



## Lynken Rise , Leek, ST13 8TY

**Guide price £600,000**

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\*\* GUIDE PRICE £600,000 to £650,000 \*\*

\*A property with the foundations for something truly special!

Lynken Rise is a substantial detached stone-built family residence occupying a stunning semi-rural position on the edge of The Roaches within the Staffordshire Moorlands. Offering extensive and versatile

## Denise White Estate Agents Comments

Occupying an enviable position on the edge of the iconic Roaches, Lynken Rise is a substantial detached stone-built residence set within generous grounds and enjoying a wonderful semi-rural setting amidst some of the Staffordshire Moorlands' most spectacular countryside.

Constructed by the current owners during the 1980s, the property has been a much-loved family home for many years and now presents an exciting opportunity for a new owner to undertake a programme of modernisation and improvement. Offering extensive and versatile accommodation, together with an annex and a range of outbuildings, the property provides all the ingredients required to create an exceptional family home in a highly sought-after location.

The accommodation is entered via a spacious entrance hallway, setting the tone for the generous proportions found throughout the property. The main reception space comprises a lounge and dining room featuring a multi-fuel stove, creating a warm and inviting environment for family life and entertaining alike. To the rear, the breakfast kitchen is fitted with an oil-fired Rayburn, which also supplies the property's hot water, providing a traditional focal point to the home.

An inner hallway to the side of the property gives access to a boiler room, downstairs WC and a practical boot room, which in turn opens onto the rear garden. To the front elevation, a pleasant conservatory enjoys attractive views over the surrounding area and offers an ideal space in which to relax and unwind.

Adding further versatility is the adjoining pool room, accessed from the lounge. Originally constructed to house an indoor swimming pool, complete with shower and WC facilities, the pool remains in situ beneath the current flooring and the room has been repurposed in recent years as a useful games and recreation space.

To the first floor are three well-proportioned

double bedrooms and a family bathroom. A space saver staircase rises from the landing to the second floor, where you will find two spacious attic rooms and a WC. The original staircase serving the second floor from Bedroom Two has been closed off but could potentially be reinstated, subject to any necessary approvals, creating access more suitable for modern regulations and allowing the attic rooms to be utilised as bedrooms. This would provide the property with the potential to become a substantial five-bedroom family home.

Externally, Lynken Rise occupies an excellent-sized plot with extensive parking and a wealth of useful outbuildings. A detached double garage is complemented by a large vehicle store and workshop, offering superb storage and workspace for hobbyists, tradespeople or those with vehicle interests.

Positioned to the side of the property is a self-contained annex requiring improvement, but offering excellent potential for multi-generational living, guest accommodation or possible holiday letting opportunities. The accommodation currently comprises a kitchen, lounge, double bedroom and bathroom.

The driveway provides extensive off-road parking for numerous vehicles, whilst to the rear a private lawned garden offers a peaceful outdoor space.

The location is undoubtedly one of the property's greatest attributes. Situated within easy reach of the Roaches and Tittesworth Reservoir, the property enjoys immediate access to an abundance of walking, cycling and outdoor pursuits. A popular country pub serving home-cooked food and a selection of drinks is located just a short distance away, whilst the market towns of Leek and Buxton provide an excellent range of amenities, schools, shops and leisure facilities.

Rarely does an opportunity arise to acquire a property of such scale, versatility and potential in such a remarkable setting. Lynken Rise offers the chance to create a truly outstanding family home

tailored to modern living whilst enjoying one of the Staffordshire Moorlands' most desirable locations.

### Location

Upper Hulme is a charming hamlet set within the stunning Staffordshire Moorlands, enjoying an enviable position at the foot of The Roaches, one of the area's most iconic natural landmarks. Surrounded by breathtaking countryside, the village offers excellent opportunities for walking, climbing, cycling and outdoor pursuits, with the nearby Three Shires Head and Tittesworth Reservoir providing further recreational attractions.

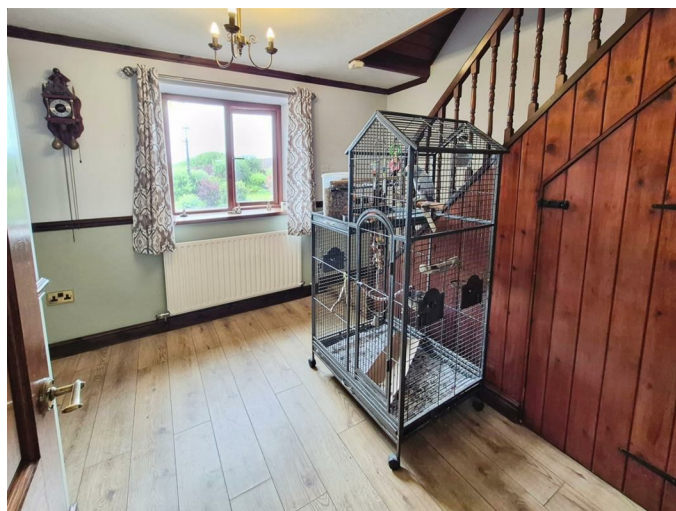
Despite its peaceful rural setting, Upper Hulme is conveniently located just a short drive from the market town of Leek, which offers a comprehensive range of shops, supermarkets, cafes, schools and leisure facilities. The spa town of Buxton is also within easy reach, while good road connections provide access to Stoke-on-Trent, Macclesfield, Manchester and the wider Midlands region.

