



Hillcrest
Winnothdale | Tean | Stoke-on-Trent | Staffordshire | ST10 4HB

HILLCREST



Nestled in the peaceful rural hamlet of Winnothdale, Hillcrest is an exceptional, individually designed four-bedroom detached home, presented in immaculate condition throughout.

Positioned on a generous and beautifully landscaped plot, the property also benefits from a separate self-contained annexe and an extensive range of outbuildings — offering a truly flexible lifestyle opportunity for families, home workers, and multi-generational living.



STEP INSIDE

The primary residence has been extensively renovated and lovingly maintained, with an elegant blend of traditional charm and modern finishes.

Four spacious bedrooms, including a primary with en-suite

Bright, open-plan kitchen/diner with bespoke cabinetry and built in premium Neff appliances with a large five ring induction hob complete with downdraft extractor, two slide and hide ovens with steam function and temperature probes, two warming drawers, a compact oven with microwave function and an automatic coffee maker. There is also a new Quooker hot water tap

- Cosy lounge with reversible (summer / winter) ceiling fan and bifold doors opening directly onto a private patio and gardens
- A versatile garden room/conservatory offering year-round enjoyment, featuring underfloor electric heating and radiators to ensure a warm and inviting space in every season.
- Separate utility and boot room for practical family living
- Insulated converted loft space with Velux windows, offering abundant storage
- The family bathroom features a high-quality spacious double-ended Carronite whirlpool bath and a generously sized shower enclosure with additional body jets.
- The main property also benefits from its hot and cold water system having an on demand powered circulating pump providing safe and efficient delivery of the right water pressure where needed, such as in the showers
- There is a private, gated rear patio and fenced side lawn. Perfect for children and pets
- With Eco-conscious investment, in solar cell panels, solar heated water and heat pump, Hillcrest provides a warm and welcoming home throughout the year, with the added benefit of energy efficiency and impressively low running costs

At the heart of the home lies a beautifully designed kitchen, finished to the highest standard and flowing effortlessly into multiple reception rooms and a wonderful spacious garden room/conservatory. Each room has been lovingly cared for, combining timeless charm and comfort with well-proportioned bedrooms and further storage in the converted loft space.

Winter evenings at Hillcrest feels wonderfully cosy with the log-burning stove looking out over to the trees magically illuminated with lights and, as the seasons turn to Spring natural light floods the garden room and through Hillcrest. And with a wrap-around patio you can follow the sun through the day, the perfect setting for al fresco dining, family gatherings, and relaxed summer living.





















OUTSIDE

Grounds, Outbuildings & Driveways

- Electrically powered gated entrances open to separate driveways for both the main residence and the annexe, creating an impressive and secure arrival while also providing ample private parking.
- Every outbuilding is connected to electricity, with most offering sockets and lighting. Even the charming tree platform is fully serviced with power and water — a whimsical touch that makes it ideal for memorable “tree tea parties” or a magical play space for children.
- By night, the gardens transform into a beautifully lit setting with discreet LED floodlights on automatic sensors, while the Dovecote is highlighted with timed lighting, creating a striking focal point after dark. Inside, energy-efficient LED lighting enhances every room, and outside, numerous sockets and water taps are thoughtfully placed around the main house, annexe, gardens, and BBQ hut — making outdoor living, entertaining, and maintenance both practical and effortless.

