



## 10 The Square, Stoke-On-Trent, ST10 3AB

Offers in the region of **£250,000**

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

"Country lanes, cottage gardens and warm-hearted neighbours - that's the poetry of village life"

Beautifully presented and full of rustic character, this quintessential village cottage offers cosy country living at its finest! Bursting at the seams with character and positioned in a picturesque location on The Square, with the stunning scenery of Cotton Dell and Dimmingsdale just a stones throw away, not to mention the village pub and highly regarded Valley School!

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

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## Denise White Estate Agents Comments

Nestled in the heart of the charming village of Oakamoor, you will find this beautifully presented, quintessential cottage. Brimming with rustic character and timeless charm, the property enjoys a picturesque setting on The Square, with a delightful cottage garden that completes the storybook appeal.

Inside, a cosy lounge welcomes you to the property and centres around a striking stone fireplace with a multi-fuel stove – perfect for relaxing evenings. A stripped wooden door leads through to the country-style kitchen which boasts slate work surfaces, from which stairs lead to the First Floor and a door leads through to a stylish ground floor Bathroom featuring a freestanding roll-top bath.

Upstairs, you'll find a double bedroom to the rear aspect and a versatile study or snug, from which stairs lead to a second spacious double bedroom tucked away on the top floor.

Outside, the block-paved cottage garden is a sanctuary of wildflower borders, with a wooden summer house providing the perfect spot to enjoy peaceful village life.

A true gem in a sought-after Staffordshire Moorlands setting.

### Location

The Churnet Valley landscape is truly remarkable, and its potential designation as an Area of Outstanding Natural Beauty reflects its breathtaking scenery. Within walking distance of the village, there are two local pubs where you can enjoy a drink, as well as the charming "Ramblers Retreat" tea room. Additionally, the village is located next to Alton, which offers a range of local shops and is home to the famous Alton Towers Theme Park. The market towns of Ashbourne and Leek are less than a 25-minute drive away, while Cheadle is just a 5-minute drive away, providing easy access to major commuter routes.

Nature enthusiasts will delight in the numerous

nature reserves in and around Oakamoor, which are owned by conservation organizations and the County Council. Some of the notable reserves in the area include Hawksmoor Nature Reserve (managed by the National Trust), Dimmingsdale Nature Reserve, Oakamoor to Denstone Greenway (managed by Staffordshire County Council), and Cotton Dell Nature Reserve (managed by Staffordshire Wildlife Trust). Carr Wood, situated in the northern part of the village, serves as a stunning backdrop to the conservation area, with woodland stretching northwards from Churnet View Road and The Valley School.

For those seeking tranquillity and natural beauty, Dimmingsdale is a hidden gem in North Staffordshire. Its rolling countryside is adorned with woodlands, streams, ponds, and lakes, providing a serene and peaceful environment. Dimmingsdale is a paradise for walkers, offering a plethora of routes throughout the valley, ranging from short and easy strolls to challenging full-day hikes.

### Lounge

13'9" x 12'0" (4.21 x 3.66)



Wooden entrance door to the front aspect. Stripped wooden floor. uPVC window to the front aspect. Multi fuel stove sat on a stone hearth with brick inset and stone surround. Exposed brick walls. Radiator. Ceiling light. Door leading into:-

## Dining Kitchen

16'3" x 13'9" (4.97 x 4.21)



Fitted with wooden painted wall and base units with slate work surfaces over incorporating a Belfast sink unit with mixer tap. Space for undercounter fridge. Plumbing for automatic washing machine and dishwasher. Space for a range style cooker. Tiled flooring. Exposed brick walls. Feature beam to the ceiling. Two ceiling lights. Stairs off to the first floor. Wooden door to the rear aspect. Two uPVC windows to the side aspect. Door leading into:-

## Bathroom

11'4" x 5'3" (3.46 x 1.61)



Fitted with a suite comprising of freestanding clawfoot double ended roll top bath with shower mixer tap, low-level WC and countertop wash hand basin. Fully tiled shower cubicle. Tiled flooring.

Radiator. Obscured uPVC window to the side aspect. Two wall lights. Ceiling spotlights. Storage cupboard off with power and vent for tumble dryer.

## First Floor Landing



Traditional tiled flooring. Ceiling light. Doors leading into:-

## Bedroom Two

12'6" x 12'0" (3.82 x 3.66)



Stripped wooden flooring. uPVC window to the front aspect. Built in storage cupboard to the alcove housing the gas combination boiler. Ceiling light.

## Study/Sitting Room

10'11" x 10'1" (3.35 x 3.09)



Stripped wooden flooring. Radiator. uPVC window to the rear aspect. Stairs off to the second floor. Ceiling light.

## Second Floor

### Bedroom One

14'10" x 13'8" minimum (4.54 x 4.17 minimum)



Carpet. Freestanding traditional radiator. Velux windows to the front and rear aspects. Exposed beams to the ceiling. Exposed brick chimney breast. Ceiling light.

## Outside



To the front of the property there is a beautiful, block paved cottage garden bordered with well stocked wild flower beds and boasting a timber summer house; the perfect spot for enjoying your morning coffee, or perhaps a glass of your favourite tippie in the evening sunshine!

### What3Words Location

Struggling to locate the property? Use this what3words location to help direct you to it!

"broom.panoramic.choppers"

### 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.

## 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?**

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.

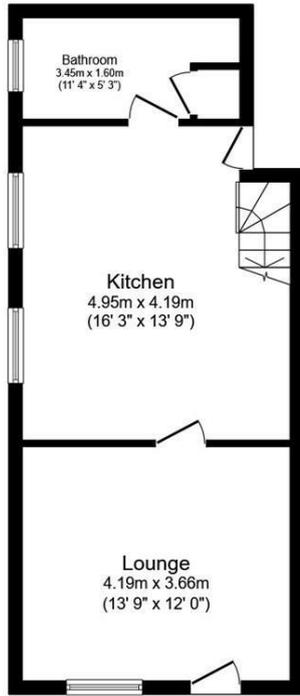
### **You Need A Solicitor!**

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.

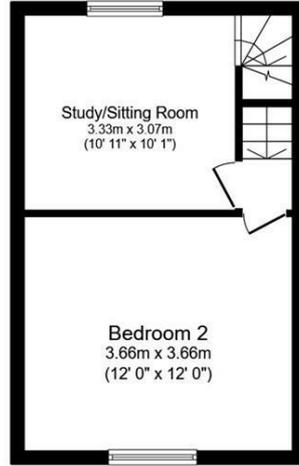
### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



**Ground Floor**  
Floor area 41.6 sq.m. (448 sq.ft.)



**First Floor**  
Floor area 28.6 sq.m. (308 sq.ft.)



**Second Floor**  
Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 88.3 sq.m. (951 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.