



2 The Bunting, Stoke-On-Trent, ST9 0BQ

Offers in excess of £145,000

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"Less space, less clutter, more freedom." - Unknown

A charming one-bedroom cottage nestled in the heart of the sought-after village of Wetley Rocks, beautifully presented throughout with stylish cottage-inspired interiors. This delightful home offers the perfect blend of character and comfort, making it an ideal choice for those seeking a peaceful retreat in a semi-rural setting.

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

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Denise White Estate Agents Comments

Tucked away in the heart of the charming village of Wetley Rocks, this quaint one-bedroom cottage offers an ideal opportunity for first-time buyers or individuals seeking a cosy home in a desirable semi-rural setting.

Internally, the property welcomes you into a warm and inviting living room, full of character with its beautiful exposed beams, a charming brick fire surround, and dual aspect windows that allow natural light to flow throughout the space. The living area leads seamlessly into a neutral kitchen, fitted with farmhouse-style cabinets and a classic ceramic sink, creating a perfect blend of comfort and practicality.

From the kitchen, there is access to an enclosed rear yard, as well as stairs rising to the first floor. Upstairs, you will find a well-proportioned double bedroom positioned to the front aspect, along with a stunning bathroom featuring a freestanding roll-top bath and ample built-in storage.

Externally, the property benefits from a paved rear yard—ideal for outdoor seating and enjoying the warmer months—along with a useful storage shed.

This delightful cottage combines character, charm, and convenience, making it a wonderful place to call home.

Location

Wetley Rocks is a Staffordshire Moorlands Village located approximately 2 miles from the village of Cheddleton, 6 Miles from the Market Towns of Leek and Cheadle, and 7 miles from Stoke on Trent City Centre.

The village itself enjoys the benefit of a local petrol station which has a shop and post office, as well as a popular public house, a Church, Village Hall and Primary School.

The village lies on a small north-south ridge; immediately to the east is the edge of a plateau, and there are rock outcrops of millstone grit along

the northern part of the ridgeline; the outcrops have restricted the growth of the village east of the A520. The name of the village comes from these rock outcrops, and from the nature of the pasture land (ley or lea being pasture). A local quarry, part of the same outcrop, provided the stone for many of the original buildings.

Wetley Abbey, about half a mile south of the village, is a large building built in the early 19th century in Gothic style although it has no religious connections; it is now a care home but was at one time the home of the 19th-century painter George Hemming Mason.

Living Room

12'4" x 11'10" (3.77 x 3.63)



LVT flooring. Radiator. Gas fire with tiled half and brick surround. uPVC windows to the front aspect. Exposed beams. Wall lights.

Breakfast Kitchen

12'4" x 9'6" (3.77 x 2.90)



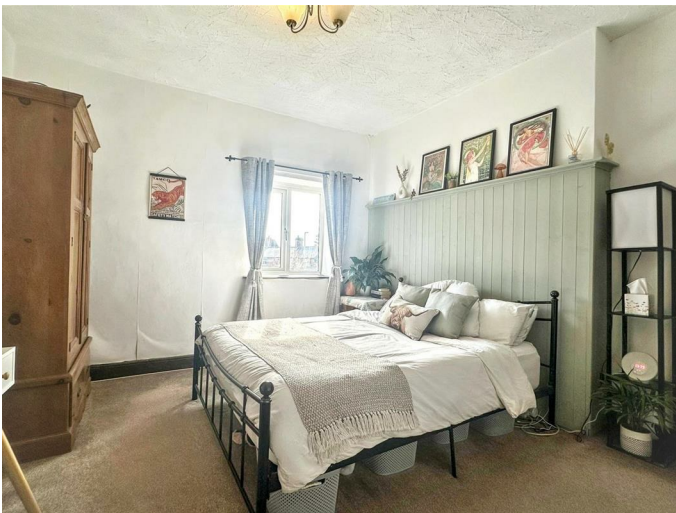
Fitted with a range of wall and base units, space for fridge, space for freezer, plumbing for washing machine, space for dryer, Bacco cooker. Belfast sink unit. uPVC window to the rear aspect. uPVC stable door with access to outside. Stair access leading to first floor accommodation, Ceiling light.

First Floor Landing

Carpet. Ceiling light. Doors leading into:-

Bedroom One

12'2" x 11'11" (3.72 x 3.64)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bathroom

8'11" x 7'4" (2.73 x 2.25)



Suite is comprised of Low level WC, Pedestal wash hand basin, free standing bath with shower attachment, Airing cupboard. Exposed wooden flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



To the rear of the home is an enclosed private paved yard area with a useful outbuilding ideal for storage. There is also gated access to the side of the home.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

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!



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.

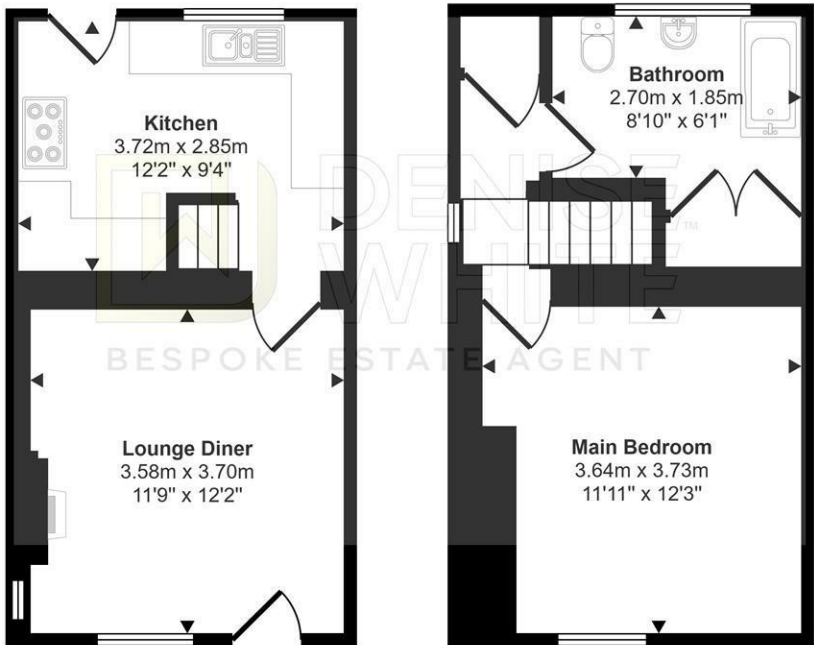
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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

Approx Gross Internal Area
53 sq m / 570 sq ft



Ground Floor
Approx 26 sq m / 280 sq ft

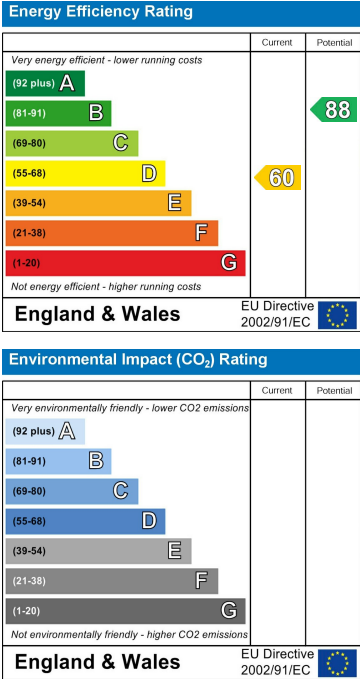
First Floor
Approx 27 sq m / 290 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.