m)

Convenient second washroom with fully enclosed shower unit and wash hand basin, low level lavatory, wall mounted wash hand basin, tiled floor. Also having benefit of built-in over stairs store and loft access with ladder.

**Bedrom Three**  
**12'0" x 8'7" (3.67m x 2.64m)**

Double bedroom with double glazed windows to front and side, single radiator.

**Outside**

The property is approached via double gated access leading to feature Roman Granite providing ample off road parking, access to side garden laid to lawns and rear gardens.

**Rear Gardens**

Laid to patio with spacious lawns having open aspect overlooking surrounding countryside.

**Garage**

Having detached garage providing useful space either for vehicle or for storage.

**Viewings**

By prior arrangement through Graham Watkins & Co

**Council Tax Band**

We believe the property is in band D and The local authority is Staffordshire Moorlands District Council.

**Services**

We believe the property is connected to mains services

**Tenure & Possession**

The property is held freehold and vacant possession will be given on completion.





### All Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### Thinking of Moving

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 3 7 3 3 0 8 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk)



Floor Plan



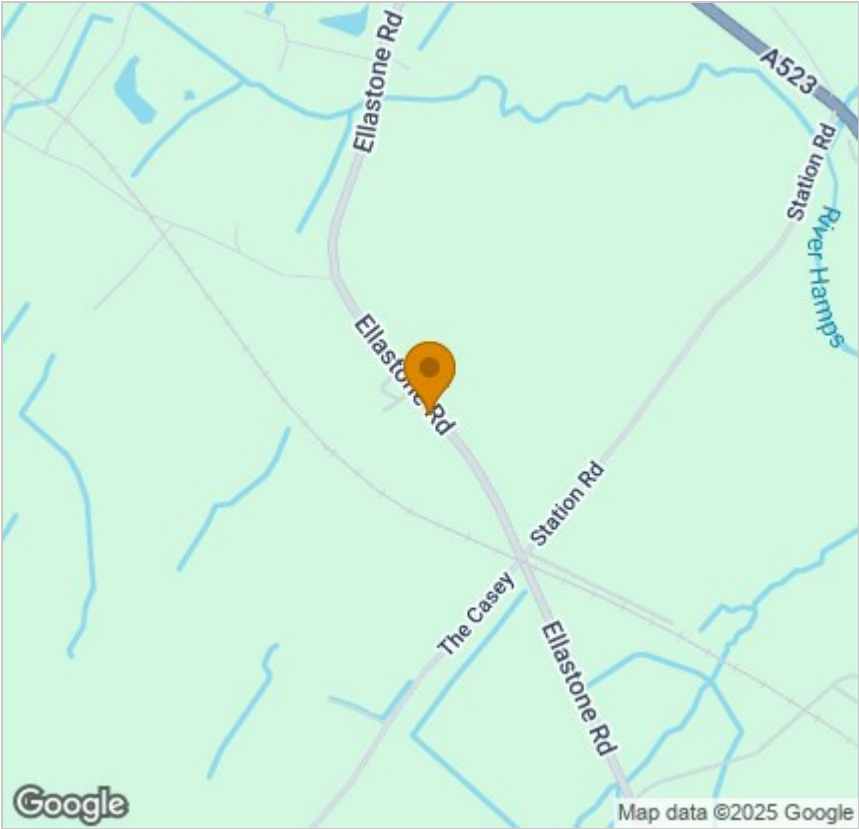
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