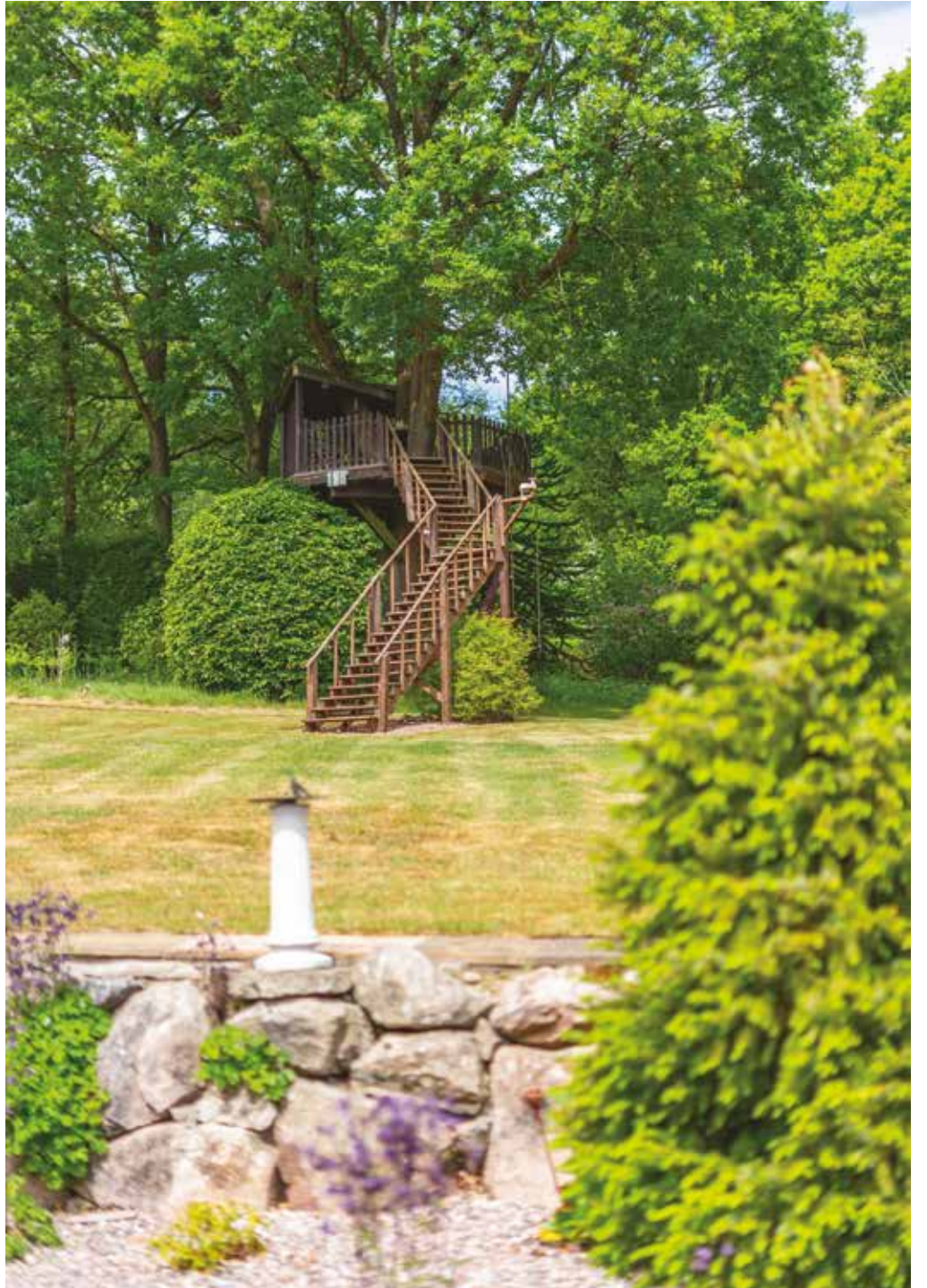
Outbuildings include:

- Garage with electric up-and-over door, plumbed for washing machine
- Adjoining storeroom, ideal for tools or secure storage
- Garden office with wall-mounted LPG tank fed gas heating—perfect for remote working
- Stone-built store for fuel, logs, and gardening equipment
- Clock tower brick-built BBQ hut complete with sink on patio
- Two 8’ x 6’ composite outbuildings with pitched roofs, ideal for storage use

The private gardens are a true delight, featuring manicured lawns, mature planting, patio areas for entertaining, a natural wooded section, a tranquil pond, and a treetop wood and composite viewing platform—a magical space for children or for quiet reflection.

The extensive gardens wrap around the property, providing privacy, peace, and plenty of space for entertaining, gardening, or simply enjoying the outdoors and the far-reaching countryside views.

In the wooded area a path meanders past the wildlife pond along to a roofed Lych gate giving a pedestrian entrance at the furthest point from the main buildings.









ANNEXE

Annexe – Independent Living or Letting Potential

The detached, fully self-contained annexe offers a private entrance from a different road than the main house, giving it a real sense of independence—ideal for use as a guest suite, family accommodation, home office, or income-generating rental.

- One double bedroom
- Kitchen with high-end Neff appliances, InSinkErator Hot Water tap and built in Fridge/Freezer.
- Large lounge with views across the neighbouring fields, featuring an external remote control retractable electric awning
- Shower room with toilet and sink
- Own access via electrically operated gates, used solely by the annexe
- Opportunity for multi-generational living or holiday rental income yield

A standout feature of this home is the separate annexe/accommodation, complete with its own road entrance and remote-control electric gates, living area, kitchen, bedroom and shower room perfect as an independent space for family, guests, or even as an office or studio.

Summary

Hillcrest is more than just a home—it's a lifestyle property that combines exceptional design, eco-conscious features, versatile living spaces, and outstanding countryside access. Whether you're looking for a forever family home, an intergenerational solution, or the potential to generate income, Hillcrest delivers flexibility, sustainability, and tranquility in equal measure.

Further Land – Barn and Field Potential

Further adjacent land including a barn, small orchard, and adjoining field is available by separate negotiation. Interested parties are encouraged to enquire directly for further details regarding this additional opportunity.



LOCATION

Winnothdale offers the best of rural living while maintaining excellent connectivity:

- Commuter links via nearby Blythe Bridge and Uttoxeter mainline railway stations
- Easy access to Stoke-on-Trent, Derby, and surrounding market towns
- On the doorstep of the Peak District National Park, providing endless opportunities for walking, cycling, and outdoor pursuits
- Location: Winnothdale is a peaceful, desirable rural hamlet, close to the Staffordshire towns of Uttoxeter and Cheadle.
- Ideal for equestrian use, the property is ideally situated for exceptional hacking, with access to a network of quiet country lanes, bridleways, and scenic off-road tracks right from the doorstep.
- Located in a desirable rural area, this is a rare opportunity to acquire a versatile family home with space to grow and adapt to your lifestyle.





