



## **93 Folly Lane, ST13 7DA**

**Guide price £225,000**

**\*\*GUIDE PRICE OF £225,000 - £250,000\*\***

"Space, potential and a superb plot – a detached bungalow ready for its next chapter."

Located on Folly Lane, Cheddleton, this property offers versatile accommodation, ample off-road parking, front and rear gardens and additional land beyond the rear garden, this property presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own style. Ideally suited to those seeking a quieter, semi-rural setting while remaining within easy reach of local amenities and surrounding countryside.

### Denise White Estate Agent Comments

Situated on Folly Lane in the popular village of Cheddleton, this detached bungalow offers well-proportioned and versatile accommodation arranged over two floors, together with front and rear gardens, a generous plot and an additional area of land immediately beyond the rear garden, which lends itself for further extension of the garden or for use as a private allotment area.

The property is entered via an enclosed porch, leading into the welcoming entrance hallway. From here, access is provided to the spacious lounge, which offers a versatile layout with an open-plan feel extending through to the dining area. The ground floor also provides access to a comfortable double bedroom overlooking the front aspect, together with a well-proportioned kitchen overlooking the rear garden and benefiting from an adjoining side porch.

A ground-floor bathroom is currently stripped back to a blank canvas, providing the opportunity for a new owner to create and install a bathroom entirely to their own taste and specification.

To the first floor, the landing provides access to a further double bedroom, featuring skylight windows which allow plenty of natural light into the room. The first floor also benefits from an en-suite shower area, comprising of a low level WC, wash hand basin and shower, alongside extensive eaves storage running across the property and providing excellent additional storage space.

Internally, the property has been well maintained but would benefit from a degree of modernisation and refurbishment, offering prospective purchasers the opportunity to update and personalise the accommodation to their own requirements.

Externally, the property occupies a generous plot, with gardens to both the front and rear, and off-road parking together with the additional parcel of versatile land directly beyond the rear garden. The combination of the detached accommodation, generous outside space and scope for

improvement makes this an appealing opportunity for buyers looking for a property they can modernise and make their own.

### Location



Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, a bowls club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including

the Churnet Valley Way, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

### Why We Love This Home!



There is plenty to get excited about here. Set on a fantastic plot in a beautiful semi-rural location, this is a home that gives its next owner the opportunity to truly make it their own.

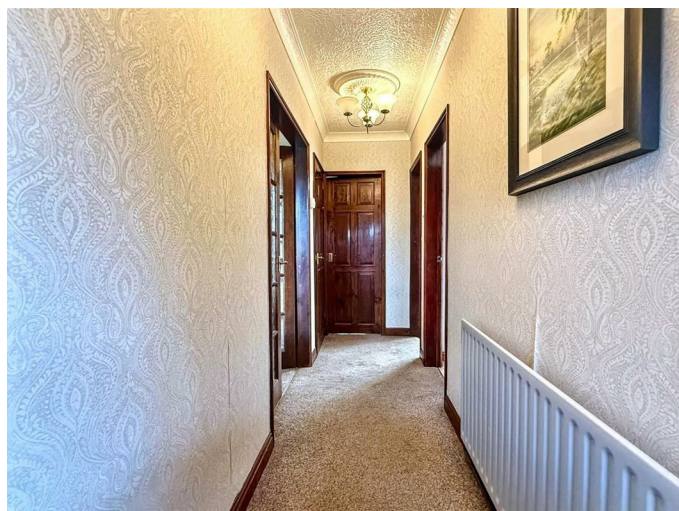
The accommodation is already well laid out and perfectly usable, meaning you can move straight in and take your time modernising the property room by room, rather than having to tackle everything at once. Whether you're looking to refresh the kitchen, create your ideal bathroom or simply add your own style throughout, there is plenty of scope to put your personal stamp on the space.

Outside is where this property really comes into its own. The generous plot provides excellent garden space, while the additional parcel of land beyond the rear garden offers further potential to extend and enhance the outdoor space, subject to any necessary permissions.

Combined with the versatility of the accommodation, ample parking and the peaceful Cheddleton setting, this is a property with plenty of potential for someone looking to create a home that works around them.

### Entrance Porch

### Entrance Hall



### Lounge

13'5" x 11'6" (4.09 x 3.53 )



### Dining Room

11'1" x 8'8" (3.40 x 2.65)



### Bathroom

7'11" x 6'0" (2.42 x 1.84)



Currently stopped bear for a new suite to be added. Wall mounted boiler.

### Bedroom Two

10'10" x 10'8" (3.31 x 3.26)



### Kitchen

11'4" x 10'8" (3.47 x 3.26)



### Side porch

10'6" x 5'1" (3.21 x 1.55)



### First floor Landing / Shower Room



### Bedroom One

14'9" x 11'6" (4.51 x 3.51 )



### Outside



The property enjoys a generous and versatile plot, with a well-established front garden providing a pleasant approach to the home. Mature trees and hedging help create a good degree of privacy, while a substantial driveway provides ample off-road parking.