Combining spectacular scenery with convenient access to amenities and well-regarded schooling, Upper Hulme offers an exceptional countryside lifestyle in one of the Staffordshire Moorlands' most desirable locations.

### Entrance Porch

Wooden entrance door to the front aspect. Quarry tiled flooring. Feature exposed to stonewall. Windows to the side aspects. Ceiling spotlight. Door leading into: –

### Entrance Hall



Laminate flooring. Radiator. Sealed unit double glazed window to the front aspect. Stairs leading to the first floor. Ceiling light. Doors leading into: –

### Kitchen

21'6" x 10'2" (6.56 x 3.10)



Fitted with a range of wall and base units with work surfaces over incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over. Plumbing for a dishwasher. Space for a fridge freezer. Two windows to the rear aspect. Tiled flooring. Radiator. Oil fired Rayburn set in an exposed brick surround which which also provides hot water. Door leading to the Inner Hall, and into: –

## Lounge

11'5" extending to 17'5" x 20'9" max (3.49 extending to 5.32 x 6.34 max)



Carpet. Two radiators. Sealed unit double glazed windows to the front aspect. Window to the rear aspect. Two ceiling lights. Multi fuel stove set on a stone flagged hearth with feature wooden surround. Exposed beam to the ceiling. Doors leading to the kitchen and into the pool room.

## Conservatory

18'11" x 12'0" (5.78 x 3.68)



Sealed unit double glazed with French doors leading to the side aspect. Two ceiling light and fans. Doors leading into the pool room.

## Inner Hall

Tiled flooring. Ceiling light. Doors leading into the boiler room, WC, Boot Room and Kitchen.

## Boiler Room

13'1" x 7'3" (4.01 x 2.22)

Floor mounted oil fired central heating boiler. Window to the side aspect. Cloak storage space. Ceiling light. Plumbing for automatic washing machine and space for a condensing tumble dryer.

## WC

Fitted with a low-level WC and pedestal wash hand basin. Quarry tiled flooring. Radiator. Window to the rear aspect. Ceiling light.

## Boot Room

14'11" x 6'11" (4.55 x 2.13)

Tiled flooring. Windows to both sides and rear aspects. Wall light. Stable door to the side aspect.

## Pool Room

20'11" x 35'9" (6.40 x 10.90)

Originally home to an indoor pool, which has been converted over to make better use of the room in recent years. Tiled flooring. Part tiled walls. Feature exposed to stone wall. Ceiling lights. Door leading to the conservatory. Window to the side aspect. Doors leading into: –

## Shower Room

Fitted with a shower tray with shower over. Tile flooring. Built in storage shelving. Part tiled walls. Ceiling light.

## WC

Fitted with a low-level WC and pedestal wash and basin. Tile flooring. Part tiled walls. Ceiling light.

## First Floor Landing

Carpet. Radiator. Space saver the stairs leading to the second floor. Doors leading into:–

### Bedroom One

17'3" x 10'0" (5.27 x 3.06)



Carpet. Radiator. Two sealed unit double glazed windows to the front aspect. Two wall lights. Ceiling light.

### Bedroom Two

12'7" x 10'0" (3.85 x 3.06)



Carpet. Radiator. Two sealed unit double glazed windows to the front aspects. Ceiling light.

### Bedroom Three

13'9" x 10'2" (4.21 x 3.12)



Carpet. Radiator. Windows to the side and be aspects. Fitted with built-in wardrobes and overhead storage. Ceiling light.

### Bathroom

12'4" x 7'1" (3.78 x 2.18)



Fitted with a suite comprising of panelled bath with shower mixer tap, low-level WC, pedestal wash hand basin and shower cubicle. Airing cupboard housing the hot water cylinder and providing extensive storage. Carpet. Radiator. Fully tiled walls. Obscured window to the rear aspect. Ceiling light.

### Second Floor Landing

Carpet. Ceiling light. Doors leading into: –

### Attic Room One

13'10" x 12'7" (4.23 x 3.85)



Carpet. Velux window to the rear aspect. Two ceiling lights.

### Attic Room Two

15'3" x 13'7" (4.65 x 4.15)



Carpet. Velux window to the rear aspect. Under eaves storage. Ceiling light.

### WC



Fitted with a low-level WC and pedestal wash hand basin. Carpet. Wall light.

### Outside



The property is approached via a driveway which provides extensive off-road parking and turning space for numerous vehicles, whilst also giving access to the detached double garage and outbuildings. The generous plot enjoys a wonderful sense of privacy and is surrounded by beautiful Staffordshire Moorlands countryside.