INFORMATION

Local Authority: Staffordshire Moorlands Borough Council

Council Tax Band: Council Tax Band: F (Annexe Council Tax Band: A - Exempt when used as a granny annexe)

Broadband: Currently 28 mgs however, the vendors have been advised in writing by BT that full fibre broadband is being rolled out into the area in 2026. The current owners use "Starlink" for high speed connectivity.

Tenure: Freehold

Services: Hillcrest offers outstanding eco-conscious energy solutions, solar heated water, solar cell (PV) power and a modern heat pump serving the main property, while the annexe benefits from LPG gas-fired central heating. Services include mains water and electricity, with drainage via a private sewage filtration treatment plant and there is also 1 fast electric car charger fitted. There is a benefit of a feed in tariff that offers tax free income for the duration of the solar contract

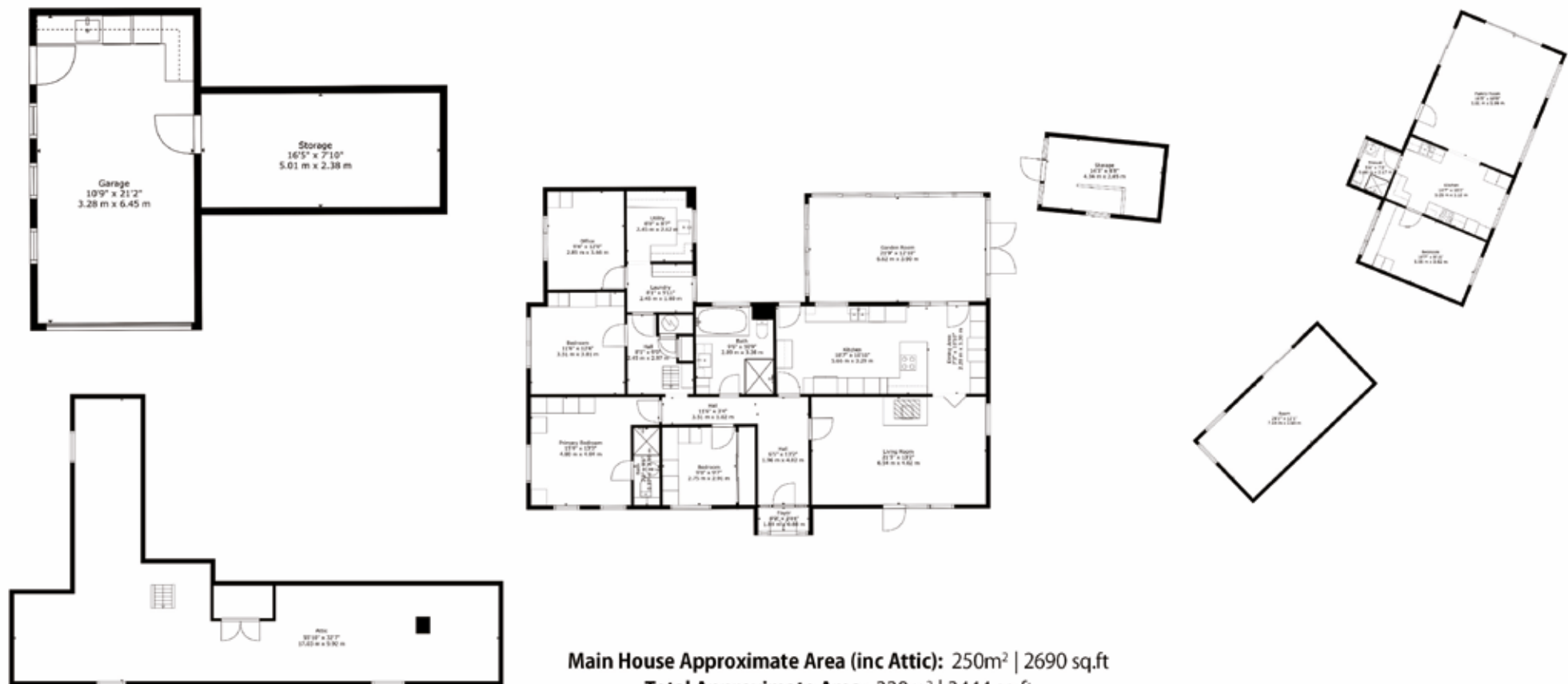
Please Note: The property benefits from a new modern sewage treatment plant, installed in 2020 following an insurance claim after a one off storm and no further issues since.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01785 338585

Website

For more information visit F&C Staffordshire www.fineandcountry.co.uk/staffordshire-estate-agents



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