DENISE WHITE™
BESPOKE ESTATE AGENT









16 Whiston Eaves Lane, Whiston, ST10 2JB

Offers over £390,000

"Owning a home means crafting your own personal masterpiece." - Real Estate Spice

Occupying a generous corner plot within the highly sought-after village of Whiston, this traditional detached home offers spacious and characterful accommodation with excellent potential for modernisation, extension, or reconfiguration subject to the necessary permissions. Enjoying mature private gardens with patio areas and a stream running through the grounds, the property presents a rare opportunity to create a wonderful family home in a peaceful village setting.

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Denise White Agent Comments

Positioned within the sought-after semi-rural surroundings of Whiston Village, this traditional detached residence occupies an impressive corner plot, offering both privacy and significant scope for enhancement. With generous grounds wrapping around the property, it presents an exciting opportunity for extension, reconfiguration, or full modernisation—ideal for buyers looking to create a truly individual home.

The location strikes a fine balance between countryside calm and everyday convenience. Whiston's scenic surroundings, including nearby open countryside and leisure facilities such as a local golf course, provide a relaxed lifestyle, while essential amenities remain easily accessible.

Stepping inside, a spacious entrance hall welcomes you in. The principal reception room is particularly appealing, centred around a striking brick inglenook fireplace that adds warmth and character. Dual-aspect windows draw in natural light throughout the day and offer pleasant outlooks across the gardens, enhancing the sense of space.

The kitchen provides a solid footprint for redesign, with ample room to accommodate a dining or breakfast area. Adjoining this space is a versatile snug, which could be opened up to create a more contemporary, open-plan kitchen-living arrangement if desired. The kitchen also gives access to the side garage, where a utility area is currently housed, adding further practicality.

Upstairs, the accommodation comprises three well-sized bedrooms, all offering comfortable proportions. The principal bedroom is particularly spacious, echoing the generous feel of the main living area below. A family bathroom serves the first floor, fitted with a traditional three-piece suite.

Externally, the property truly comes into its own. The mature gardens are a standout feature, with established trees and planting creating a high degree of privacy and a tranquil atmosphere. A substantial patio area provides an ideal setting for outdoor dining and entertaining, while a charming stream running along the boundary enhances the sense of rural character.

With its combination of plot size, setting, and inherent charm, this is a property that offers far more than meets the eye—presenting a rare opportunity to secure a home with genuine long-term potential in a highly desirable village location.

Location

Whiston is a charming rural village nestled in the Staffordshire Moorlands, surrounded by rolling countryside and beautiful views across the Churnet Valley. Set just off the A52 between the historic market towns of Cheadle and Leek, the village enjoys a peaceful setting while remaining well-connected to local amenities and transport links.

Known for its scenic beauty and elevated position, Whiston is a popular choice for those seeking a quieter pace of life, with easy access to walking trails, open fields, and nearby woodland. The River Churnet flows nearby, and the surrounding landscape is a haven for nature lovers, with walks towards Consall, Froghall, and the Peak District National Park, which lies just to the north.

Whiston retains a friendly village atmosphere and a strong sense of community, with the vibrant Village Hall, churches, golf club and local farms contributing to its traditional rural character. Families are well served by a selection of good schools in nearby villages and towns, and commuters benefit from proximity to Stoke-on-Trent, Uttoxeter, and major road networks such as the A50 and M6 corridor.

With its mix of countryside charm, attractive homes, and a tranquil, elevated position, Whiston offers a wonderful lifestyle for those looking to enjoy the best of Staffordshire's rural beauty without feeling isolated.

Entrance Porch

Composite door to the front aspect. Quarry tiled flooring. Door leading into :-

Entrance Hallway



Carpet. Radiator. Stair access leading to first floor accommodation. Ceiling lights. Doors leading into: –

Lounge

22'9" x 11'5" (6.94 x 3.48)



Carpet. Radiators. Fireplace with tiled hearth and brick surround. uPVC window to the rear aspect. uPVC bay window to the front aspect. Wall lights.

