



## 105, Pebworth House Willow Drive, Cheddleton, ST13 7FG

**Guide price £185,000**

GUIDE PRICE: £185,000 - £195,000

"Old buildings are timeless treasures, where classic style meets the whispers of history in every brick."

This charming three bedroom ground floor period apartment, located in the historic St. Edwards Park development, offers a unique blend of classic elegance and modern convenience. Featuring spacious rooms with high ceilings, parquet-style flooring, and sash windows, the apartment includes a well-equipped kitchen, a cosy lounge with a feature fireplace, three versatile bedrooms, main bathroom and en-suite. Surrounded by beautifully landscaped grounds and estate woodland, residents enjoy direct access to scenic canal-side walks, making this property an exceptional opportunity for those seeking a tranquil yet sophisticated lifestyle.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

This charming, spacious, ground floor apartment is nestled within the historic St. Edwards Park development, set amidst acres of beautifully landscaped grounds. The property boasts a harmonious blend of classic features and modern amenities, making it an ideal sanctuary for comfortable living. The accommodation offers flexible living with; entrance hall, excellent size lounge, fitted kitchen, main bedroom with an en-suite shower room, second double bedroom, third bedroom can serve as a bedroom, dining room or office and there is a family bathroom.

### Location



The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

### Entrance Hallway



Upon entering, you are greeted by the entrance hall featuring parquet-style flooring and ceiling lights. The picture rail adds a touch of sophistication, and it provides easy access to the accommodation.

### Kitchen

13'6" x 7'0" min (4.12 x 2.15 min)



The kitchen is equipped with a range wall and base units in a white design, complemented by work surfaces over and a stainless steel sink unit featuring a drainer. A stainless steel splashback is situated at the rear of the hob with an extractor fan over. There is an integrated cooker and microwave that provide convenience. The part-tiled walls and essential appliances, including a fridge freezer and dishwasher, ensure functionality. A designated breakfast bar area offers the perfect spot for casual dining, and the washing machine is

discreetly housed. Sash windows allow natural light to flood the space, creating a welcoming atmosphere.

### Lounge

27'6" x 14'10" min (8.40 x 4.53 min )



The spacious lounge is designed with parquet-style flooring and features a fireplace fitted with an electric fire, providing a cosy focal point. High ceilings adorned with a picture rail enhance the sense of space, while sash-style windows invite in an abundance of light.

### Bedroom One

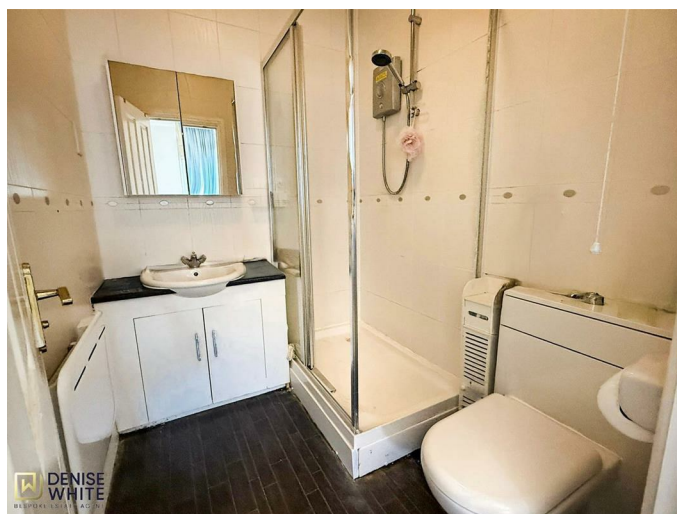
15'0" x 11'9" (4.58 x 3.59)



This generously sized double room has a fitted carpet with picture rails and ceiling lights enhancing the design, while sash windows allow for plenty of natural light. Conveniently, there is access to the en-suite shower room.

### En Suite

6'8" x 5'5" (2.04 x 1.66)



The en-suite features a wash basin with storage underneath, a WC, and a shower cubicle, tiled walls.

### Bedroom Two

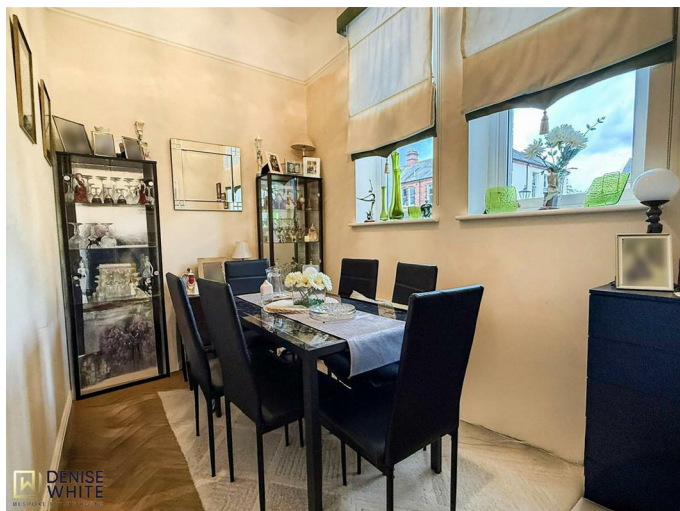
11'4" x 7'0" (3.47 x 2.14)



Another good-sized double bedroom, this room includes a fitted carpet. The window and ceiling light, along with the picture rail, add elegance to this inviting space.

