



## Spring Cottage Leek Road, Wetley Rocks, Staffordshire, ST9 0AP

**£349,950**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

Life is a journey of making new memories while treasuring the ones we've already created.\* (Jennifer Rajasekar)

This charming detached stone cottage, rich in period character, has been thoughtfully extended over the years to offer generous living space while preserving its historical charm. It features three spacious double bedrooms, ample parking, and beautiful gardens.

#stonebuilt#detached#garage

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### Denise White Estate Agents Comments

Explore an incredible opportunity with this delightful three-bedroom detached stone house, ideal for those seeking a well-kept residence that has generous living areas, plenty of off-road parking, a detached garage, and beautiful gardens.

This beautifully presented home features a well equipped kitchen on the ground floor, complete with fitted units, ample work surfaces, and stylish tiled designed flooring. The breakfast bar is perfect for casual meals or enjoying your morning coffee, while a convenient utility room adds functionality for laundry needs.

The spacious reception room showcases an open plan design, merging a cosy lounge area with ample dining space. A charming fireplace creates a warm ambiance for relaxing evenings, and sliding patio doors open from the dining area to the side garden, effortlessly connecting indoor and outdoor living, making it ideal for entertaining guests. The original front door leads into a welcoming porch and garden space, while a practical cloakroom finalises the ground floor accommodation.

All three generously sized double bedrooms offer plenty of space for unwinding, with the main bedroom featuring built-in wardrobes and a lovely garden view. The modern bathroom is designed for relaxation, equipped with both a bath and a shower cubicle.

The exterior of the property is equally impressive, showcasing a detached garage that can serve as a workshop or secure storage, with potential for conversion. The spacious block-paved driveway provides ample parking, and the low-maintenance garden invites you to enjoy the outdoors.

Conveniently situated near public transport links, local amenities, and green spaces, this immaculate stone-built home is perfectly suited for families and couples alike. With a charming blend of character and contemporary comfort, this property is a rare gem that you won't want to overlook!

### Location

Wetley Rocks is a village in Staffordshire, England, about 2 miles south of Cheddleton and 6 miles south of Leek. On the northern edge of the village is a public house, a petrol station with a shop and post office. There is also a village hall. The area has various walks where you can explore rugged trails off the beaten track, walk the winding local canals and enjoy the steam trains on the nearby Churnet Valley Railway. The world-famous Peak District and its wild open spaces is only a stone's throw away from Consall. The historic market town of Leek, Cheadle and Ashbourne are all within reasonable travelling distance and has an extensive range of amenities. Access to the Potteries conurbations is easily accessible alongside the A50, A500 and M6.

### Entrance Porch

A good size front porch with an area of a feature stone wall, leads directly into the lounge dining room.

### Lounge Dining Room

**(14'2" x 24'0" ((4.34 x 7.32m))**

A great size and most versatile living dining space with a cosy living and dining area that are clearly defined. The lounge area featuring a traditional fireplace, cream carpet and a large window overlooking the garden and the dining space has French doors that lead out to the side garden, a space to enjoy the views as you sit at the dining table to enjoy the company of family and friends. The space is large enough to fit a 8 - 10 seater dining table

### Hallway

Entrance door leading into the hallway and provides access into the ground floor accommodation. Laminated flooring, stairs off to the first floor accommodation, ceiling light, radiator, storage cupboard.

### Kitchen

**10'11" x 12'10" (3.34 x 3.92m)**

A good size room with a range of wall and base units with granite work surfaces over, tiled effect floor covering, stainless steel sink unit, integrated fridge freezer, dishwasher, space for a range style



cooker with extractor hood over, part tiled walls, feature lighting around the units, uPVC double glazed windows, breakfast bar area, wine rack, coving to the ceiling, radiator.

### Utility

**6'9" x 5'10" (2.06 x 1.80m)**

Base units with work surfaces over, sink unit with drainer, wall mounted boiler, space for washing machine and tumble dryer, tiled flooring, part tiled walls, uPVC double glazed window, ceiling light.

### Cloakroom

W.C. wash hand basin, uPVC double glazed window, laminated flooring, radiator, ceiling light, coving, part tiled walls.

### First Floor Accommodation

Coving to the ceiling, loft access, ceiling light, uPVC double glazed window, fitted carpet, access into the bedrooms and bathroom.

### Bedroom One

**12'5" x 13'1" (3.79 x 4.01m)**

A good size double room with dual aspect uPVC double glazed windows, laminated flooring, coving to the ceiling, ceiling light, radiator, fitted wardrobes with sliding mirrored doors.

