



Westfield Cottage Clay Lake, Staffordshire, ST9 9BU

£500,000

Call us to arrange a viewing 9am until 9pm 7 days a week!

'A cottage will hold as much happiness as would stock a palace.' - Hamilton Wright Mabie

Westfield Cottage presents an exciting opportunity to acquire a beautifully presented and thoughtfully refurbished four-bedroom detached residence, perfectly positioned on the corner of Stoney Lane and Clay Lake. Bursting with character and charm, this exceptional home offers the ideal blend of period features and modern comfort—making it a perfect choice for growing families.

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

Tucked away in the highly sought-after residential area of Clay Lake, this beautifully presented four-bedroom detached home offers an exceptional blend of character, comfort, and contemporary design. Sympathetically updated by the current owner, the property showcases a harmonious fusion of traditional charm and modern style, making it the ideal family home in one of Endon's most desirable village locations.

Upon entering, you're welcomed by a practical entrance porch, perfect for coats and storage, which opens into a spacious and inviting foyer adorned with elegant Jaipur brushed limestone flagstone floor which continues into the cloakroom/WC, kitchen and utility.

The living room is a warm and welcoming retreat, complete with a cosy inglenook-style fireplace with a log burner, mullioned window, and French doors opening out onto the rear garden—perfect for both relaxing and entertaining.

The kitchen enjoys views over the garden and is fitted with granite worktops, a breakfast bar, and stylish cabinetry. A separate dining room adds further flexibility, enhanced by exposed beams and a feature window overlooking the living room—an ideal setting for family meals or hosting guests.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The main bedroom is a generous double, boasting a range of built-in wardrobes and windows to the side and rear aspect, offering plenty of natural light. A second double bedroom benefits from fitted wardrobes and a modern ensuite shower room, while a large family bathroom with separate shower and bath serves the remaining bedrooms.

Externally, the property sits on a private and well-established plot, offering a driveway and car port with parking for multiple vehicles. The rear garden is designed with both style and ease of maintenance in mind, featuring a stone patio area ideal for alfresco dining, gravelled spaces, mature

hedgerow, and vibrant border planting that adds colour and character through the seasons.

This exceptional home is perfectly placed for access to local amenities, countryside walks, and highly regarded schools, offering a rare opportunity to acquire a distinctive residence in one of the area's most desirable locations.

Location



Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles southwest of Leek and 6 miles north-northeast of Stoke-on-Trent. Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The village boasts three popular schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School, as well as a selection of village stores, a thriving village hall, popular local pub serving a highly rated carvery, and with a stylish cocktail bar and restaurant just a short drive (or pleasant stroll) down the road in Stockton Brook. The Caldon Canal also runs through Endon, offering pleasant rural walks through the Staffordshire Moorland Countryside.

Entrance Porch

5'4" x 9'0" (1.64 x 2.75)



Flagstone floor. Wall mounted radiator. Wooden door to the front aspect. Two UPVC double glazed windows to the side aspects. Two wall lights. Exposed beams. Access into:-

Entrance Hall

10'4" x 8'9" (3.17 x 2.68)



Continued flagstone floor. Dado railing. Wall mounted radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. UPVC double glazed window to the front aspect. Ceiling light.

Dining Room

11'6" x 9'4" (3.53 x 2.87)



Wood effect flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Feature wooden window into living room. Four wall lights.

Living room

20'11" x 11'8" (6.38 x 3.58)



Fitted carpet. UPVC double glazed window to the rear aspect. French doors to the rear aspect. Upvc double glazed bay window to the side aspect. Inglenook style fireplace with log burner and back lighting. Three wall lights. Two ceiling lights.

Kitchen

11'6" x 12'7" (3.51 x 3.84)



Continued flagstone floor. A range of wooden wall and base units with granite work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above, and dishwasher. Space for range style cooker space for fridge freezer. Built in wooden breakfast bar. UPVC double glazed window to the rear aspect. Wall mounted radiator. Two ceiling lights. Access into:-

Utility

5'10" x 8'9" (1.80 x 2.67)



Continued flagstone floor. Range of wooden wall and base units with granite work surfaces above. Integrated stainless steel sink with mixer tap above. Undercounter space for washing machine, tumble dryer, and fridge. Wooden door to the side aspect. Obscured UPVC double glazed window to the side aspect. Wall mounted boiler. Inset spotlights. Wall mounted consumer unit.

WC

3'5" x 8'2" (1.06 x 2.49)

Continued flagstone floor. Pedestal wash hand basin. Low-level WC. Obscured UPVC double glazed window to the side aspect. Inset spotlights.

First Floor Landing

Fitted carpet. Two ceiling lights. Dado rail. Loft access.

Bedroom One

12'11" x 14'2" (3.95 x 4.33)



Fitted carpet. Wall mounted radiator. Built-in wardrobes with further under eaves storage. Two UPVC double glazed windows to the side and rear aspect. Wall light. Ceiling light.

Bedroom Two

9'4" to wardrobes x 9'3" max (2.85 to wardrobes x 2.84 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted

wardrobes. Ceiling light. Loft access to fully boarded loft space. Access into:-

Ensuite

3'11" max x 5'1" max (1.21 max x 1.57 max)



Tiled flooring. Tiled walls. Shower enclosure with fitted shower. Low-level WC. Wall mounted wash handbasin. Extractor fan. Inset spotlights.

Bedroom Three

9'7" x 6'6" 203'4" (2.93 x 2. 62)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Ceiling light.

