



# GROUND FLOOR

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Upon entering, the house exudes its enchanting allure, characterised by original features adorning each room. The kitchen exudes warmth and charm, offering a cozy space that seamlessly connects to a convenient utility room, providing all the essentials for a fully functional kitchen setup. Additionally, two inviting sitting rooms beckon, providing ample space for relaxation and the creation of cherished family memories. Notably, the barn stands out as a versatile space. The barn is currently being used partially as a gym but showcasing potential for various uses, embodying adaptability as its defining feature.





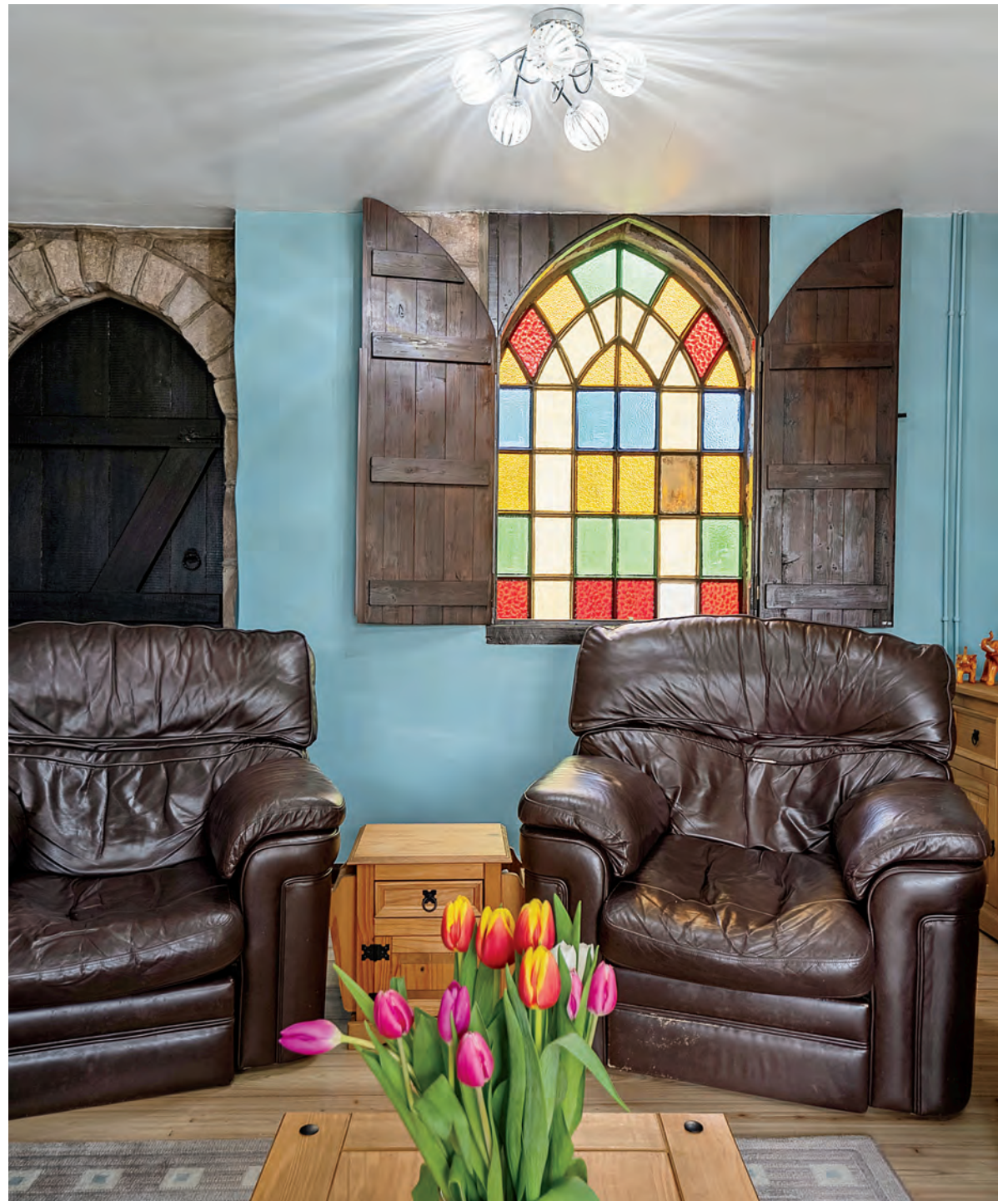
# SELLER INSIGHT

“ This home immediately drew us in with its irresistible blend of tranquillity and convenience, offering a secluded sanctuary that’s still within easy reach of all the necessities. What truly sets it apart is the sheer expanse of space it provides, allowing for both cozy family gatherings and moments of quiet solitude, all while being enveloped by the enchanting presence of local wildlife. While every corner of this home holds its own unique charm, the family room holds a special place in our hearts with its breathtaking views and the whimsical touch of a stained-glass window, casting colourful patterns across the room and adding to the home’s rich character, which is further enhanced by the rustic allure of vintage wooden beams and exposed brickwork that grace many of the rooms.