To the rear is a sizeable garden offering plenty of outdoor space, with established features including a pond and existing kennel areas. Beyond the main garden is an additional parcel of land, providing further scope for those looking to enhance and extend the outdoor space to suit their needs.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

## 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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

### **Property To Let?**

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

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

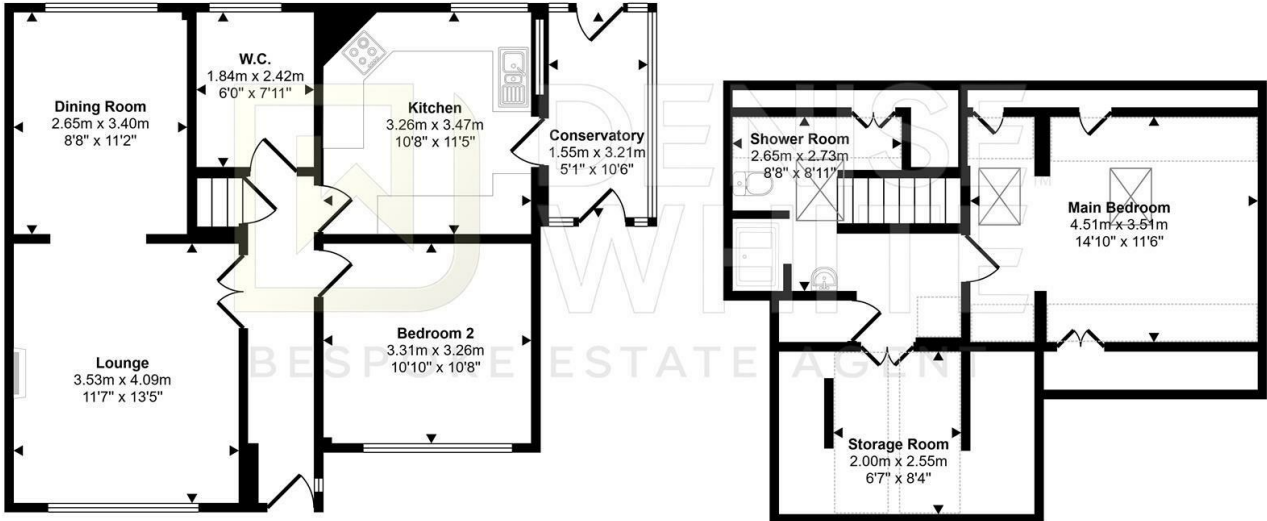
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

### **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  
111 sq m / 1191 sq ft



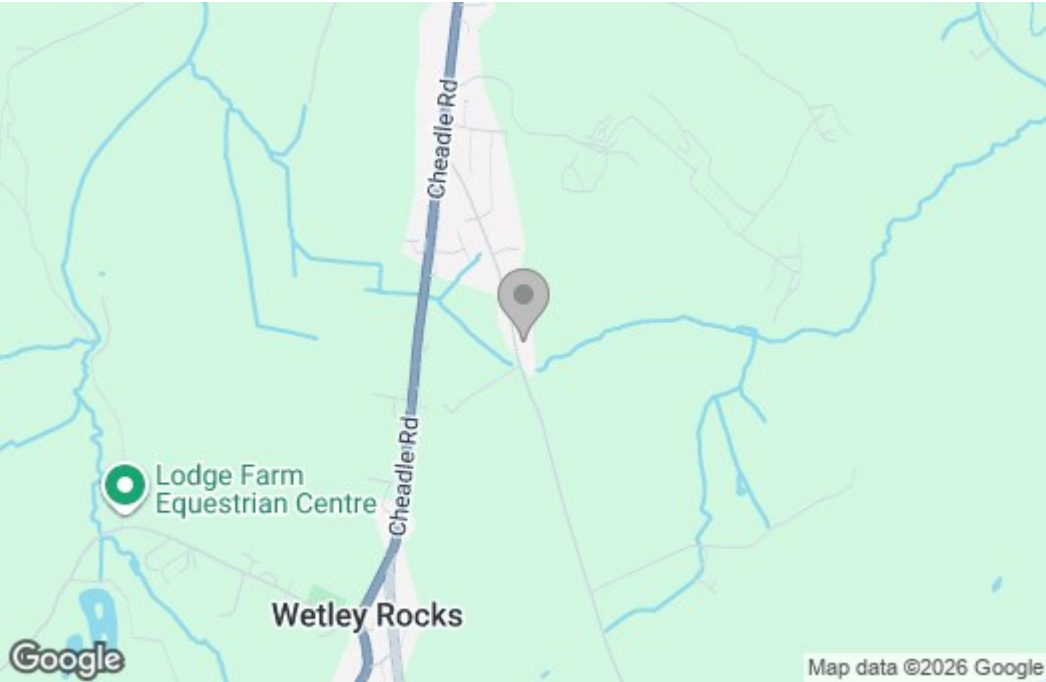
Ground Floor  
Approx 65 sq m / 704 sq ft

First Floor  
Approx 45 sq m / 488 sq ft

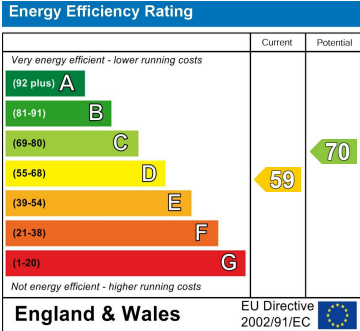
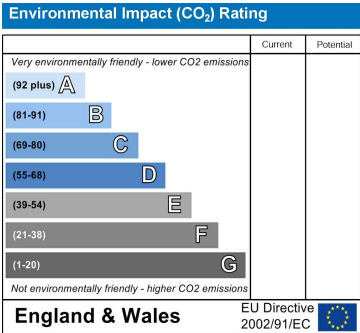
Denotes head height below 1.5m

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.