DENISE WHITE™
BESPOKE ESTATE AGENT

Bromley Cottage Bromley Edge Lane, Leek, ST13 7QA

Guide price £425,000

** GUIDE PRICE £425,000 to £450,000 **

"A house built of stone endures; a home filled with character lasts forever"

A charming early -19th century stone-built cottage occupying a beautiful edge-of-village position in Winkhill, surrounded by open countryside and far-reaching rural views. Brimming with character features including exposed beams, thick stone walls and a feature fireplace, the property offers three double bedrooms, attractive cottage gardens, a wonderful vegetable garden and ample scope for modernisation. An idyllic Staffordshire Moorlands home with open fields quite literally on the doorstep.

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Denise White Estate Agents Comments

Nestled on the edge of the picturesque village of Winkhill, Bromley Cottage is a charming period stone-built cottage dating back to the early-1800s, enjoying a delightful position surrounded by the beautiful Staffordshire Moorlands countryside. Full of character and original charm, the property offers accommodation typical of its era, with thick stone walls, exposed ceiling beams, low ceilings and traditional cottage-style windows that perfectly frame the stunning rural views beyond.

An entrance porch welcomes you into the cottage kitchen, which has been fitted with a range of units incorporating a breakfast bar, integrated appliances and a freestanding range-style cooker, creating a practical yet characterful heart of the home. From the kitchen, an inner hallway provides access to the first-floor staircase and two reception rooms.

The lounge enjoys a dual-aspect position, allowing natural light to flood the room whilst taking full advantage of the surrounding countryside views. Character features abound, including exposed ceiling beams and an attractive exposed stone fireplace with tiled hearth, creating a warm and inviting focal point. The dining room is positioned to the rear of the property and offers a cosy and intimate setting for family meals and entertaining alike.

To the first floor, there are three generously proportioned double bedrooms, two of which benefit from built-in wardrobes and storage. Each bedroom enjoys delightful views across the neighbouring fields and rolling countryside. Completing the accommodation is a spacious family bathroom.

Externally, Bromley Cottage occupies a good-sized plot with attractive cottage-style gardens comprising lawned areas bordered by colourful and well-established flower beds, providing year-round interest and charm. To the rear, a vegetable garden area offers the perfect opportunity for keen gardeners to grow their own produce and embrace a more self-sufficient lifestyle.

A driveway provides off-road parking for two to three vehicles, whilst the property's enviable setting adjoining open fields ensures uninterrupted views across the surrounding countryside, where the nearest neighbours are often grazing sheep or cows.

Offering immense potential, Bromley Cottage presents an exciting opportunity for purchasers seeking a character home which offers potential for them to personalise and create a truly special countryside residence. Ideal for first-time buyers, couples and families alike, the property enjoys a peaceful rural setting whilst remaining within easy reach of local village amenities and the market towns of Leek, Ashbourne and Cheadle.

Location

Nestled within the heart of the Staffordshire Moorlands and surrounded by some of the region's most breathtaking countryside, Winkhill is a charming rural village offering an enviable lifestyle for those seeking peace, natural beauty and a strong sense of community. Situated close to the spectacular Manifold Valley and the southern fringes of the Peak District National Park, the village is particularly popular with walkers, cyclists and outdoor enthusiasts who are drawn to the abundance of scenic trails, rolling hills and unspoilt landscapes on the doorstep.

Despite its tranquil setting, Winkhill is conveniently located for access to a range of everyday amenities. The nearby villages of Waterhouses and Ipstones provide local shops, public houses, schools and community facilities, whilst the historic market town of Leek offers a wider selection of independent boutiques, supermarkets, restaurants, cafés and leisure amenities. The market towns of Ashbourne and Cheadle are also within easy reach, providing further shopping, educational and recreational opportunities.

The surrounding area is rich in heritage and rural charm, with picturesque stone-built villages, traditional country inns and a wealth of attractions including the Manifold Trail, Dovedale, Thor's Cave and the renowned Peak District National Park. Excellent road links connect the village to Stoke-on-Trent, Derby and the wider Midlands, making Winkhill an attractive choice for commuters seeking a countryside retreat without compromising on accessibility.

Combining stunning scenery, outdoor pursuits and a relaxed pace of life, Winkhill offers an exceptional setting for those looking to enjoy the very best of Staffordshire Moorlands living.

Entrance Porch

4'11" x 3'5" (1.51 x 1.06)

Wooden entrance door to the side aspect. Tiled flooring. Exposed to stone wall. Ceiling light. Door leading into:–

Kitchen

13'3" x 11'8" (4.06 x 3.56)

Fitted with a range of base units with wood block works surfaces over incorporating a breakfast bar and one and a half bowl ceramic sink and drainer unit with mixer tap. Integrated washing machine, tumble dryer, dishwasher, and two under counter fridges. Range style cooker with extractor over. Tile flooring with electric underfloor heating. Two seal unit double glazed windows to the front aspect. Exposed beams to the ceiling. Ceiling spotlights. Door leading into: –

Inner Hall

Carpet. Radiator. Stairs leading to the first floor with under stair storage. Exposed beams to the ceiling. Two wall lights. Doors leading into:–

Dining Room

10'1" x 8'7" (3.09 x 2.62)

Tiled flooring with electric underfloor heating. Radiator. Sealed unit double glazed window to the side aspect. Exposed beams to the ceiling. Four wall lights.

Lounge

13'5" x 12'8" (4.11 x 3.88)

Carpet. Radiator. Sealed unit double glazed windows to the front and side aspects. Feature exposed stone fireplace with wooden mantle. Exposed beams to the ceiling. Ceiling spotlights.

