DENISE WHITE™
BESPOKE ESTATE AGENT

Mill House Ashbourne Road, Winkhill, ST13 7PP

Offers in the region of £475,000

Embrace a lifestyle of tranquillity in this three-bedroom detached stone home, set on a spacious plot! Enjoy ample parking and the freedom to create your dream sanctuary in a semi-rural haven, where every day feels like a retreat—discover your perfect escape!"

#countryside#stone#detached

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 Agent Comments

Mill House is a charming and characterful home offering well-proportioned living spaces, beautiful natural light, and a welcoming atmosphere throughout.

As you enter, a entrance hallway provides stair access to the first floor and leads into the main living room. This spacious and inviting room is filled with natural light, enhanced by exposed ceiling beams, and features a cosy log burner that creates a warm and homely feel, ideal in the cooler months.

From the living room, you step into the generous kitchen/dining area. With ample space and plenty of potential to develop and even extend, subject to any planning consents. Beyond the kitchen lies a snug – an ideal room for relaxing or use as a flexible living space such as a play room, study or dining room.

Upstairs, the property offers three bedrooms. The principal bedroom is a particularly good size and benefits from a small yet practical dressing room. Bedrooms two and three are both light-filled, well-proportioned rooms, making them suitable for family or guests. The family bathroom completes the first floor, featuring a modern walk-in shower and a functional layout.

Outside, Mill House enjoys a large garden that wraps around the property, providing ample outdoor space for recreation and gardening. In addition, there is generous off-road parking and a detached garage.

Overall the property offers a fabulous opportunity to purchase a stone family home set in a semi-rural location that would create a lifestyle for those seeking the features of countryside living but not being too far out from local amenities and local market towns.

Location

Mill House is set in the peaceful hamlet of Winkhill, surrounded by the rolling hills of the Staffordshire Moorlands on the edge of the Peak District. The property enjoys sweeping views across open fields, wooded valleys, and distant ridges, with beautiful walks and cycle routes right on the doorstep. The nearby River Hamps provides tranquil riverside trails, while footpaths, bridleways, and former railway lines offer endless opportunities to explore the countryside.

Despite its idyllic rural feel, the house is well placed for amenities. The market towns of Leek and Ashbourne are both close by, offering shops, schools, cafes, and restaurants, while Waterhouses provides local services and welcoming pubs. With rivers, trails, and panoramic views all around, Mill House offers a rare blend of countryside seclusion and convenient access to nearby towns.

Entrance Hallway

Tiled flooring. Access to living room. Access to snug. Stair access leading to the first floor accommodation. Ceiling light.

Living Room

14'11" x 14'10" (4.55 x 4.54)

Fitted carpet. Wall mounted radiator. Stone fireplace with stone hearth and stone surround. UPVC double glazed window to the front and side aspect. Ceiling light.

Snug/Dining Room

10'10" x 10'10" (3.32 x 3.31)

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Access to entrance hallway. Access to kitchen. Ceiling light.

Dining Kitchen

21'4" x 10'10" min (6.52 x 3.31 min)

Tiled flooring. Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Space for dryer. Drainer style sink unit. Space for cooker. UPVC double glazed windows to the side and rear aspect. Access to living room. Access to snug/dining room. Access to outside. Ceiling lights.

First Floor Landing

Fitted carpet. Wall mounted radiator. Ceiling lights. Loft access.

Bedroom One

16'0" x 11'0" (4.88 x 3.36)

Wooden flooring. Wall mounted radiator. Access to dressing room. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

10'11" x 10'0" (3.33 x 3.05)

Fitted carpet. Wall mounted radiator. Pedestal style wash hand basin. WC. Bath. Walk-in shower. Separate shower cubicle with electric shower. Obscured UPVC double glazed window. Ceiling light.

Bedroom Two

15'0" x 7'2" (4.58 x 2.20)

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Three

11'8" x 7'4" (3.56 x 2.26)

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Skylight windows. Ceiling light.

Outside

Accessed via a shared driveway, this property boasts gated entry to generous off-road parking and a garage. Set on a spacious plot, the garden features lush lawns framed by traditional dry stone walls and natural hedging, perfectly complementing its countryside charm. With two wooden outbuildings and proximity to the Hamps River, you'll also enjoy fishing rights, adding to the appeal of this outdoor space.

Garage

19'11" x 10'0" (6.08 x 3.05)

Up and over garage door. Windows to the side aspect.

