



Sycamore Cottage Leek Road, Staffordshire, ST10 3JS

Offers in excess of £395,000

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"There is a quiet joy in listening to the water and watching the seasons flow past" ~ Anonymous

Sycamore Cottage is a charming stone-built, double-fronted cottage set in a picturesque riverside position on the outskirts of the village of Waterhouses. Beautifully maintained and thoughtfully improved by the current owners, the property offers spacious and well-presented accommodation including two characterful reception rooms with multifuel stoves, a bespoke handmade kitchen with granite worktops, three double bedrooms and a traditional family bathroom. Externally the property benefits from gated off-road parking, a double garage, attractive gardens and a paved area leading down towards the river, creating a truly idyllic countryside setting.

Denise White Estate Agents Comments

Sycamore Cottage is a beautiful stone-built, double-fronted period cottage occupying a delightful riverside setting on the outskirts of the village of Waterhouses. Having been thoughtfully improved and exceptionally well maintained by the current owners, the property offers spacious and beautifully presented accommodation throughout, perfectly blending traditional charm with modern comforts.

An entrance hall welcomes you to the home, with stairs rising to the first floor and doors leading to two spacious reception rooms. The lounge is a particularly generous space, with delightful dual aspect windows and centred around a charming multifuel stove, which not only creates a cosy focal point but also powers the central heating system and hot water. Adjacent to the lounge, and positioned to the front aspect, is a further well-proportioned sitting room, again enjoying dual aspect windows and its own multifuel stove, creating a warm and characterful space ideal for relaxing or entertaining.

To the rear of the property lies the beautifully appointed kitchen, fitted with a bespoke handmade range of units finished with granite worktops and complemented by a selection of integrated appliances. Windows from the kitchen overlook the tranquil river to the rear, while a door leads through to a practical utility room. The utility provides additional storage and laundry space, with a useful store cupboard and a convenient downstairs WC located just off, as well as external access to the side of the property.

To the first floor, the landing leads to three well-proportioned double bedrooms, each enjoying pleasant outlooks. These are served by a beautifully styled family bathroom, finished in a traditional design and featuring a freestanding slipper bath together with a separate walk-in shower.

Externally, double gates open from the frontage onto a generous driveway providing ample off-road parking and leading to a detached double

garage. Gardens are positioned to the side of the cottage and are mainly laid to lawn, beautifully maintained and complemented by a greenhouse and timber garden shed. Beyond the garage, a further paved seating area provides a peaceful spot from which steps lead down towards the river, creating a truly picturesque outdoor setting.

Sycamore Cottage represents a rare opportunity to acquire a charming and characterful home in an idyllic location, offering a wonderful balance of countryside tranquillity and village convenience.

Location

Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic. via many footpaths or the aforementioned Manifold Way Cycle path The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

Entrance Hall

Wooden entrance door to the front aspect. Carpet. Radiator. uPVC Windows to the side aspects. Stair access leading to first floor accommodation. Ceiling light. Doors leading into:-

Lounge

13'4" x 12'0" (4.07 x 3.67)



Laminate flooring. Exposed brick fireplace housing a multi fuel burner with a back boiler which runs the central heating system and heats the hot water, set on a stone hearth. uPVC Windows to the front and side aspects. Ceiling light.

Sitting Room

11'8" x 12'10" (3.57 x 3.93)



Fitted carpet. Radiator. Exposed brick fireplace housing a multi-fuel stove set on a stone hearth. uPVC Windows to the front and side aspects. Ceiling light. Door leading into:-

Kitchen

19'8" x 8'5" (6.01 x 2.58)



Fitted with a range of handmade, bespoke wall and base units with granite work surfaces over incorporating a Belfast style sink unit with mixer tap and a useful pantry storage cupboard. Space for a Range style cooker with extractor over. Integrated fridge freezer, microwave, dishwasher and bin unit. Tiled flooring. Under stair storage off. uPVC Windows to the rear aspect. Ceiling lights. Door leading into:-

Utility Room

7'8" x 6'5" (2.36 x 1.97)



Fitted with wall and base units with wood effect work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Tiled flooring. Plumbing for automatic washing machine. Space for a condensing tumble dryer. uPVC double

glazed window to the rear aspect. Ceiling light.
uPVC door to the side aspect. Door leading into:-

WC

4'0" x 2'1" (1.24 x 0.64)



Fitted with a low level WC and wall mounted wash hand basin. Tiled flooring. Part tiled walls. Ceiling light.

First Floor Landing

9'1" x 5'3" extending to 11'3" (2.78 x 1.62 extending to 3.44)

Carpet. Radiator. uPVC window to the rear aspect. Doors leading into:-

Bedroom One

13'0" x 12'3" (3.97 x 3.74)



Carpet. Radiator. uPVC windows to the front and side aspects. Storage cupboard off. Loft access. Ceiling light.

Bedroom Two

12'11" x 11'11" (3.95 x 3.65)



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling light.

Bedroom Three

11'8" x 9'1" (3.58 x 2.78)



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

Bathroom

9'1" x 7'3" (2.78 x 2.22)



Fitted with a suite comprising of a freestanding claw foot roll top slipper bath with freestanding shower mixer taps, traditional pedestal wash hand basin, low level WC and walk in Shower. Tiled flooring. Part tiled walls. Traditional style heated towel rail. Obscured uPVC window to the side aspect. Two wall lights. Ceiling light.

