



Chestnut Farm Windmill Hill, Staffordshire, ST3 7PJ

Guide price £675,000

** GUIDE PRICE £675,000 to £700,000 **

"A home with a story to tell, beautifully written for the next generation"

A truly outstanding period farmhouse, dating back in parts to the 1800s and reputed to have once served as a nunnery, beautifully renovated and extended to create an exceptional five-bedroom family home with five bathrooms, detached self-contained annexe, landscaped private gardens and an enviable semi-rural setting in Rough Close.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Chestnut Farm is a truly exceptional period farmhouse, dating back to the 1800s and steeped in fascinating local history, with tradition suggesting the original building once served as a nunnery. Sympathetically extended over the years and comprehensively renovated by the current owners to an outstanding standard, this remarkable home effortlessly combines the charm and character of its heritage with the quality, comfort and practicality demanded by modern family living. Offering beautifully presented and highly versatile accommodation, together with a detached self-contained annexe, Chestnut Farm represents a rare opportunity to acquire a home of considerable distinction in an idyllic semi-rural setting.

The accommodation begins with a welcoming entrance porch, leading into a wonderfully cosy sitting room where exposed ceiling beams and an impressive multi-fuel stove create a warm and inviting atmosphere—the perfect place to relax beside the fire on a winter's evening. The sitting room flows seamlessly into the heart of the home: a magnificent breakfast kitchen, beautifully appointed with an extensive range of high-quality cabinetry, elegant quartz work surfaces and a substantial central island incorporating a breakfast bar. A comprehensive range of integrated appliances ensures the kitchen is as practical as it is stylish, making it ideal for both everyday family life and entertaining. A front porch and convenient ground floor WC are situated just beyond the kitchen.

Leading from the kitchen is a formal dining room, providing an elegant setting for family meals and special occasions, which in turn opens into a superbly proportioned lounge. This impressive reception room offers an abundance of space for entertaining guests or enjoying relaxed evenings with family. An inner hallway leads from the lounge to a generous double bedroom and a beautifully appointed family bathroom, creating a versatile section of the home ideal for guests or multi-generational living.

Occupying the opposite wing of the ground floor is an outstanding principal suite, thoughtfully designed to create a luxurious private retreat. The spacious bedroom connects to a stunning en-suite shower room via a striking double-sided fireplace, while a five-person sauna, powered by both infrared technology and traditional hot coals, provides the ultimate space for relaxation and wellbeing.

The first floor continues the exceptional standard of accommodation, offering three further generously proportioned double bedrooms, each benefitting from its own stylish en-suite shower room, ensuring every family member or guest enjoys comfort and privacy.

Externally, Chestnut Farm occupies a generous plot approached via electrically operated gates opening onto an extensive driveway providing ample off-road parking for numerous vehicles. To the rear, the beautifully landscaped gardens have been thoughtfully designed to create a private and peaceful outdoor sanctuary. A paved patio provides the perfect setting for al fresco dining and entertaining, while manicured lawns and a gravelled seating terrace enjoy delightful views across the surrounding countryside, offering a wonderful backdrop throughout the seasons.

A particular feature of the property is the detached self-contained annexe, offering excellent flexibility for extended family, guests, independent living or potential holiday accommodation, subject to any necessary consents. The annexe comprises a comfortable living room, breakfast kitchen, double bedroom and shower room.

Location

Chestnut Farm occupies an enviable position within the sought-after hamlet of Rough Close, enjoying the tranquillity of open countryside while remaining exceptionally well connected. The nearby market town of Stone offers a charming selection of independent shops, cafés, restaurants and supermarkets, whilst Stoke-on-Trent provides a comprehensive range of retail, leisure and cultural amenities. Excellent road links via the A34, A50 and

M6 ensure convenient access to Stafford, Newcastle-under-Lyme, Birmingham and Manchester, making the property ideally suited for commuters. The area is also well served by highly regarded schools, scenic walking routes and an abundance of surrounding countryside, perfectly balancing rural living with everyday convenience.

Entrance Porch

18'6" x 8'10" max (5.65 x 2.71 max)

uPVC entrance door to the side aspect. Tiled flooring. uPVC windows to the side and front aspects. Radiator. Wall lights. Door leading into:-

Sitting Room

14'11" x 13'0" (4.55 x 3.97)

Engineered oak flooring. Log burning stove set on a glass hearth. Exposed beams to the ceiling. Three wall lights. Sliding doors leading to the staircase. Door leading to Bedroom One. Opening into: -

Kitchen

6'5" extending to 12'11" x 20'6" (1.97 extending to 3.96 x 6.27)

Fitted with a comprehensive range of wall and base units with quartz work surfaces over incorporating a Belfast sink unit with surface mounted mixer tap. Central Island with quartz work service incorporating a breakfast bar, storage cupboards, wine rack and integrated four ring induction hob. Integrated double oven, full height fridge and freezer, dishwasher and bins. Space for an under counter wine cooler. Engineered oak flooring. Two floor mounted column style radiators. Partially vaulted ceiling with exposed beams and velux window. uPVC windows to the side and front aspects. Ceiling light and spotlights. Door leading to the front porch. Door leading into the dining room.

