



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Rosedale Cheadle Road

Cheddleton, Leek, ST13 7BH

**Offers Over £625,000**



## Rosedale Cheadle Road

Cheddleton, Leek, ST13 7BH

Rosedale offers an exciting and rare opportunity to acquire an imposing residential property, together with a development opportunity with planning consent for three substantial dwellings in the rear paddock.

The existing property is a 'Gentlemen's Residence' with many original features including servants bells, well proportioned rooms, with accommodation extending to 1950 square feet, plus garages. It is the first time the property has ever been on the market.

The property will be of interest to a multitude of potential buyers, including those looking for a discerning property with gardens and land and developers. Viewing is highly recommended to appreciate the scope and potential on offer.

### Situation

Rosedale is located in the popular village of Cheddleton being close to neighbouring towns for good commuting. The property is within close proximity to many local amenities such as schools, shops, public houses and village shops along with countryside walks on the doorstep.





### Directions

Approaching the property from Leek through Cheddleton, Rosedale is situated on the left hand side and can be found using the following What3Words code

///rates.topples.encoding

### Accommodation Comprises

#### Entrance Door

Leading into Porch with inner glass door which leads into:-

#### Hallway

Having Oak Flooring & Radiator with Staircase off: -

#### Sitting Room

17'3" x 19'9" max (5.266m x 6.033m max)

With fireplace with gas fire, original French windows to the outside, three radiators and fully fitted carpet.

#### Study

9'2" x 9'8" (2.80m x 2.967m)

With original door to the outside, radiator and fully fitted carpet along with window to the rear.



### Dining Room

27'0" x 11'7" (8.238m x 3.533m)

With open fire fireplace, three radiators and fully fitted carpet, feature bay window to the front and original french doors to the rear.



### Kitchen

9'2" x 10'3" (2.802m x 3.143m)

Range of wall and base units, quarry tiled flooring, electric oven and hob and radiator with window to the rear

### Utility/Laundry Room

8'10" x 9'9" (2.693m x 2.991m)

With stainless steel sink unit, cupboards, door to outside, door to garage and window to the front aspect.

### Double Garage

16'7" x 17'2" (5.068m x 5.256m)

Rotating Garage doors to the front.

### Downstairs Cloak Room

With wash hand basin, low flush W.C, original tiles to wall and floor, radiator and frosted window to the rear.

### Stairs to First Floor Landing

4.068m x 3.156m

With radiator and corner cupboard housing electricity fuse boxes





**Bedroom 1**  
17'5" x 11'3" (5.313m x 3.430m)  
With wash hand basin, radiator and fully fitted carpet with secondary glazed bay window to the front

**Bedroom 2**  
21'4" x 10'0" (6.512m x 3.061m)  
With fully fitted carpet and radiator

**Bedroom 3**  
11'8" x 9'3" (3.57 x 2.83)  
With wash hand basin

**Bedroom 4 plus fitted wardrobes**  
2.901m x 3.018m  
With fully fitted carpet and radiator and window to the rear aspect.

**Bathroom**  
With panel bath with Triton shower over, wash hand basin, low flush W.C, bidet and radiator. With secondary glazed window and frosted window to the rear.

**OUTSIDE**  
The property benefits from a double driveway with front lawn and borders. To the rear of the property there is extensive lawns with floral and shrub borders. We understand part of the garden was formally used as a tennis court/bowling green



Windows -  
Black composite feature entrance door + grey upvc patio doors having brick arched heads.



**Mrs T.J. Bode**  
PROPOSED HOUSING DEVELOPMENT  
ON LAND TO REAR OF ROSEDALE  
403 CHEDDLE ROAD  
CHEDDLETON  
ST13 7BH

drawing.  
Windows -  
Grey upvc casements having stone heads and cills.  
Doors -  
Black composite feature entrance door + grey upvc patio doors having stone heads.



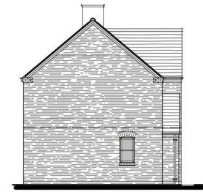
**Mrs T.J. Bode**  
PROPOSED HOUSING DEVELOPMENT  
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ST13 7BH  
PLANNING PROPOSAL - PLOT 3  
HOUSE TYPE PLANS AND ELEVATIONS



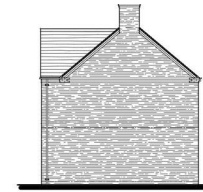
North West Elevation



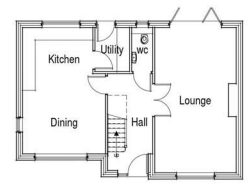
South East Elevation



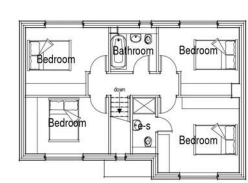
North East Elevation



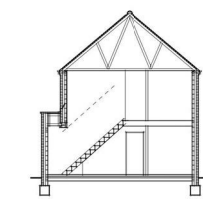
South West Elevation



Ground Floor Plan



First Floor Plan



Typical Section



North Elevation



South Elevation



East Elevation



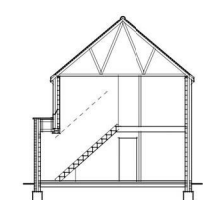
West Elevation



Ground Floor Plan



First Floor Plan



Typical Section

### Services

The property is connected to mains electricity, water and gas.