Snug

9'9" x 6'11" (2.98 x 2.11)



Carpet. Radiator. uPVC windows to the rear aspect. Ceiling light. Doors leading into: –

Kitchen

12'2" x 10'5" (3.72 x 3.18)



Fitted with range of wall and base units with work surfaces over incorporating a double sink unit. Integrated double oven, Neff hob. uPVC window to the rear aspect. Ceiling light. Doors leading into : –

WC

Laminate flooring. Wash hand basin. Low level WC. uPVC Obscured windows to the front aspect. Ceiling light.

First Floor Landing

Carpet. uPVC windows to the front aspect. Loft access. Ceiling light. Doors leading into : –

Bedroom One

18'4" x 11'5" (5.60 x 3.50)



Carpet. Radiator. Built-in wardrobes. uPVC windows to the side and rear aspect. Wall lights.

Bedroom Two

11'9" x 8'2" (3.60 x 2.50)



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

Bedroom Three

9'7" x 6'8" (2.94 x 2.04)



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

Bathroom

6'0" x 5'4" (1.83 x 1.64)



Fitted with a suite comprising of, bath with shower attachment, rainfall shower, pedestal wash hand basin, low level WC. Laminate flooring. Heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Garage

17'3" x 12'11" (5.27 x 3.94)

Up and over door to the front aspect. Door to the rear aspect.

Outside



The property occupies a large plot with off road parking to the front of the property leading to an integral garage. Lawned gardens surround the property with a gravel patio area at the rear of the home as well as a range of mature trees to the bottom of the garden.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band E

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.

Need 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.

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.

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.

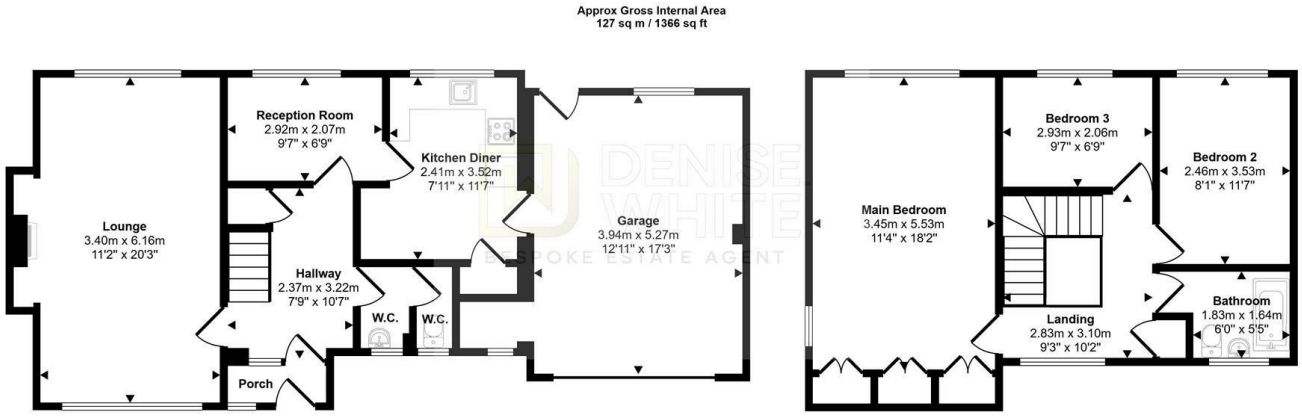
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the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

Buyer 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

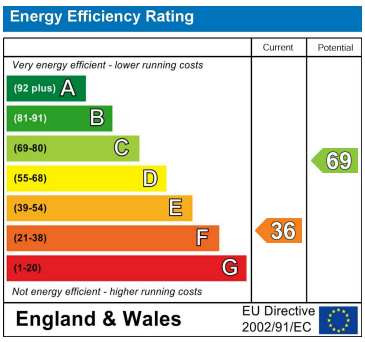


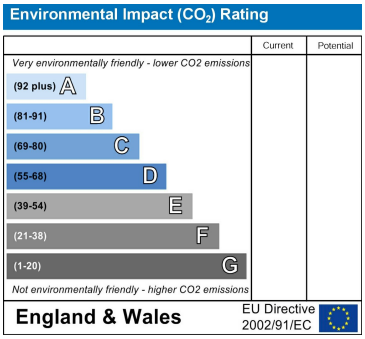
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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