Front Porch

4'8" x 4'0" (1.43 x 1.23)

Tiled flooring. Fully tiled walls. uPVC door to side aspect. Ceiling light. Door leading into:-

WC

4'11" x 4'1" (1.51 x 1.25)

Fitted with a low-level WC and wall mounted wash hand basin. Tiled flooring. Fully tiled walls. Radiator.

Obscured uPVC window to the front aspect. Ceiling light.

Dining Room

13'1" x 8'3" (4.01 x 2.54)

Carpet. Radiator. Accoustic glazed uPVC window to the rear aspect. Ceiling light. Door leading into:-

Lounge

23'0" x 20'0" (7.03 x 6.10)

Carpet. Four radiators. Feature acoustic panelled wall. Accoustic glazed uPVC Bay window to the rear aspect. Two accoustic glazed uPVC windows to the front aspect. uPVC door leading to the rear garden. Ceiling Spotlight. Doors leading into: -

Bathroom

11'7" x 6'10" (3.55 x 2.10)

Fitted with a suite comprising of freestanding double ended bath with wall mounted shower mixer tap, shower cubicle with rainfall showerhead, vanity wash hand basin unit and low-level WC. Vinyl flooring. Wall mounted heated towel rail. Radiator. Obscured accoustic glazed uPVC window to rear aspect. Ceiling spotlights.

Bedroom Two

12'0" x 11'9" (3.67 x 3.60)

Carpet. Two radiators. Fitted with a range of built-in wardrobes with overhead storage. uPVC door leading to the garden. Ceiling spotlights.

Bedroom One

22'10" x 12'11" (6.96 x 3.96)

Exposed wooden flooring. Two column style radiators. Accoustic glazed uPVC windows to the side and rear aspects. Exposed beams to the ceiling. Double sided open fireplace with cast-iron chimney and slate hearth. Two wall lights. Opening into: -

En-suite Sauna Room

12'11" x 12'11" (3.94 x 3.95)

Fitted with a suite comprising of shower cubicle with rainfall showerhead, low-level WC and wall mounted vanity wash hand basin unit. Featuring a five person sauna which Functions through infrared and hot coals. Exposed wooden floor. Radiator.

Wall mounted heated towel rail. Obscured acoustic glazed uPVC window to the rear aspect. Ceiling spotlights.

First Floor Landing

Carpet. Radiator. uPVC window to the front aspect. Exposed beams to the ceiling. Ceiling spotlights. Storage cupboard off. Doors leading into:–

Bedroom Five

12'0" x 10'0" (3.68 x 3.06)

Carpet. Radiator. Acoustic glazed uPVC window to the rear aspect. Seating spotlights. Door leading into:–

En-suite

5'5" x 4'11" (1.66 x 1.50)

Fitted with a suite comprising of shower cubicle with rainfall showerhead, wall mounted vanity wash hand basin unit and low-level WC. Vinyl flooring. Part tiled walls. Wall mounted heated towel rail. Ceiling spotlights.

Bedroom Three

13'2" x 13'1" (4.02 x 4.01)

Carpet. Radiator. uPVC window to the side aspect. Voltage ceiling with exposed beams. Ceiling spotlights. Built-in clothes storage area with hanging rail and shelving. Door leading into: –

Ensuite

7'0" max into shower x 5'0" (2.14 max into shower x 1.53)

Fitted with a shower cubicle with rainfall showerhead, wall mounted vanity wash hand basin and low-level WC. Vinyl flooring. Wall mounted heated towel rail. Part tiled walls. Exposed beams to the ceiling. Ceiling Spotlight.

Bedroom Two

13'1" x 12'11" (3.99 x 3.95)

Carpet. Radiator. uPVC window to rear aspect. Exposed beams to the ceiling. Ceiling spotlights. Door leading into:–

Ensuite

7'9" x 6'10" into shower (2.37 x 2.10 into shower)

Fitted with a suite comprising of walk-in shower

cubicle with rainfall showerhead, wall mounted vanity wash basin unit and low-level WC. Vinyl flooring. Radiator. Obscure uPVC window to the prospect. Ceiling spotlights.

Outside

The property is approached through impressive electrically operated entrance gates, opening onto a generous driveway that provides extensive off-road parking for numerous vehicles. To the rear, the beautifully landscaped gardens offer an exceptional degree of privacy and have been thoughtfully designed to create a wonderful extension of the living accommodation. Paved terraces provide the perfect setting for outdoor dining and entertaining, whilst well-maintained lawns offer ample space for children and family enjoyment. A gravelled seating terrace enjoys delightful views across the surrounding countryside, creating an idyllic spot to relax and unwind. Complementing the main residence is a detached self-contained annexe, offering superb flexibility for multi-generational living, guest accommodation or home-working potential.

Utility Room

9'6" x 13'8" (2.91 x 4.17)

Wooden door to the side aspect. Fitted with wall and base units with work surfaces over. Tiled flooring. Radiator. uPVC window to the rear aspect. Window to the side aspect. Wall mounted Worcester gas combination boiler. Ceiling light.

