DENISE WHITE™
BESPOKE ESTATE AGENT









Clover Cottage The Boundary, Stoke-On-Trent, ST10 2NU

Guide price £145,000

GUIDE PRICE: £145,000 - £150,000

"Character, charm and countryside views — a picture-perfect cottage to fall in love with."

Nestled within the ever-popular village of Boundary, this charming one-bedroom terraced cottage is full of character and enjoys stunning countryside views to the rear. Beautifully presented throughout, the property combines traditional cottage features including exposed beams, a log-burning stove and a vaulted bedroom ceiling with a stylish finish and a beautifully landscaped garden. An ideal home for first-time buyers, downsizers or those looking for a holiday let opportunity.

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

Situated in the ever-popular village of Boundary, this charming one-bedroom terraced cottage enjoys a picturesque setting with stunning countryside views to the rear. Bursting with character, the property showcases a wealth of original features including exposed beams, a log-burning stove and a partially vaulted bedroom ceiling, making it an ideal purchase for first-time buyers, downsizers or those seeking a potential holiday let investment.

The property is approached via a pathway leading to the front entrance. Upon entering, you are welcomed into a well-proportioned living room where exposed ceiling beams and a feature log burner create a warm and inviting atmosphere, full of cottage charm.

To the rear is the kitchen, fitted with a range of units and appliances, complemented by a traditional ceramic sink. Stairs rise from the kitchen to the first-floor accommodation.

The first floor comprises a spacious double bedroom featuring a partially vaulted ceiling, enhancing the sense of space and character, along with two windows to the front aspect allowing for plenty of natural light. A stylish en-suite shower room completes the internal accommodation.

A true highlight of this delightful home is the beautifully landscaped garden. The current owner has thoughtfully designed the outdoor space to include an initial gravel patio with raised planted borders, creating the perfect seating area, together with access to a generous storage shed. Beyond lies a well-maintained lawn surrounded by mature, colourful borders, offering a peaceful retreat to relax and enjoy the sunshine while taking in the fabulous views across the rolling countryside.

Offering charm, character and a sought-after village location, this delightful cottage presents a wonderful opportunity for a range of buyers looking for a home with both personality and beautiful outdoor space.

Location



Boundary is a village in the civil parish of Forsbrook, in the Staffordshire Moorlands district, in the county of Staffordshire, England, just over two miles from the town of Cheadle and just over 10 minutes from the outskirts of Stoke-On-Trent.

There is also a public house just a five minute walk from your front door; The Red Lion Inn and two further public houses in the neighbouring village of Dilhorne just one mile away including The Royal Oak and Charlie Bassetts.

Living Room

11'7" x 10'10" (3.54 x 3.32)



Kitchen

10'3" x 5'11" (3.14 x 1.82)



Ensuite Shower Room

7'4" x 5'11" (2.26 x 1.81)



Bedroom

10'10" x 11'10" (3.31 x 3.62)



Outside



The property benefits from a beautifully landscaped rear garden, thoughtfully designed to make the most of its idyllic countryside setting. A gravel patio provides the perfect space for outdoor seating, leading onto a generous lawn bordered by mature planting and a useful storage shed, all enjoying stunning views across the rolling hills beyond.

Agents Notes

Tenure: Freehold
Services: Mains water, electric, and drainage services connected
Council Tax: Staffordshire Moorlands Band A

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
"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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.

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!

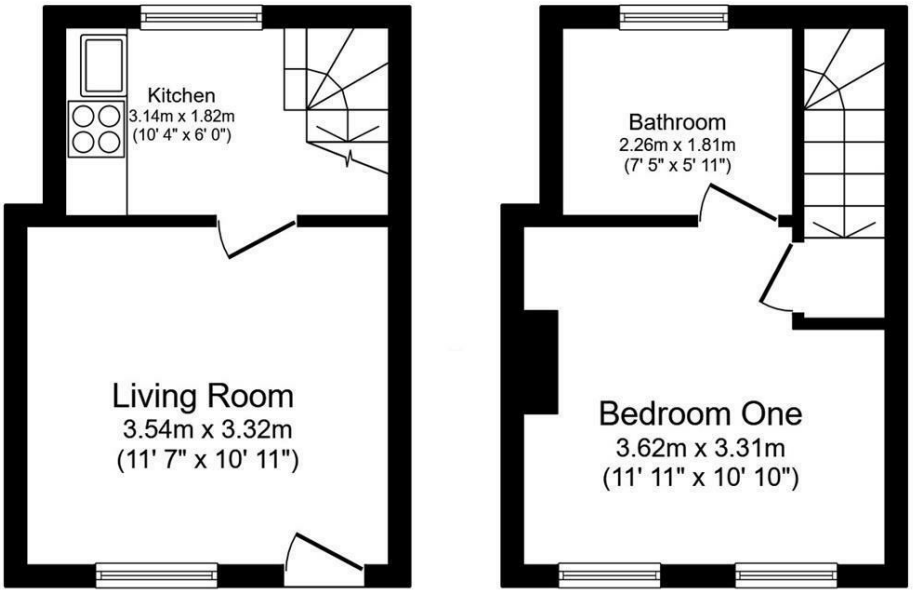
You Need A Solicitor!
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

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 17.7 sq.m. (191 sq.ft.)

First Floor
Floor area 17.7 sq.m. (191 sq.ft.)

TOTAL: 35.5 sq.m. (382 sq.ft.)

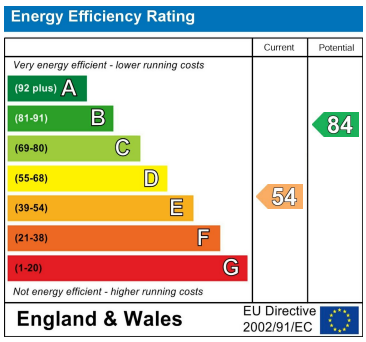
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

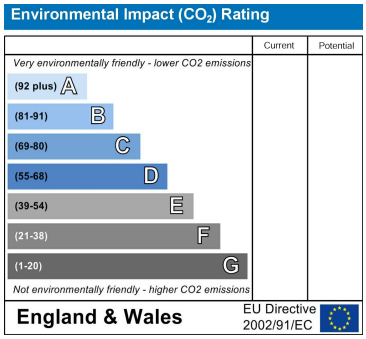
DENISE WHITE
BESPOKE ESTATE AGENT

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.

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