 DENISE



The Rowans Cherry Lane, Staffordshire, ST10 4QS

Offers in excess of £300,000

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

'In the country, you feel the heartbeat of the earth.' - Unknown

A beautifully finished two-bedroom end-terrace barn conversion set in a peaceful rural location just minutes from Cheadle. Offering stylish open-plan living, two ensuite bedrooms, countryside views, and generous outdoor space.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Tucked away along the tranquil and picturesque Cherry Lane, this beautifully presented two-bedroom end-terrace barn conversion offers a perfect blend of character, comfort, and contemporary living. Completed to a high standard throughout, the property provides versatile and sociable accommodation ideal for modern lifestyles, while offering a peaceful rural retreat just under 4 minutes' drive from the vibrant market town of Cheadle.

Internally, the home boasts an impressive open-plan kitchen, dining, and living space, designed with both relaxation and entertaining in mind. This stunning room features a vaulted ceiling with exposed beams, enhancing the sense of space and charm, while a large double-glazed door provides lovely views over the surrounding countryside and opens directly onto a sunny patio area—perfect for enjoying quiet mornings or alfresco dining during warmer months.

The welcoming entrance hall, finished with attractive wooden flooring, leads to two well-proportioned double bedrooms—both benefiting from private ensuite facilities. The ground floor bedroom offers direct access to a generously sized, enclosed lawned rear garden, making it ideal for guests or multigenerational living.

A real highlight of the home is the primary bedroom, located on the first floor. This impressive space is brimming with character, featuring beautiful exposed beams, built-in wardrobes, and a stylish neutral ensuite bathroom. With its serene countryside views and warm, inviting atmosphere, it's a true dream bedroom.

Externally, the property enjoys off-road parking for two vehicles, a delightful patio area to the front, and a good-sized lawned garden to the rear, perfect for those who appreciate outdoor space.

Whether you're seeking a peaceful escape, a slower pace of life, or simply a high-quality barn conversion in a stunning location, this unique home

ticks all the boxes. Early viewing is highly recommended to fully appreciate the lifestyle and charm on offer.

Location

The property sits just off Oakamoor Road in Cheadle, Staffordshire, tucked away in Cherry Lane. Although tranquil and discreet, the location is not remote—the town centre of Cheadle is just a short drive away, placing everyday amenities within easy reach, while still offering the benefits of countryside living.

The market town of Cheadle is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50.

Nature lovers will appreciate nearby green spaces and walking paths. Harston Wood, close by in Froghall, is a small but charming ancient woodland reserve. The broader Staffordshire Moorlands countryside offers many more opportunities for walks, cycling and rural exploration.

Entrance Hall



Wooden flooring, Wall mounted radiator, wooden door to the front aspect, stairs to the first floor accommodation, under stairs storage cupboard, Wooden double glazed window to the front aspect, wall light.

Living Kitchen Dining

18'2" x 16'7" (5.55 x 5.06)



Kitchen Area



Tiled flooring, A range of shaker style wall and base units with laminate work surfaces above, integrated ceramic sink and drainer unit with mixer tap above, electric oven and hob with extractor fan above, Space for washing machine.

Living Area



Wood effect flooring, Two wall mounted radiators, Two wooden double glazed windows to the side aspect, wooden double glazed door to the front aspect, ceiling light.

Bedroom Two

11'9" x 14'3" (3.59 x 4.35)



Wooden flooring, wall mounted radiator, wooden door to the rear aspect, ceiling light. Access into:-

Ensuite

5'11" x 5'7" (1.81 x 1.72)

Tiled flooring, low level WC, wall mounted radiator, wash hand basin with storage underneath, shower cubicle with electric shower, wall mounted boiler, extractor fan, ceiling light.

Bedroom One

16'6" x 20'8" max (5.04 x 6.30 max)



Wooden flooring, two wall mounted radiators, fitted wardrobes, wooden double glazed window to the front aspect, skylight, two ceiling lights. Access into:-

Ensuite

5'5" x 8'11" (1.67 x 2.73)



Continued wooden flooring, wall mounted radiator, fitted bath, Pedestal wash hand basin, low level WC, extractor fan, ceiling light.

Outside



Externally the property boasts off road parking to the front of the home for one vehicle which leads to a large stone patio which stretches the length of the home and is enhanced by mature potted plants creating a peaceful area to relax or entertain. To the rear of the home is further parking facilities and a enclosed lawned garden which can also be accessed from the second bedroom.

Agents Notes

Tenure: Freehold

Services: LPG GAS, mains electricity, mains water, septic tank

Council Tax: Staffordshire Moorlands Band
what3words - ///gallons.flukes.dares

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.

