



## Little Eaves Stanley Road, Staffordshire, ST9 9LL

**Offers in the region of £650,000**

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

'The countryside offers a sense of peace, rhythm, and connection that's both grounding and inspiring. It evokes simpler joys and deeper reflection.' - Unknown

This charming four-bedroom detached stone cottage offers spacious, character-filled living with three reception rooms, two bathrooms, and a generous breakfast kitchen leading to a sunroom. Set on approx. 2 acres, the property includes an enclosed garden, large driveway, summerhouse, paddock, and a rare additional shop space with storage rooms. Requiring some modernisation, this is a unique opportunity to create a dream home with business or lifestyle potential in a beautiful countryside setting.

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)



### Denise White Estate Agents Comments

A rare and exciting opportunity to acquire this characterful four-bedroom detached stone cottage, set on a generous plot of approximately 2 acres, with the added benefit of an adjoining shop space and multiple storage rooms believed to date back to the 1800s. Offering bags of potential and a wealth of original features, this home is ideal for buyers looking for a unique property with scope to modernise and personalise.

Boasting an attractive stone frontage and surrounded by mature gardens, the cottage offers spacious and quirky accommodation throughout. Internally, the layout includes three welcoming reception rooms, each filled with charm, featuring wooden flooring, beamed ceilings, and dual-aspect windows that flood the rooms with natural light. A generous breakfast kitchen sits at the heart of the home, offering a great family space with double doors leading to a sunroom, complete with triple-aspect windows and French doors opening onto the rear garden.

To the first floor, there are four well-proportioned double bedrooms, all neutrally decorated, and ideal for modern family living. These are serviced by a family bathroom and an additional shower room, providing flexibility and convenience.

An exceptional feature of this home is the attached shop space, perfect for those seeking business premises, a studio, or further conversion potential (subject to permissions). The shop includes three versatile store rooms and a main retail area with French doors opening to the front of the property.

Externally, the property continues to impress. A large gated driveway offers ample parking for multiple vehicles, while a charming enclosed front garden features a paved path, wood chip borders, and a variety of mature shrubs and perennials that enhance the home's kerb appeal.

To the rear, an initial paved patio opens out to an extensive lawn, perfect for families or entertaining. A summerhouse is a great addition to enjoy the

warmer months. Wrapping around the garden and driveway is a separate paddock, ideal for those with equestrian interests or looking to establish a smallholding.

With its period charm, flexible accommodation, expansive outdoor space and unique commercial potential, this property is truly a rare find.

### Location



Stockton Brook is a small village located in Staffordshire. It is situated on the edge of the Peak District National Park and is surrounded by beautiful countryside. The village is known for its picturesque views and peaceful atmosphere, making it a popular destination for tourists and locals alike.

One of the main attractions in Stockton Brook is the Caldon Canal, which runs through the village. The canal is a popular spot for boating and fishing, and there are several pubs and restaurants along its banks. The canal also provides a scenic walking route, with many people enjoying a leisurely stroll along its towpath.

Another notable feature of Stockton Brook is its historic church, St. Mary's. The church dates back to the 12th century and is a Grade II listed building. It is known for its beautiful stained glass windows and impressive architecture, making it a popular destination for history buffs and architecture enthusiasts.

Overall, Stockton Brook is a charming village with plenty to offer. Its beautiful countryside, historic landmarks, and peaceful atmosphere make it a great place to escape the hustle and bustle of city life.

### Living Room

11'6" x 18'5" (3.53 x 5.63)



Wooden flooring. Wooden door to the front aspect. Two uPVC double glazed windows to the front and rear aspect. Fireplace with wooden surround. Two wall lights. Two ceiling lights.

### Breakfast kitchen

14'2" x 19'6" (4.32 x 5.95)



Tiled flooring. A range of wooden wall and base units with laminate worksurfaces above. Integrated ceramic mixer tap above. Space full range style cooker. Undercounter space for washing machine and dishwasher. Radiator. Three uPVC double glazed windows to the front, side, and rear aspect. Two ceiling lights.

### Sun Room

7'6" x 10'4" (2.31 x 3.17)



Continued flooring. Wall mounted radiator. Two uPVC double glazed windows to the front and side aspect. French doors to the rear aspect. Ceiling light.

### Snug

18'10" x 8'8" (5.75 x 2.66)



Wooden flooring. Two wall mounted radiators. uPVC double glazed window to the front aspect. Stairs to the first floor accommodation. Two ceiling lights.



## First Floor Landing



Fitted carpet. uPVC double glazed window to the rear aspect. Three ceiling lights. Storage cupboard housing combination boiler. Two loft access points

## Bedroom One

8'7" x 17'7" (2.62 x 5.37 )



Wood effect flooring. Two wall mounted radiators. uPVC double glazed window to the front aspect. Wooden double glazed window to the side aspect. Built in wardrobes. Two ceiling lights.

## Bedroom Two

8'2" x 10'5" (2.50 x 3.20 )



Wood effect laminate flooring. Wall mounted radiator. Two uPVC double glazed windows to the side and rear aspect. Ceiling light.

## Bedroom Three

8'8" x 15'0" (2.66 x 4.59 )



Wood effect laminate flooring. Wall mounted radiator. Two uPVC double glazed windows to the front aspect. Ceiling light.