First Floor Landing

Carpet. Built-in bookshelves. Two wall lights. Sealed unit double glazed stained glass window to the front aspect. Exposed to beams to the ceiling. Loft access. Doors leading into:–

Bedroom One

13'5" x 13'6" (4.09 x 4.12)

Carpet. Radiator. Sealed unit double glazed windows to the front and side aspects. Fitted with a range of built-in wardrobes and storage. Ceiling light.

Bedroom Two

13'4" x 12'5" (4.08 x 3.80)

Carpet. Radiator. Sealed unit double glazed window to the front aspect. Fitted with range of built-in wardrobes which house the Emersion heater. Ceiling light.

Bedroom Three

10'9" x 10'9" (3.28 x 3.30)

Carpet. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light. Loft access.

Bathroom

10'5" x 8'11" (3.18 x 2.74)

Fitted with a suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Carpet. Radiator. Two sealed unit double glazed windows to the side aspect. Exposed beams to the ceiling. Two wall lights.

Outside

The gardens at Bromley Cottage are a true delight, perfectly complementing the property's charming character and idyllic countryside setting. Extending around the cottage, the gardens comprise generous lawned areas interspersed with well-stocked cottage-style flower beds bursting with colour throughout the seasons. Mature planting creates a wonderful sense of privacy and tranquillity, whilst the adjoining open fields provide a stunning backdrop and uninterrupted views

across the surrounding Staffordshire Moorlands countryside. To the rear, a wonderful vegetable garden area offers the ideal opportunity for keen gardeners and those seeking a more sustainable lifestyle to grow their own fruit and vegetables. Completing the outside space is a driveway providing off-road parking for two to three vehicles, all set within a peaceful rural environment where the neighbouring fields are often home to grazing sheep and cows.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band D
No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

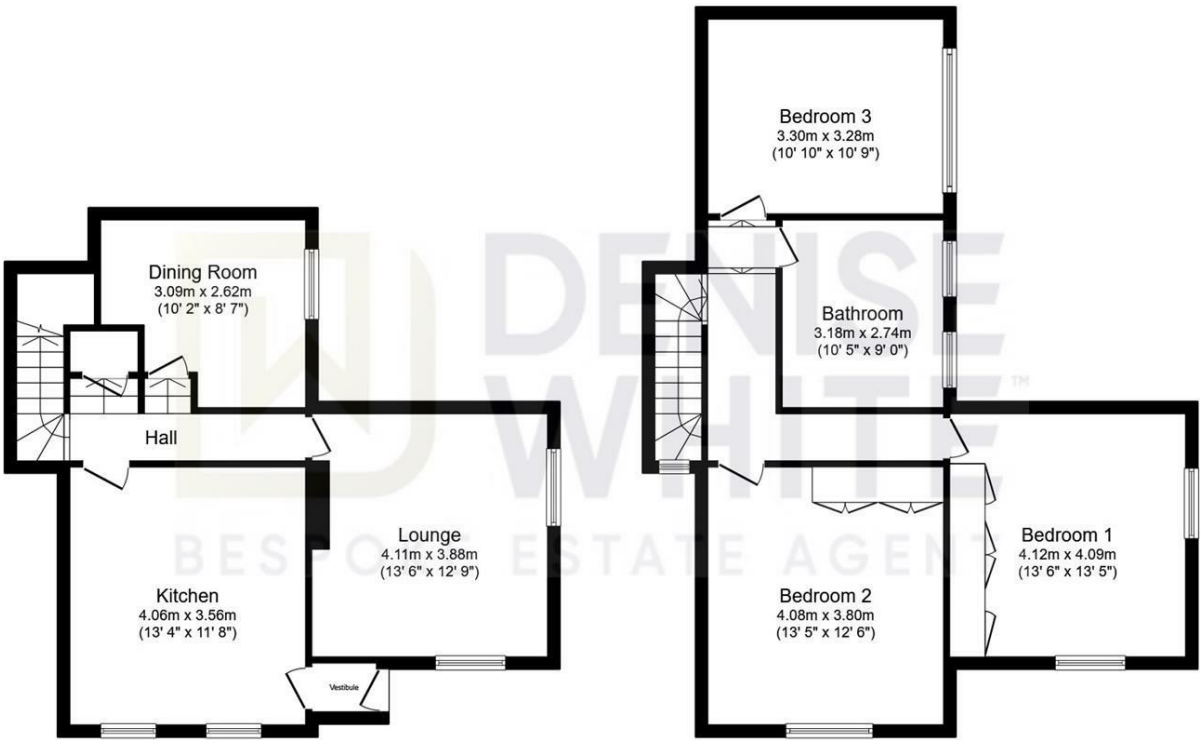
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



Ground Floor
Floor area 54.6 sq.m. (588 sq.ft.)

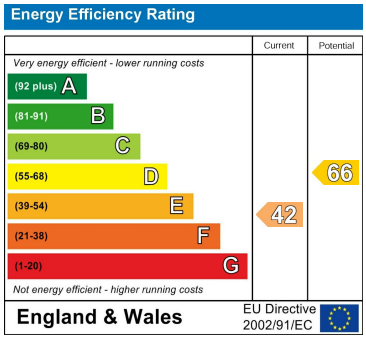
First Floor
Floor area 67.6 sq.m. (727 sq.ft.)

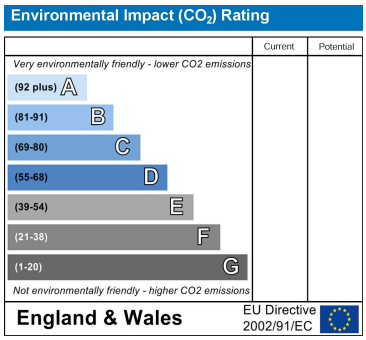
Total floor area: 122.2 sq.m. (1,315 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map

Energy Efficiency Graph





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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