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 Require 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.

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 2024 & 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!

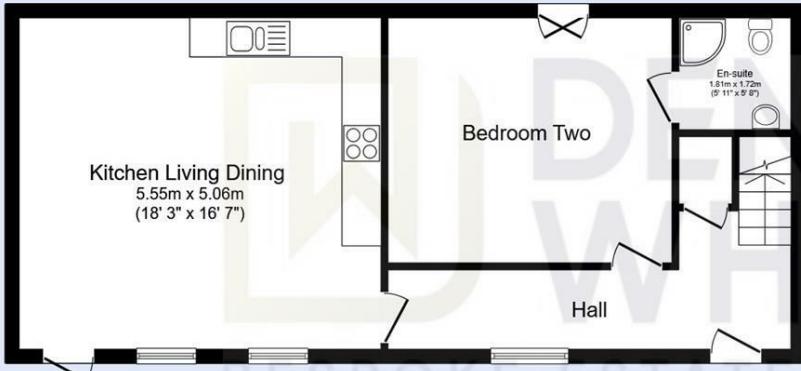
MANAGEMENT DETAILS

There is a communal LPG tank with individual meters which are read on a needs basis.

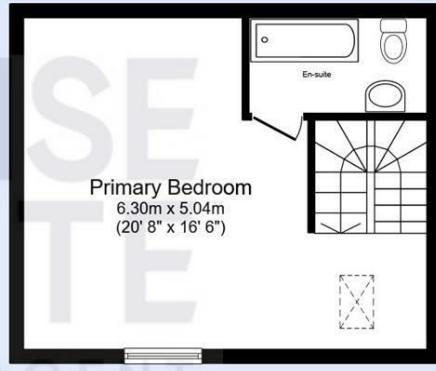
Anti-Money Laundering & ID Checks

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



Ground Floor
Floor area 59.9 sq.m. (644 sq.ft.)



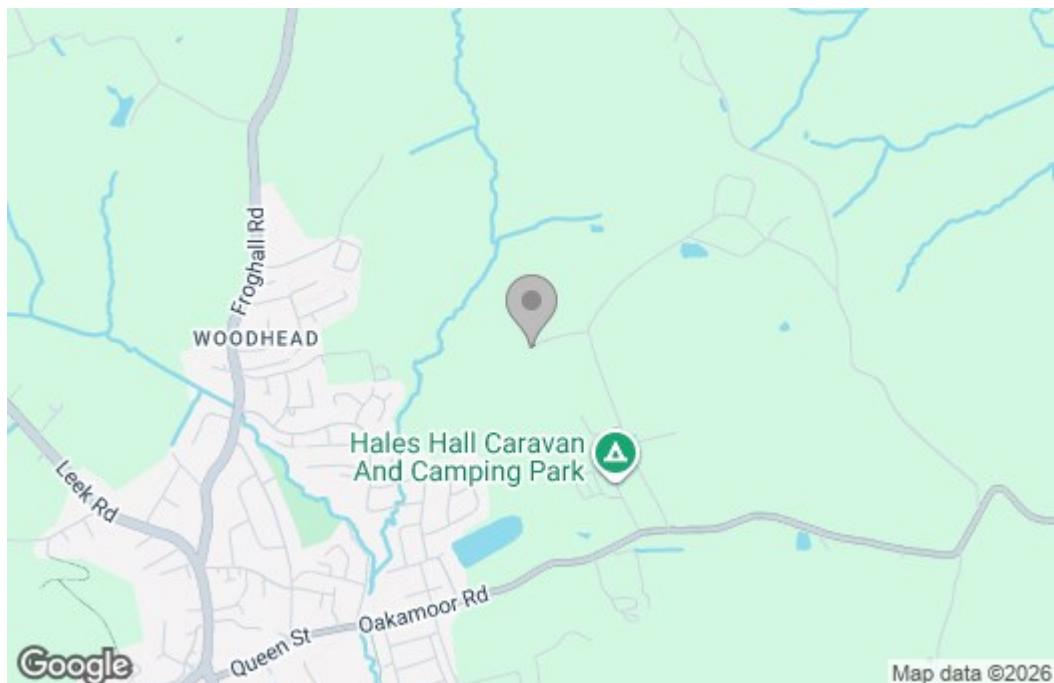
First Floor
Floor area 31.3 sq.m. (337 sq.ft.)

Total floor area: 91.1 sq.m. (981 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



Map data ©2026

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(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			
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Not environmentally friendly - higher CO ₂ 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.

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