### Bedroom Four

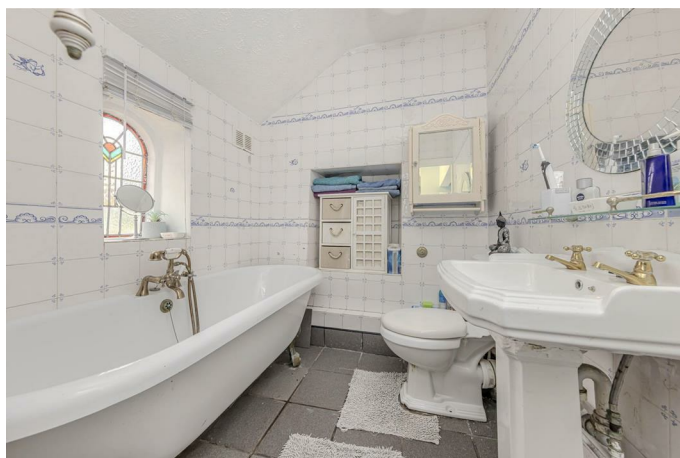
8'8" x 9'10" to wardrobes (2.66 x 3.00 to wardrobes)



Wood effect laminate flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Built in wardrobes. Picture railing. Ceiling light.

### Bathroom

6'3" x 6'3" (1.92 x 1.92 )



Tiled flooring. Tiled Walls. Low level WC. Pedestal wash hand basin. Roll top claw foot bath with shower attachment. Wall mounted radiator. Wooden stained glass window to the rear aspect. Ceiling light.

### Shower Room

6'6" x 5'6" (2.00 x 1.68 )



Tiled flooring. Tiled walls. Shower enclosure with shower. Low level WC. Pedestal wash hand basin. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the rear aspect. Inset spotlights.

### Shop space

15'0" x 11'5" (4.58 x 3.50 )



Wooden flooring. French doors to the side aspect. Two uPVC double glazed windows to the front aspect. Ceiling light.

### Rear Store Room

8'6" max x 19'3" max (2.61 max x 5.88 max )

Wooden flooring. uPVC double glazed window to the side aspect. Skylight. Two wall lights.



### Storage space

4'5" x 7'11" (1.36 x 2.43)



Continued wooden flooring. Ceiling light.

### Storage Space

6'5" x 8'0" (1.98 x 2.45)

Wooden flooring. Obscured uPVC double glazed window to the side aspect. Ceiling light.

### Outside



Externally, the property continues to excel with a large gated driveway providing ample parking for multiple vehicles with gated access into a large enclosed grass paddock. There is a large lawned garden with an initial patio area which can be accessed via French doors from the Sun room. To the front of the property is a charming front garden with gated pathway leading to the front of the home.

### Summer House

12'3" x 17'1" (3.75 x 5.21 )



Wooden flooring. And wooden double glazed windows to the front inside aspect. French doors to the front aspect. Power and lighting.

### Garage

22'11" x 10'9" (7.01 x 3.30 )



Power and Lighting. Double doors to the front aspect.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

### 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.

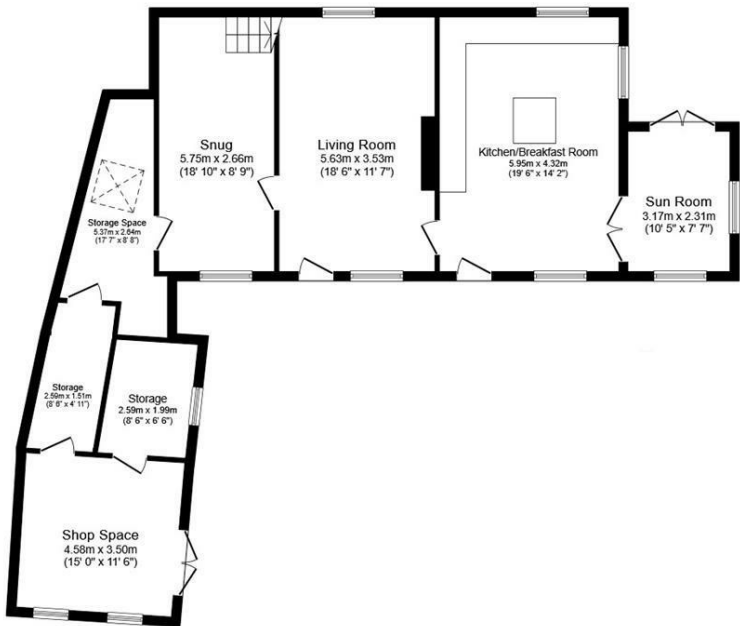
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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.

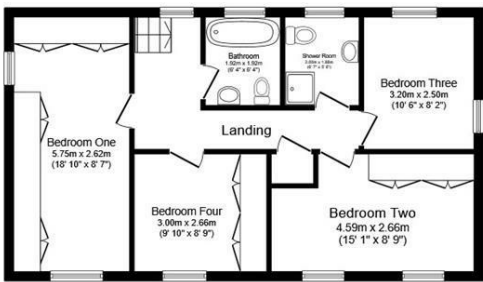
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



Floor Plan



Ground Floor  
Floor area 99.7 sq.m. (1,073 sq.ft.)



First Floor  
Floor area 59.9 sq.m. (644 sq.ft.)

Total floor area: 159.5 sq.m. (1,717 sq.ft.)

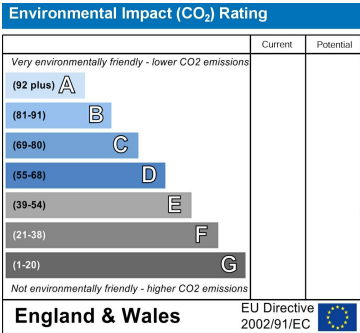
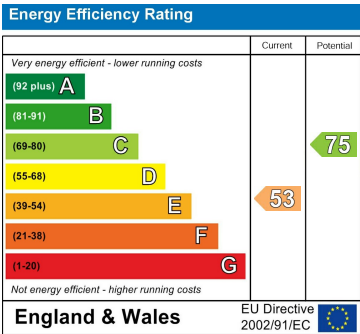
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.