To the rear, the gardens are predominantly laid to lawn, creating a fantastic outdoor space for families, keen gardeners and those wishing to make the most of the property's idyllic setting. The gardens provide ample room for children to play, outdoor entertaining and future landscaping.

projects.

A particular feature of the property is the ancillary accommodation and storage facilities, including the detached double garage, large vehicle store, workshop and self-contained annex, all of which enhance the property's versatility and offer endless possibilities for a variety of lifestyles and interests.

### Log Cabin Annexe



### Kitchenette

9'10" x 8'10" (3.02 x 2.70)

Fitted with wall and base units with work services over incorporating one and a half bowl sink and draining unit with mixer tap. Tiled flooring. Part tiled walls. uPVC window to the front aspect. Wooden stable door to the front aspect. Feature exposed stone wall. Ceiling spotlights. Opening into: –

### Lounge

15'8" x 13'10" (4.79 x 4.24 )

Carpet. Feature exposed stone wall. uPVC window to the side aspect. Ceiling spotlights and fan. Fitted with a multi fuel stove. Doors leading into:-

### Bedroom

13'10" x 9'11" (4.24 x 3.03)

Carpet. Feature exposed stone wall. uPVC window to the rear aspect. Ceiling spotlights on fan. Two wall lights.

### Bathroom

11'1" x 5'4" (3.40 x 1.65)

Fitted with a suite comprising of double ended bath with central shower mixer tap, low-level WC and pedestal wash hand basin. Tiled flooring. Part wooden panelled walls. Ceiling light. Airing cupboard off housing the hot water cylinder. Obscured uPVC window to the side aspect.

### Garage

17'11" x 16'7" (5.48 x 5.06)



Two wooden doors to the front aspect. Power and light.

### Large Vehicle Store

13'11" extending to 26'3" x 39'1" (4.25 extending to 8.02 x 11.93)



Large steel door to the front aspect. Power and light.

### **Workshop**

17'6" x 9'1" (5.34 x 2.78)

Providing a useful storage or workshop space. with power and light.

### **Shed**

11'9" x 12'4" max l shaped (3.59 x 3.76 max l shaped)

Wooden door to the front aspect. uPVC window to the front aspect. In need of some improvement but could provide an excellent storage space.

### **What3Words**

Please use the following what3words location to locate the property for your viewing:  
///carriage.spend.applied

### **Agents Notes**

Tenure: Freehold

Services: Mains electricity and water connected, mains drainage, oil fired central heating.

Council Tax: Staffordshire Moorlands Band F

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!



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.

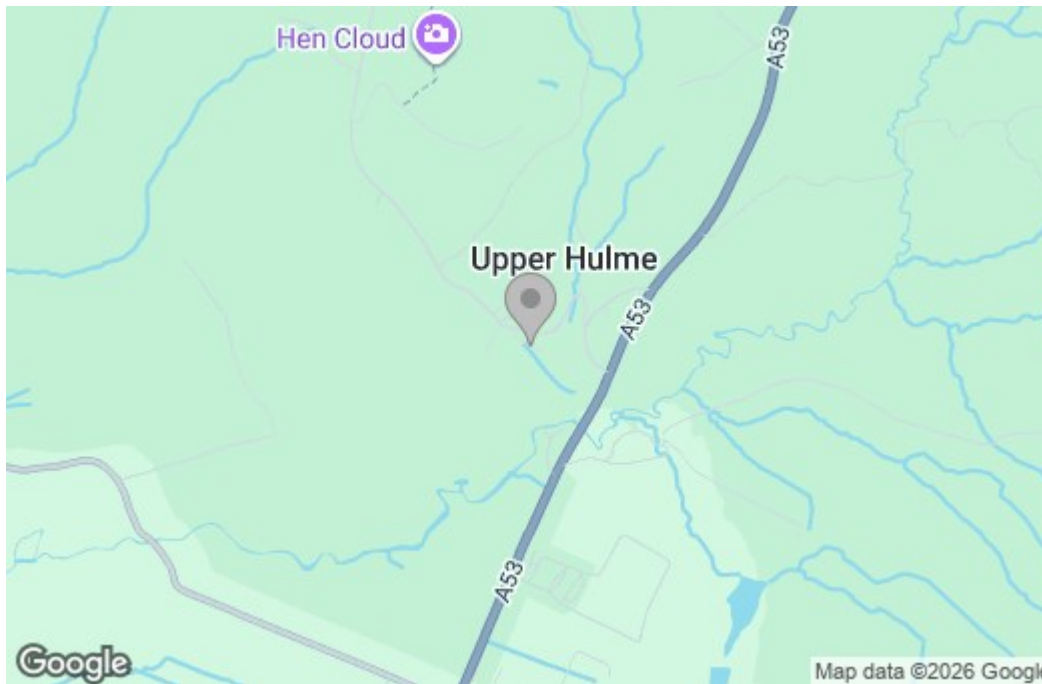
# Floor Plan



Total floor area: 382.6 sq.m. (4,119 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.