The layout of this home is thoughtfully designed to promote seamless flow between spaces, inviting creativity in personalization to suit individual tastes. From carefully selecting period-inspired decor and furnishings to tastefully curating each room’s ambiance, we’ve endeavoured to infuse every corner of this home with our own unique style. Its ability to effortlessly adapt to our lifestyle needs, providing both serenity for quiet moments of reflection and ample space for hosting lively gatherings, is truly remarkable. As the sun gracefully moves from morning to evening, bathing the interior in a warm glow, the natural light and ambiance of this home transform with the passage of time, creating ever-changing atmospheres that inspire and invigorate. Our time here has been filled with countless cherished memories, from enchanting encounters with local wildlife to heartwarming moments shared with neighbours in this close-knit community.

To future owners, we offer the advice to fully embrace the versatility and potential of this remarkable home, allowing it to become a canvas for your own unique experiences and adventures, while also taking the time to explore and appreciate the diverse offerings of the surrounding area, which only serve to enhance the overall appeal and allure of this special place we’ve called home.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# FIRST FLOOR

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Ascending to the first floor, you're greeted by three spacious double bedrooms, each boasting ample space and retaining the home's seamless flow and original character. These bedrooms offer a tranquil retreat, where comfort meets timeless charm. Additionally, one of these bedrooms has been creatively repurposed into a functional home office, providing a productive workspace.







# SECOND FLOOR

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The converted loft space impresses with its generous proportions, offering ample room for relaxation or creativity.





# OUTSIDE

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Set amidst 6 acres of tranquil and secluded land, this property offers a peaceful escape from the noise of city life. The expansive garden provides ample space for enjoying sunny days and making lasting memories with family and friends.

