DENISE WHITE™
BESPOKE ESTATE AGENT









# Folly House , Consall, Wetley Rocks, ST9 0AE

## Offers in the region of £575,000

"Discover a serene escape from urban life in this architecturally designed five-bedroom detached country retreat, where every detail caters to your desire for tranquillity and comfort."

Folly House is an exquisite five-bedroom, two-bathroom, three-storey residence located in the picturesque village of Consall, Staffordshire. Individually designed and constructed in 2004, this home blends seamlessly with its surroundings, enhanced by a recent extension that offers breath-taking views of the garden and the expansive countryside beyond.

Inside, Folly House showcases a harmonious balance of characterful charm and modern convenience, creating a stylish and contemporary living environment. The thoughtful finishes throughout provide both comfort and elegance, making it an ideal family home.

#FollyHouse #CountrysideLiving #StylishHome

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**Denise White Estate Agents Comments**



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

Introducing a superb individually built detached property, crafted in 2004 by an architect, which has been thoughtfully expanded to create a spacious five-bedroom family home. This high-specification residence is nestled in the sought-after village of Consall, set against the picturesque backdrop of the Staffordshire Moorlands.

The décor throughout the property is of a high standard, showcasing quality fixtures and fittings. The accommodation begins with a welcoming reception hall, leading to an extended L-shaped sitting room that seamlessly connects to a dining/sun room. Bifold doors open directly to the rear gardens, perfect for enhancing your living space during the warmer months. The sitting area features a charming fireplace with a log burner, ideal for cosy evenings in during cooler seasons.

The impressive breakfast kitchen boasts an extensive range of traditional-style wall and base units, complemented by a well-sized utility room that discreetly houses additional appliances. A convenient ground floor WC adds to the practicality of the home. A galleried style staircase leads up to the first floor, you'll discover a luxurious main bedroom with a fitted en-suite featuring a roll-top bath, alongside a generously sized second bedroom benefiting from an extension that serves as a reading nook or dressing area, complete with double doors leading to a Juliet-style balcony overlooking the rear gardens and countryside. A further double bedroom and a well-appointed shower room complete this level.

The second floor offers two additional bedrooms, versatile in use, along with a separate WC.

The property is approached via a charming cobbled-style entrance with double gates and stone pillars, the driveway provides ample parking and leads to a single garage with an electric door. The property is surrounded by feature dry stone walls and hedging, enhancing its countryside appeal.

The rear garden is a lovely feature, with cobbled-style paths and patio areas that create inviting seating spaces. The main garden area, primarily laid to lawn, is bordered by flower beds and additional seating areas, all surrounded by dry stone walling and overlooking open fields.

This characterful property combines exposed wooden and stone flooring with modern comforts, offering a delightful countryside lifestyle while remaining accessible to the local market towns of Leek, Cheadle, Ashbourne, and the Potteries. Perfect for families seeking to raise children in a tranquil setting or mature couples desiring ample space for entertaining and family gatherings, this home is also ideally suited for walking enthusiasts and dog owners.

**Location**



The property is set back from a country road, with

a driveway leading to the property. The property occupies a stunning setting with the most outstanding views from the rear of the garden.

Consall is a small village situated in the Staffordshire Moorlands, Staffordshire It is approximately 6 miles south of the market town of Leek and 8 miles east of Stoke-on-Trent.

Situated close to Consall Nature Park, a conservation area and nature reserve featuring 740 acres of woodland, heath and moor.

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.

**Reception Hallway**



The reception hallway presents an expansive area that seamlessly connects the ground floor accommodations. Double doors lead into the inviting sitting/dining/sun room, while access to the kitchen is conveniently located directly opposite. The exposed stone-designed flooring, paired with heritage-style radiators, adds a touch of classic elegance, enhanced by thoughtfully placed lighting throughout. A gallery-style staircase ascends to the first floor, and under-stair storage provides practicality. This versatile space also offers the potential to create a cosy study nook if desired.

**Sitting Room with Dining Room or Sun Room**
24'3" max 10'2" min x 24'7" max 11'5" min ( 7.4 max 3.1 min x 7.5 max 3.5 min )



A great size L-shaped lounge that is distinctively split into two areas, a sitting room and dining or sun room. The whole area featuring exposed oak flooring and there is a stunning stone fireplace that houses a log burner in the sitting room, creating a cosy focal point and is perfectly designed for relaxation, making it an ideal retreat during chilly months. In the dining/sun room there are Bifold doors that lead out to the rear garden, seamlessly merging indoor and outdoor spaces. This space offers versatile possibilities—whether for a separate dining area or a garden room, perfect for entertaining in warmer seasons. There are Heritage-style radiators and double-glazed windows to the rear aspect, designed in the same stone style as the kitchen, adding to the character and an additional window to the side aspect. Ceiling lights and wall lights illuminate the room.

**Breakfast Kitchen**

12'4" x 15'5" (3.76m x 4.72m )



A generously sized breakfast kitchen designed for both culinary adventures and casual gatherings. The continuation of the exposed stone flooring connects the entire space, while an extensive range of wall and base units, complemented by wooden work surfaces, offers a stunning traditional aesthetic. There is a Belfast sink, integrated dishwasher, and range-style cooker set in an exposed brick chimney style breast with a tiled inset, exposed beam and an extractor unit above.

Double-glazed stone mullion-style offer views of the front aspect over the Belfast sink space. The stable-style door provides easy access to the outside, while there is also seamless access utility room which enhances the overall practicality of the space.