Agent Notes

Tenure: Freehold

Services: Oil Central Heating, Mains Drainage, Main Electric.

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!!!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents

nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

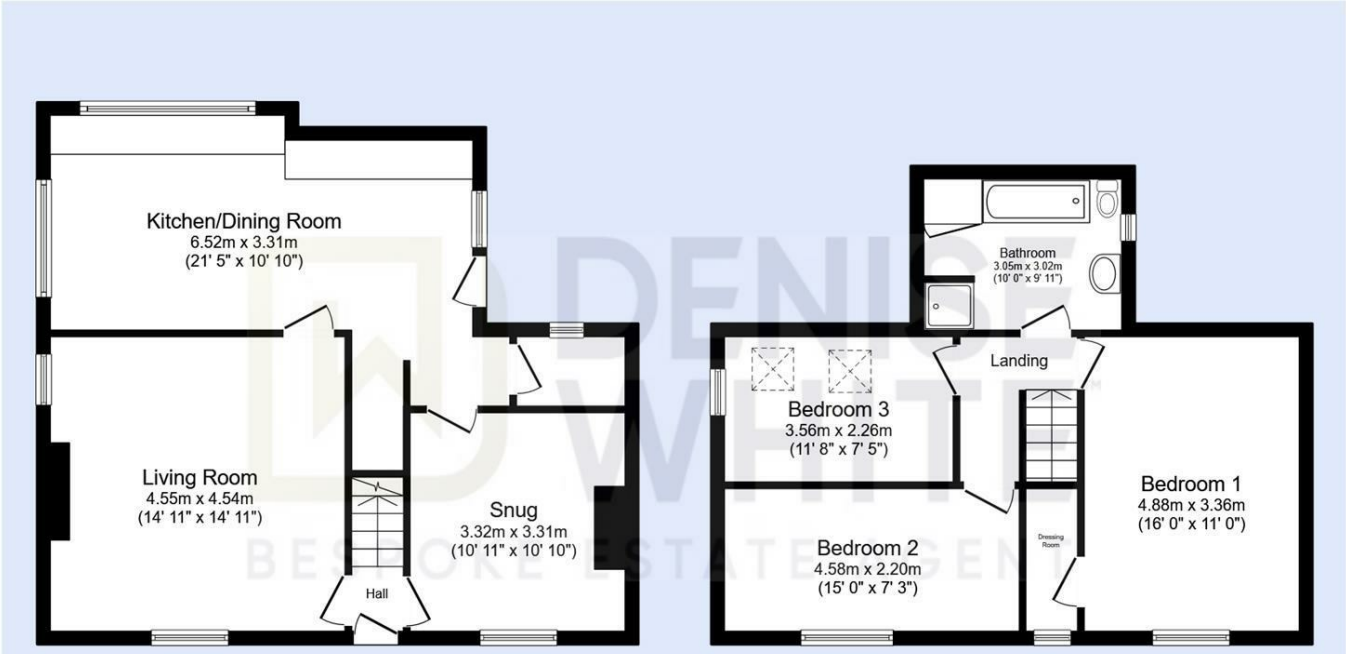
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell Or Rent?
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 Will 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 Advisor?
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor
Floor area 61.4 sq.m. (661 sq.ft.)

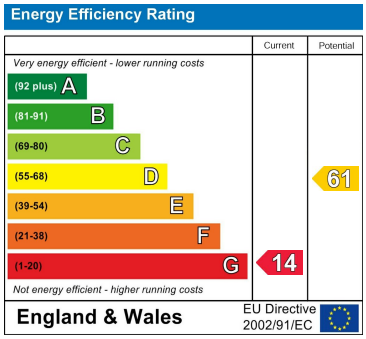
First Floor
Floor area 47.7 sq.m. (513 sq.ft.)

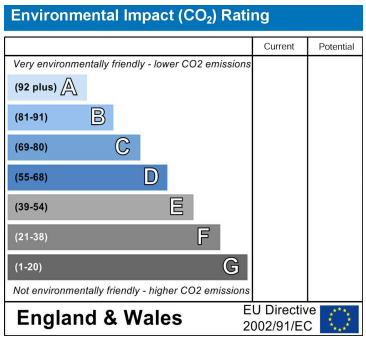
Total floor area: 109.1 sq.m. (1,174 sq.ft.)

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





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.

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