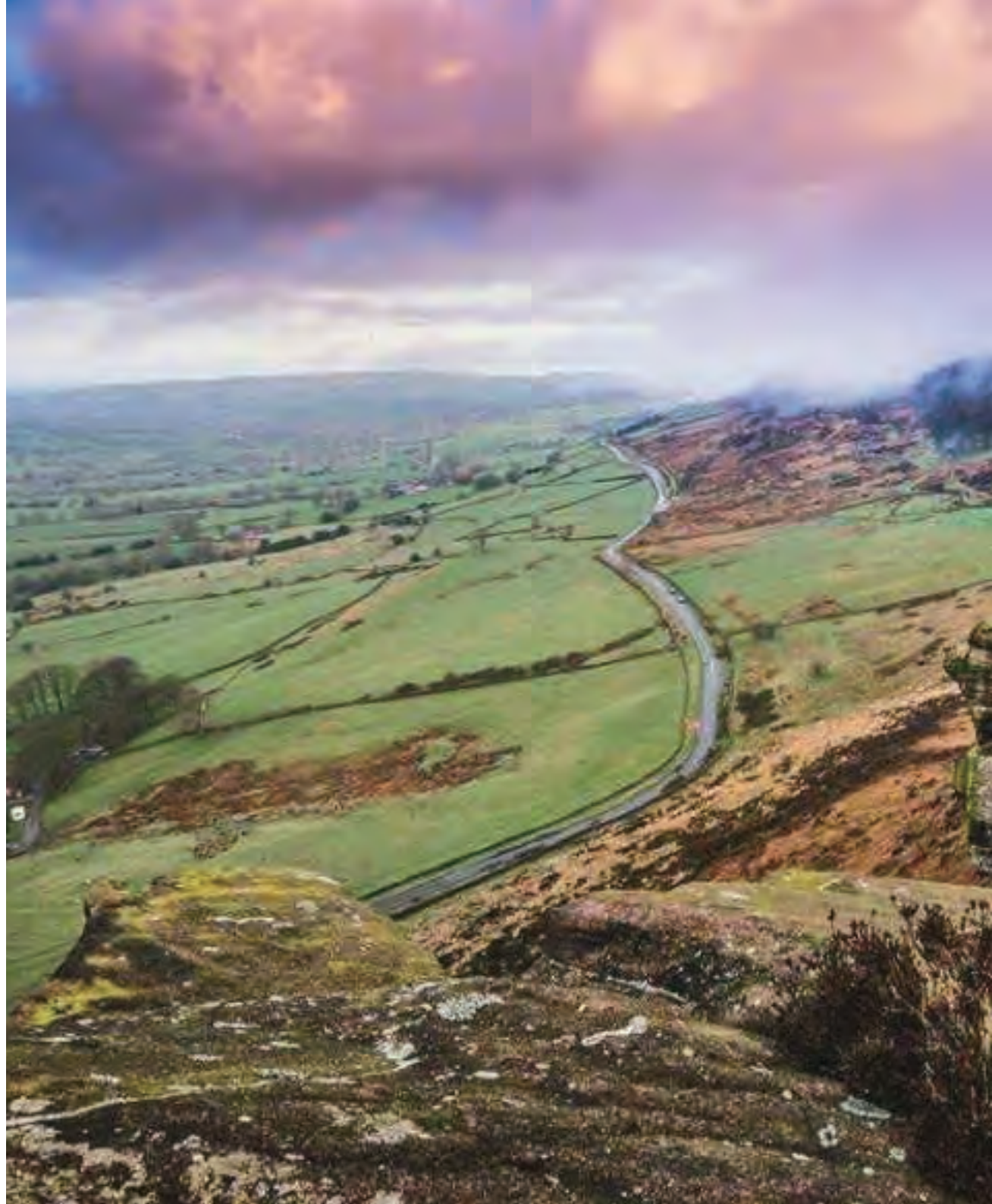




# LOCATION

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Wetley Rocks, nestled in Stoke-on-Trent, embodies the quintessential English village lifestyle. Tucked away in serene Staffordshire countryside, it offers a tranquil escape. Residents enjoy local amenities, scenic walking trails, and proximity to the Peak District National Park. Despite its rural charm, convenient transport links ensure easy access to neighbouring towns and cities like Leek, providing a perfect blend of countryside living with urban convenience.







# INFORMATION

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## Services, Utilities & Property Information

Utilities - Mains water and electricity | Gas Central heating | Septic Tank  
Mobile Phone Coverage - 4G and some 5G Mobile signal is available in the area.  
We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 47 Mbps and highest available upload speed 8 Mbps.

Tenure - Freehold

Directions - Postcode: ST9 0AR

Local Authority: Staffordshire County Council

Council Tax Band: F

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number +44 (0) 7585 495 779

## Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



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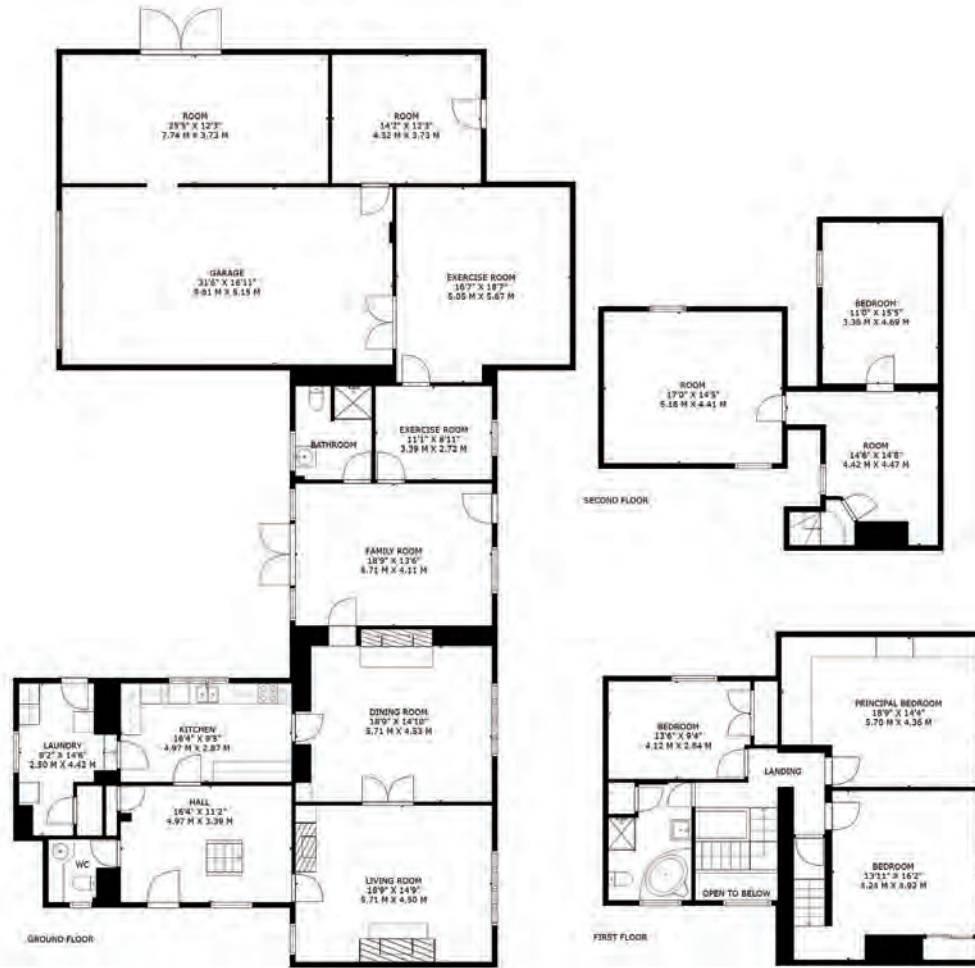
## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



GROSS INTERNAL AREA: 3722 sq ft, 346 m<sup>2</sup>  
 GARAGE TOTAL: 550 sq ft, 51 m<sup>2</sup>  
 OPEN TO BELOW/LOW CEILINGS TOTAL: 159 sq ft, 15 m<sup>2</sup>  
**OVERALL TOTALS: 4431 sq ft, 412 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