**Utility Room**

8'2" x 5'2" ( 2.49m x 1.60m)



Incorporating the same stylish units as the main kitchen, the utility room features base units with a granite-style worksurface over, a sink unit with central tap. A pantry-style cupboard offers additional storage, and the continuation of the stone-style flooring creates a cohesive look throughout. A double glazed window to the front aspect allows natural light, and there's ample space for a washing machine and an integrated fridge freezer. Access to the garage adds to the convenience of this well-designed space.

**Cloakroom**



The downstairs cloakroom is both practical and stylish, housing a WC and wash hand basin, radiator, with the continuation of the stone-style flooring and a double-glazed window ensuring natural light.

**First Floor Accommodation**

### Galleried Landing Area

The first-floor landing features a gallery-style design, showcasing fitted carpeting and a heritage-style radiator. Ceiling lights illuminate the space, while double-glazed windows invite natural light. This landing provides access to the three bedrooms on this floor and the shower room. A staircase leads to the second floor accommodation where there are another two bedrooms and a separate W.C.

### Main Bedroom

12'4" x 14'11" (3.76m x 4.55m)




The main bedroom is a good size, featuring exposed wooden flooring, a heritage style radiator, a double wardrobe, ceiling light, wall lights, and double glazed windows with stone lintels, providing access to the ensuite bathroom.

### En-Suite Bathroom

12'2" x 5'10" (3.73m x 1.80m )



The ensuite bathroom includes a freestanding bath with a central tap and shower attachment, a WC, a wash hand basin, a heritage style radiator, inset spotlighting, and a tiled floor.

### Bedroom

18'9" x 10'5" (5.72m x 3.20m)



Bedroom two is a spacious double room with an additional area that could be utilised for various purposes, including a reading area, office space, or dressing room. The main bedroom has good-sized fitted wardrobes and exposed wooden flooring throughout the area, with two ceiling lights. The reading area boasts a vaulted ceiling and double doors leading out to a Juliet style balcony, which overlooks the rear garden and fields, offering delightful views over the Staffordshire Moorlands.

### Dressing Area/Study/Reading Area



Versatile space ideal for a dressing room, study or even just a reading area.

### Bedroom

11'6" x 10'11" ( 3.51m x 3.33m)




Bedroom three features wooden design flooring, a heritage style radiator, double glazed windows with stone lintels, and a ceiling light.

### Main Shower Room

9'1" x 7'10" (2.77m x 2.39m)



The shower room is fitted with modern amenities, including a WC, wash hand basin, tiled splashback, along with a double shower featuring a shower screen, a heritage style radiator, and double-glazed windows to the front aspect with stone lintel, inset spotlighting, and an extractor fan.

### Second Floor Accommodation

### Landing Area

As we go to the second floor, the landing has fitted carpet, a heritage radiator, inset spotlighting, and a skylight, with access to two bedrooms and a separate WC. Additionally, there is a storage cupboard in the landing space.

### Bedroom

11'8" x 9'1" (3.56m x 2.77m)



Feature gable window, radiator, eaves storage, sky light, inset spotlights.

**Bedroom**

12'2" x 8'9" (3.73m x 2.69m )



Fitted carpet, inset spotlighting, and a skylight. It is currently used as a snug room.

**W.C.**

W.C. Wash basin. Tiled flooring.

**Outside**



The property is approached via a charming cobble style entrance with double gates, featuring stone pillars and beautiful dry stone walling that encloses the property, complemented by hedging and trees. A spacious tarmac driveway provides access to the single garage, with a pathways leading to the side's of the property.

The rear gardens are a standout feature, blending seamlessly with the surrounding countryside. A cobble-effect patio/pathways wraps around the rear and side of the property, creating pleasant seating areas and showcasing the continuation of the dry stone walls. Steps lead up to a garden area primarily laid to lawn, featuring a delightful seating area and flower borders, along with more dry stone walling and a pergola over the seating area.

The rear garden backs onto open fields, offering picturesque views of the surrounding countryside and extending towards the Staffordshire Moorlands.

**Garden**



Pleasant seating area

**Garage**

17'0 x 8'0 (5.18m x 2.44m)

Externally the property has a driveway to the front providing ample off street parking and leads to an integral single garage with power, lighting and electric door.

**What3words**

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**Agents Notes**

Mains Electricity & Water.
Drainage to a Klargester Bio Disc Septic Tank System.
Oil Fired Central Heating provided by a Worcester Bosch Combination Boiler which supplies instant hot water & central heating to radiators.
Hardwood Double Glazing.
Freehold

## About Denise White Estate Agents




"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 !!!




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.

**Property 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.

**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.

**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.

**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

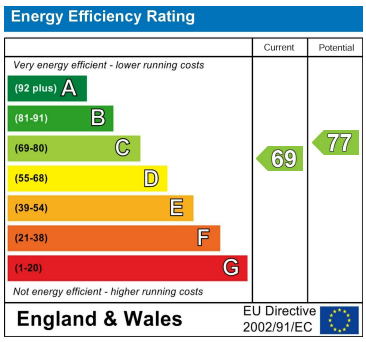


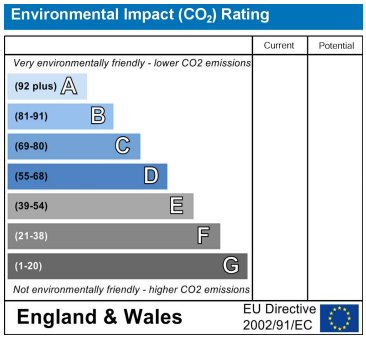

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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




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