### Local Authority

The local authority is Staffordshire Moorlands District Council.

### Development Site

The existing paddock extending to 0.34 Acres or thereabouts has the benefit of full planning permissions for three detached dwellings. Access to the site is adjacent to the house and will involve the demolition of the existing garage with the permission also including consent for a new detached garage to serve the house.

The houses all provide similar four bedroomed accommodation and the specific layout for each is provided herein. Each benefits from a garage and additional off road parking and good sized private gardens.

### Approved Planning Consent

Consent was approved on 15/12/23 under application number SMD/2023/0489.



### **Viewings**

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

### **Tenure & Possession**

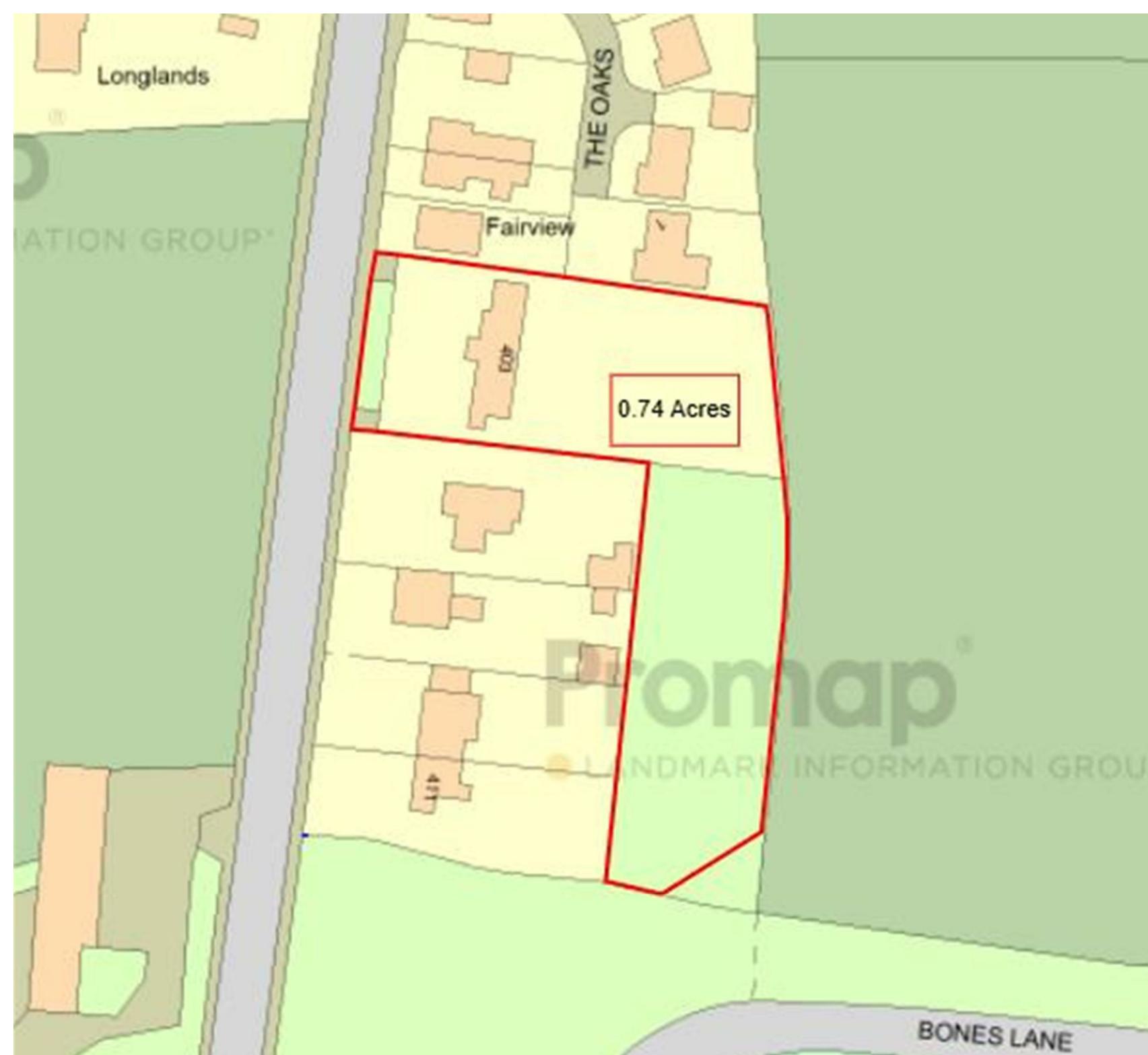
The property is held freehold and vacant possession will be given upon completion.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Wayleaves & Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