Outside



Externally, Sycamore Cottage enjoys attractive and well-maintained outdoor space which perfectly complements its picturesque riverside setting. Double gates open from the frontage onto a generous driveway providing ample off-road parking and leading to a detached double garage. Gardens extend to the side of the property and are mainly laid to lawn, bordered by mature planting

and offering a peaceful space to relax and enjoy the surrounding countryside. A greenhouse and timber garden shed provide useful storage for gardening enthusiasts, while beyond the garage a paved garden area gently leads down towards the river, creating a tranquil and scenic backdrop to this charming cottage.

Double garage

19'7" x 16'11" (5.99 x 5.17)

Wooden doors to the front aspect. Power and light.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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!

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!

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.

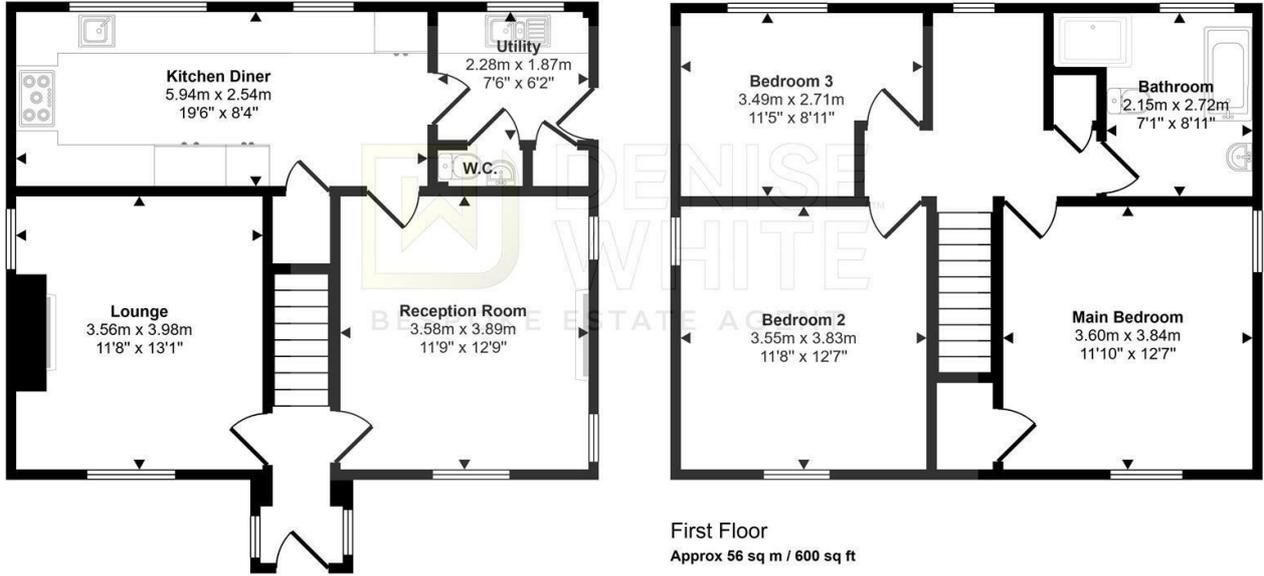
Buyer ID Checks

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

Approx Gross Internal Area
113 sq m / 1211 sq ft

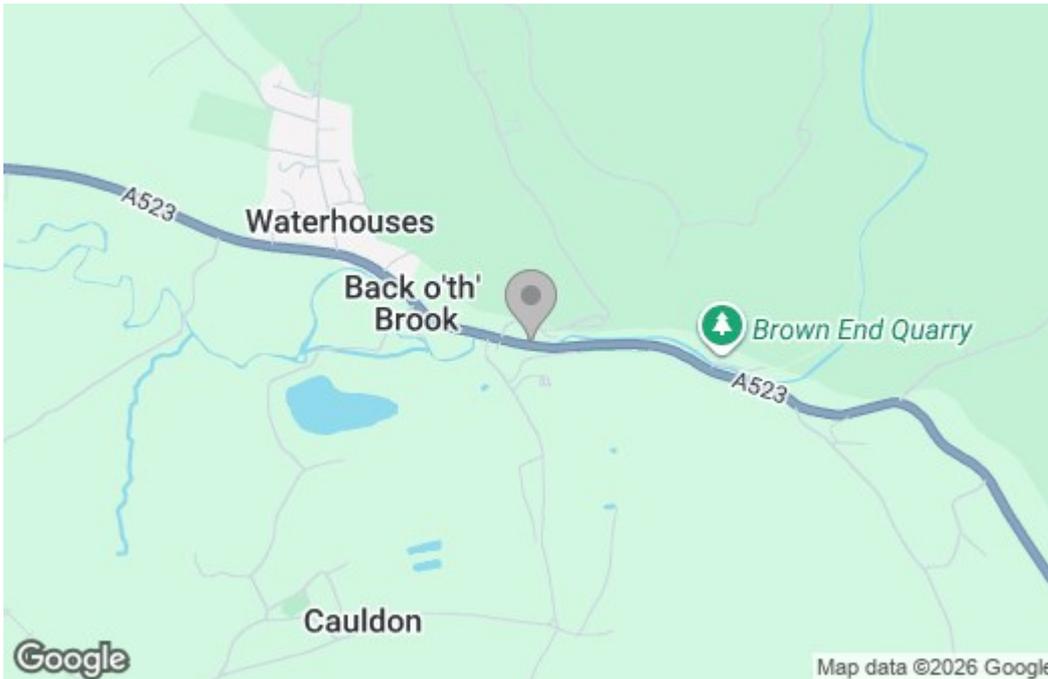


Ground Floor
Approx 57 sq m / 611 sq ft

First Floor
Approx 56 sq m / 600 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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