### Bedroom Three / Dining Room

11'8" x 6'11" (3.56 x 2.12 )



Currently utilised as a dining room, this versatile space can easily adapt to suit various buyer needs. Fitted with parquet-style flooring and adorned with sash windows and a picture rail.

### Bathroom

10'0" x 6'10" (3.07 x 2.10)



The bathroom is fitted with a stylish suite in white, comprising a bath with a shower attachment over the taps, a vanity wash basin with storage underneath, WC. Tiled walls and stylish windows, floor covering.

### Outside



Outside, the property features allocated parking for two cars and a charming front area where potted plants and a small bistro table can create an inviting outdoor space.

The St. Edwards Park development is surrounded by estate woodland, providing direct access to scenic canal-side walks. The building retains unique elements from its historic past, such as high ceilings and generously proportioned rooms, while being modernized to meet today's standards of living. This apartment offers a unique opportunity to enjoy a blend of historical charm and contemporary comfort in a tranquil setting.

### Communal Grounds



Various Communal Gardens around the estate

### Agents Notes

Freehold - the vendors purchased the freehold

after the initial purchase was leasehold  
Electric heating  
Mains drainage  
Mains electric  
Two parking spaces as shown in the title plan  
Monthly service charge of £225(this may fluctuate)

### what3words

///perplexed.crank.scooter

### 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 Denise White Estate Agent's



"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!

### Do You Have A House to SELL or RENT ?

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.