Annex

Entrance Porch

Wooden entrance door to the front aspect. Carpet flooring. Ceiling light. Doors leading into:–

Bedroom

12'5" x 9'10" (3.79 x 3.01)

Carpet. Wall mounted electric heater. Sealed unit double glazed bay window to the front aspect. Sealed unit double glazed window to the side aspect. Ceiling light. Leading into: –

Dressing Room

9'11" x 5'7" (3.03 x 1.71)

Fitted with a range of clothes storage including hanging spaces and shelving. Carpet. Velux window. Ceiling spotlights. Storage cupboard off.

Kitchen

18'5" x 10'1" (5.62 x 3.08)

Fitted with base units with work surfaces over incorporating a breakfast bar and stainless steel sink and drainer unit with mixer tap. Space for a freestanding electric cooker and undercounter fridge. Laminate flooring. Wall mounted electric heater. Wall mounted log burning effect electric fire. Sealed double glazed window to the front aspect. Vliex window to the rear aspect. Ceiling light on spotlights. Door leading into: –

Inner Hall

Carpet. Storage cupboard off. Ceiling light. Doors leading into: –

Shower Room

8'0" x 5'11" (2.44 x 1.81)

Fitted with a suite comprising of double shower cubicle with rainfall showerhead, pedestal wash hand basin and low-level WC. Tile flooring. Part tiled walls. Wall mounted heated towel rail. Ceiling spotlights.

Lounge

14'7" x 12'11" (4.47 x 3.94)

Carpet. Wall mounted electric heater. uPVC French doors to the side aspect. Sealed unit double glazed bay window to the front aspect. Ceiling light.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band E

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.

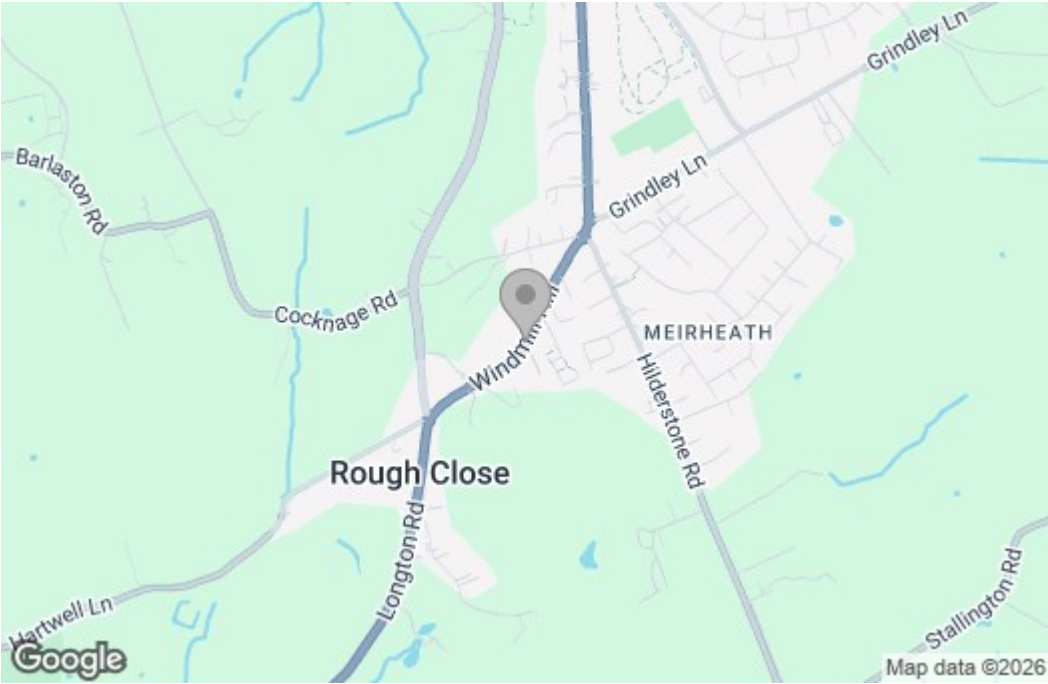
Buyer ID Checks

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.

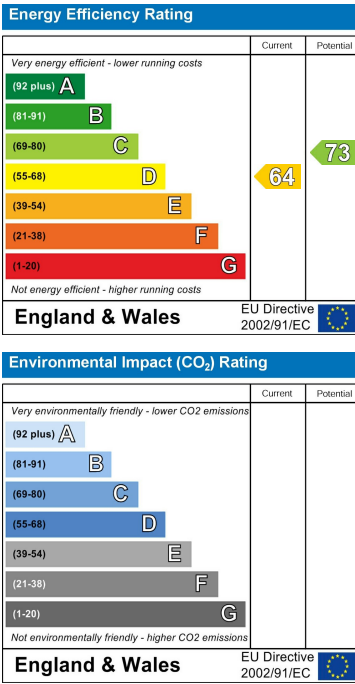
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.