



Sherratt House

Manor Lane | Lower Leigh | Leigh | Stoke-on-Trent | Staffordshire | ST10 4SP

FINE & COUNTRY

SHERRATT HOUSE

Located in the charming village of Lower Leigh, Staffordshire, Sherratt House is a beautifully restored former inn that masterfully blends historical character with modern elegance. This stunning five-bedroom, three-bathroom residence offers spacious interiors filled with natural light and exceptional craftsmanship. The home's warm ambiance extends to the outdoor space, featuring a private, well-manicured garden perfect for entertaining or relaxing. With original 16th-century oak beams, thoughtfully designed living areas, and proximity to local amenities and scenic walking trails, Sherratt House offers a rare opportunity for those seeking a tranquil yet connected countryside lifestyle.



GROUND FLOOR

The property perfectly balances modern living with historical charm. The ground floor opens with a bright, welcoming hallway that leads seamlessly through the home. A spacious, open-plan kitchen and dining area with underfloor heating serves as the heart of the house, ideal for family meals and entertaining. The home features three distinct living spaces, including a cosy snug for reading, a home office, and a stylish bar, offering flexibility for both work and leisure. Original 16th-century oak beams and vintage details in the living room add to the property's rich character, creating a warm and elegant ambiance.





SELLER INSIGHT

“ When we first saw this home, we were immediately drawn to its charm. It felt like stepping into a “chocolate box scene,” with its beautiful green and daffodils in full bloom. The house had such stunning curb appeal, and we knew it was the perfect place for us to bring our renovation dreams to life. Living here has been a peaceful retreat, it’s so quiet, with the occasional tractor or horse passing by. We’ve loved the balance between the old and new, from the original 16th-century oak beams, complete with handmade nails, to the spacious, light-filled rooms that get sunlight all day long. The dining kitchen, with its underfloor heating, has been a favourite, as well as our cosy office with a bar tucked inside! Hosting family and friends here has been a joy, especially during Christmas and Easter, where we’ve comfortably entertained 16 guests. There’s such a wonderful sense of community in the village, and we’ve been lucky to make lifelong friends with our neighbours. The location couldn’t be better, close to amenities, airports, and the countryside. It’s been the perfect blend of tranquillity and convenience, and we hope the new owners enjoy it as much as we have”

* 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

The first floor offers four generously sized bedrooms, each thoughtfully designed for comfort. The luxurious main suite features a spacious ensuite bathroom and a walk-in wardrobe, providing both style and practicality. The remaining bedrooms share a beautifully designed family bathroom, ensuring comfort for everyone.









SECOND FLOOR

The second floor is home to a serene double bedroom with stunning views of the surrounding countryside. Bathed in natural light, this tranquil retreat offers the perfect space to unwind.







OUTSIDE

The outdoor space is a true highlight, offering a private, beautifully landscaped garden with mature trees and lush greenery. Whether hosting outdoor gatherings or enjoying the peace and quiet, this garden is an ideal haven. Automatic gates provide privacy and security, completing the home's impressive exterior.





LOCATION

Set in the scenic village of Lower Leigh, Staffordshire, Sherratt House offers the best of both worlds: peaceful rural living with easy access to local amenities. The nearby town of Uttoxeter provides schools, shops, and restaurants, while the surrounding countryside offers beautiful walking trails. With convenient transport links via the M6 and close proximity to train stations and airports, this location is ideal for those seeking countryside tranquillity without sacrificing urban convenience.





INFORMATION

Utilities

Mains water and electricity | Oil System |

Mobile Phone Coverage

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 1000 Mbps and highest available upload speed 220 Mbps

Tenure

Freehold

Directions -

Postcode: ST10 4SP

Local Authority:

Staffordshire County Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number +44 7585 495779

Website

Fine & Country Staffordshire

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment onl

Guide price £800,000



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FLOOR 2

FLOOR 3



FLOOR 1

TOTAL: 291 m²
 FLOOR 1: 158 m², FLOOR 2: 121 m², FLOOR 3: 12 m²
 EXCLUDED AREAS: BAY WINDOW: 1 m², LOW CEILING: 3 m²



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 14.10.2024







CHENILLE WOOD
PARTNER AGENT

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I specialise in the affluent areas of Chester & Staffordshire. My experience in real estate spans over 7 years, holding a degree in interior architecture from Sheffield Hallam University, my expertise lies at the intersection of investment and design, where I've honed the skills necessary to guide clients through the intricate world of real estate.

In my role, I go beyond the transactional aspects; it's about understanding the individuality of each property. Your home is not just a space; it's a story. From architectural nuances to thoughtful layouts, my goal is to convey the character that makes your home stand out.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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