### **Do You Need Help With 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.

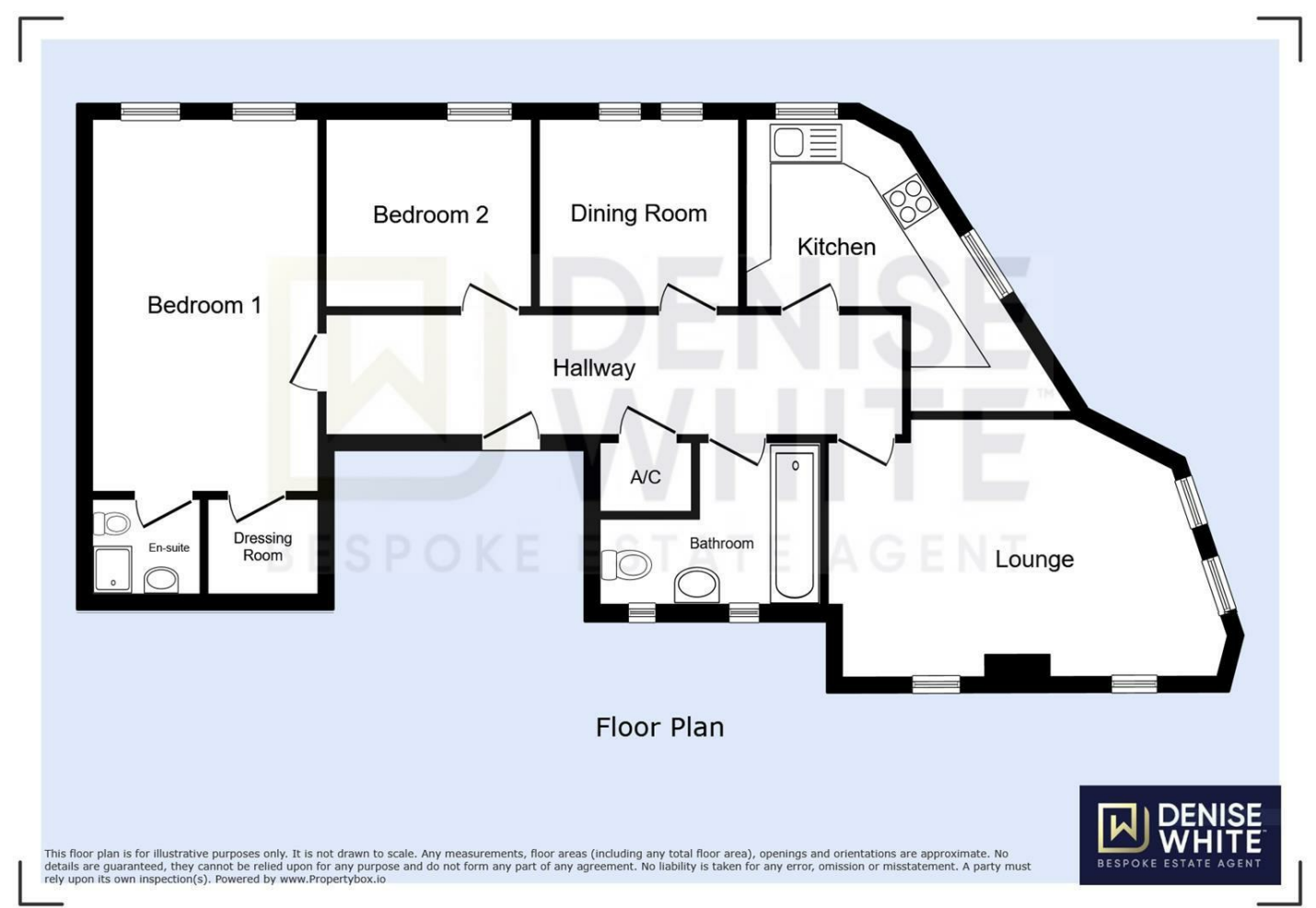
### **You Will Need A Solicitor !**

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.

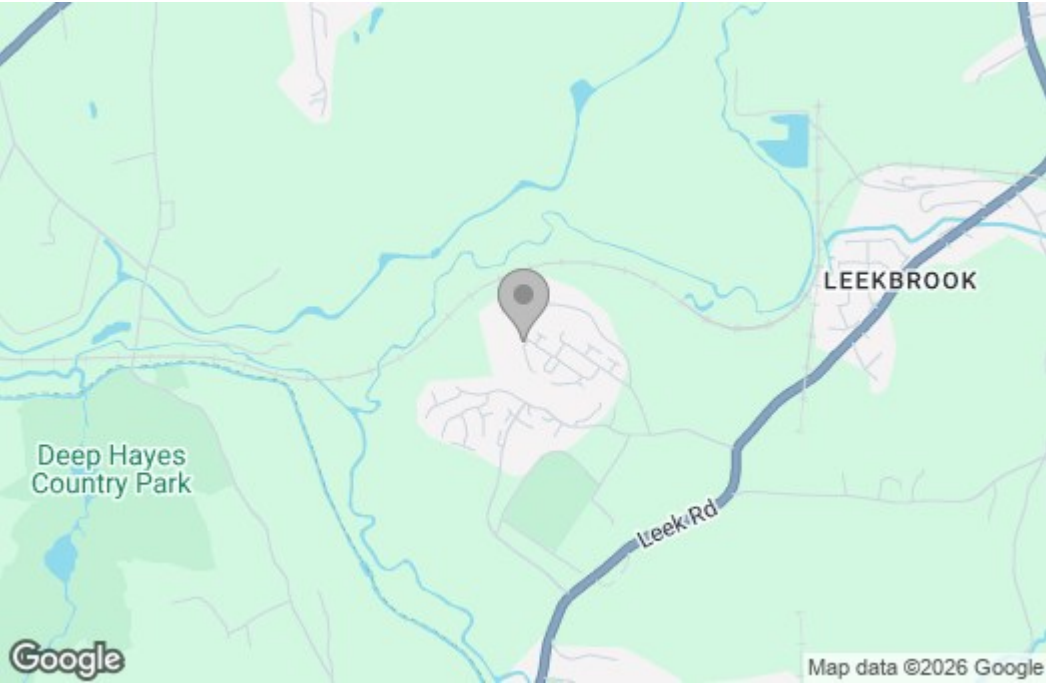
### **Anti-Money Laundering & ID Checks**

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.

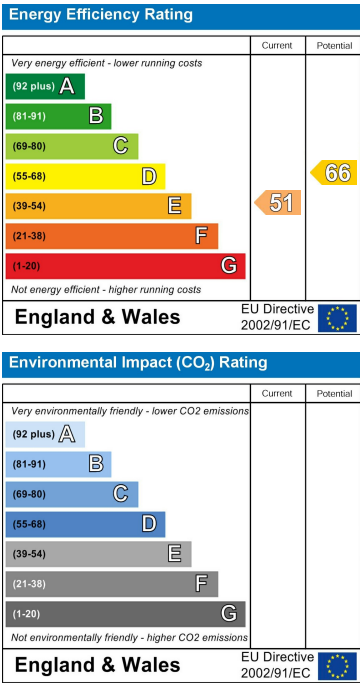
Floor Plan



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.