Bedroom Four

10'3" max x 6'1" (3.13 max x 1.86)



Fitted carpet. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. UPVC double glazed window to the front aspect. Over stairs storage cupboard. Ceiling light.

Bathroom

8'8" x 10'3" (2.65 x 3.14)



Tiled flooring. Tiled walls. Low level WC. Fitted bath with shower attachment. Vanity unit with wash handbasin and undercounter storage. Towel rail. Shower cubicle. UPVC double glazed window to the front aspect. Inset spotlights.

Outside



The property occupies a private plot with off road parking for multiple vehicles and leading to a carport. There is access to the property from both the front driveway and from the rear, by an access road and large gate, offering a drive through facility for vehicles.. The garden is largely gravelled with a stone patio area which can be accessed via French doors from the living room.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

No chain involved with the sale

PLEASE NOTE THERE IS ALSO PLANNING PERMISSION TO REPLACE THE CARPORT WITH A TWO STORY SIDE EXTENSION. FURTHER DETAILS CAN BE FOUND ON THE STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL APPLICATION NUMBER SMD/2020/0067.

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.

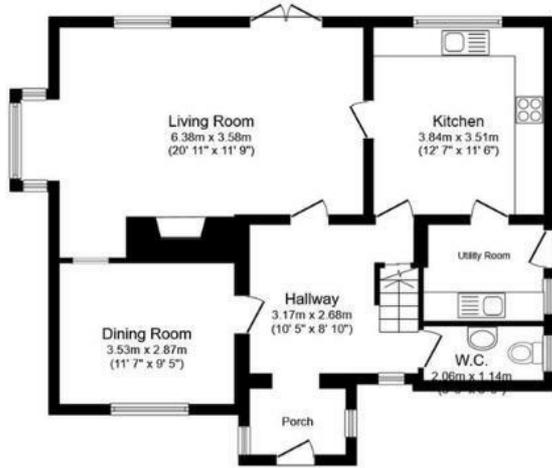
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

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



Ground Floor
Floor area 79.5 sq.m. (856 sq.ft.)



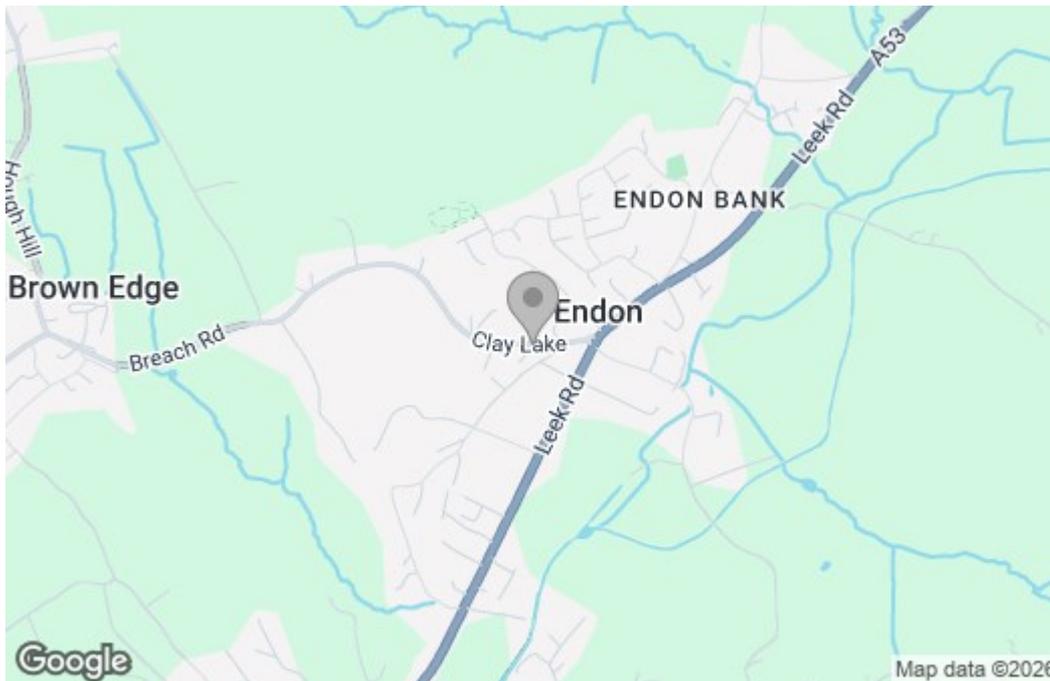
First Floor
Floor area 61.2 sq.m. (659 sq.ft.)

Total floor area: 140.7 sq.m. (1,514 sq.ft.)

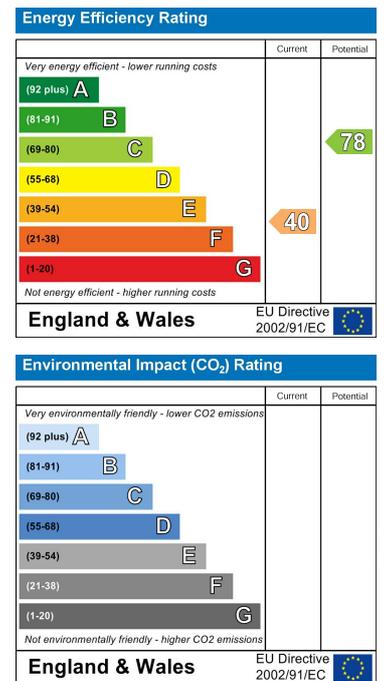
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.