### Bedroom Two

**(13'8" x 10'5" (4.19 x 3.19m)**

Double room with laminated flooring, ceiling light, radiator, uPVC double glazed window.

### Bedroom Three

**10'6" x 12'11" (3.21 x 3.94m)**

A double room with uPVC double glazed windows, laminated flooring, ceiling light, coving to the ceiling, radiator.

### Bathroom

A modern suite which comprises; bath, W.C. pedestal wash hand basin, tiled flooring tiled walls, ceiling light, coving to the ceiling, heated towel rail, uPVC double glazed window, extractor, alcove providing shelving space with an inset mirror

### Outside

The property has ample parking space with a good

size block paved driveway that leads round to the detached garage.

### Garage

**19'7" x 11'8" (5.97m x 3.58m)**

The detached garage provides great space for a workshop, secure log up or could be utilize as additional accommodation space, such as a games room or separate study. Power and lighting is connected to the garage.

### Gardens

The gardens are well maintained with different seating areas, kept well maintained by the present owners. consisting of patio areas, with lawn, gravel paths and borders for shrubs and flowers

### Agents Notes

Gas Fired Central Heating System  
All Main Services Connected  
Freehold  
Staffordshire Moorlands - Council Tax Band - C

### 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.

### **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 Require 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.

### **WE WON!**

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

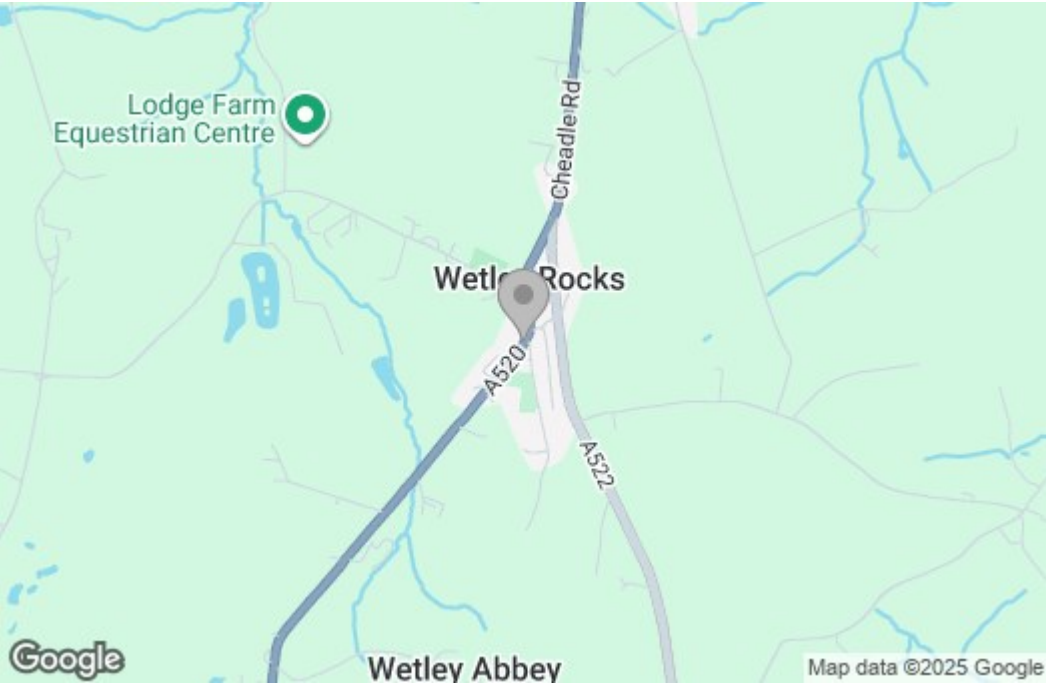
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

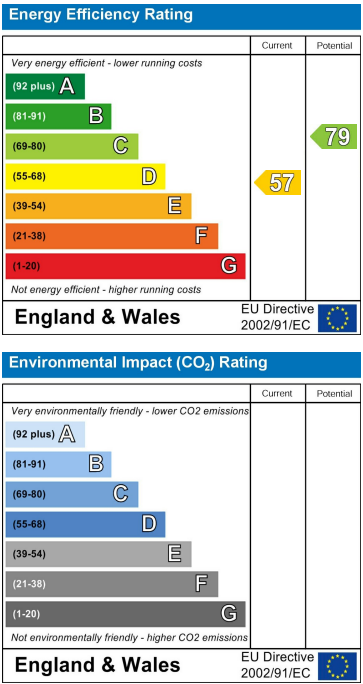
Floor Plan



Area Map



Energy Efficiency Graph



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