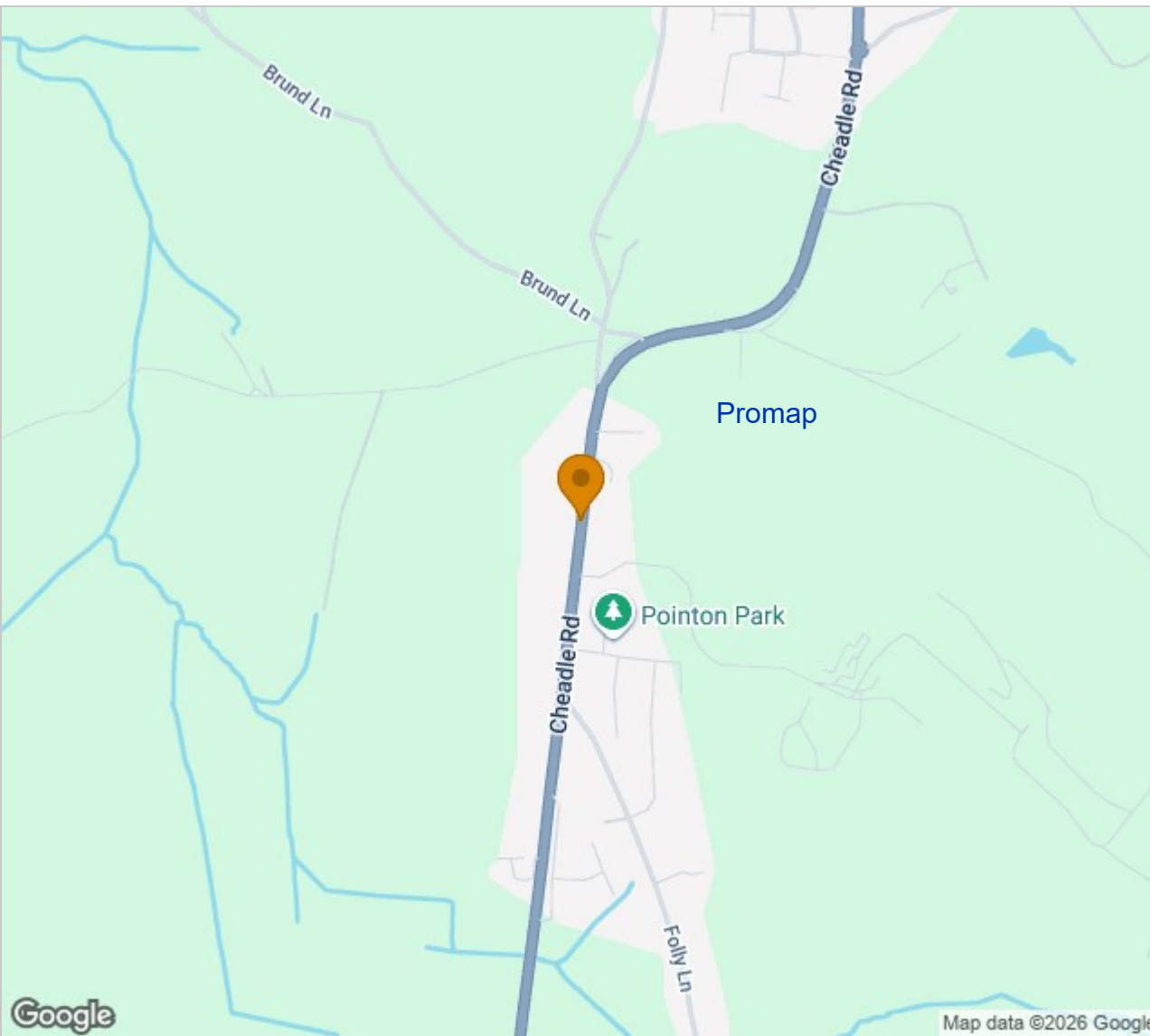
### Plans

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

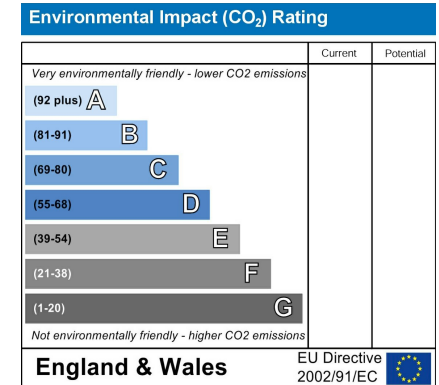
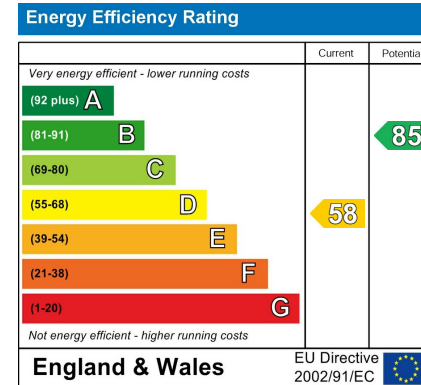
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.





## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
 Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>