DENISE WHITE™
BESPOKE ESTATE AGENT









Loxley Cottage Douse Lane, Onecote, Staffordshire, ST13 7RU

Offers in the region of £530,000

'A cottage will hold as much happiness as would stock a palace.' - Hamilton Wright Mabie

Set in the sought-after village of Onecote, this truly beautiful picture-book cottage is bursting with character in every room. With exposed beams, log burners, and a heritage-style bathroom suite, the home effortlessly blends traditional charm with timeless elegance. Enchanting tiered gardens are a standout feature, meticulously maintained and complete with an orchard, allotment, and stone patio areas for outdoor enjoyment. This is a rare opportunity to own a truly idyllic countryside home in one of the Peak District's most desirable villages.

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Denise White Estate Agents Comments

Nestled in the heart of the picturesque village of Oncecote, within the breathtaking Peak District National Park, this beautifully presented two-bedroom detached stone cottage offers a rare opportunity to acquire a character-rich home in a truly idyllic setting.

Sympathetically renovated by the current owners, the cottage effortlessly combines rustic charm with modern comforts. A welcoming entrance porch offers a practical space for kicking off muddy boots after countryside adventures.

Inside, the home boasts three inviting reception rooms. A recently added lounge is a real highlight, featuring vaulted ceilings, original beams, a log burner, and direct access to the garden—perfect for enjoying cosy evenings year-round. The dining room creates a warm, intimate ambiance with bespoke shutters, a log burner, and charming period details throughout. A separate lounge also boasts direct access onto the stone patio and offers further versatile living accommodation. The country-style kitchen is fitted with wooden cabinetry and granite worktops.

Upstairs, the cottage continues to delight with two well-proportioned double bedrooms and a stylish bathroom, complete with a freestanding claw-foot roll-top bath and elegant fittings that reflect the home's heritage.

Externally, the property sits within beautifully tiered and landscaped gardens, with well-stocked flower beds and a stone patio accessible from both the lounge and living room. At the rear, there's a dedicated allotment area with raised beds—perfect for growing your own produce.

A cobbled driveway leads to a detached stone garage, adding both practicality and kerb appeal.

Whether you're seeking a peaceful full-time residence that feels like a holiday every day, a charming country retreat, or a high-quality holiday let, this delightful cottage ticks every box in a truly special village location.

Location



Onecote is a small village that lies within The Peak District National Park with attractively properties built in local sandstone. There is a popular pub as well as a Georgian style church at the centre.

Onecote is a 10 minute drive from the thriving market town of Leek which offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and

Tittesworth Water, a popular and accessible attraction for visitors of all ages.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

Educationally, the area is well-served by a range of highly regarded schools. These include Leek First School, Westwood First School, and Westwood College. Notable independent options such as St Anselm's in Bakewell (Tatler Prep School of the Year 2021), Abbotsholme School, and Denstone College are within reasonable travelling distance.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London, the latter reached in around 95 minutes. Manchester International Airport is within 30 miles.

Entrance Porch

Step into the inviting entrance porch featuring a charming quarry tiled floor and a double-glazed window to the side. The oak front door opens into the home, accentuated by a ceiling light and an exposed stone lintel over the inner door.

Lounge



The lounge is a stunning highlight of the property, boasting a vaulted ceiling with exposed beams and oak wood flooring. Natural light floods the room through a side aspect double-glazed window and UPVC double-glazed bifold doors that lead out to the rear garden. A feature log-burning stove adds warmth and character, complemented by latch doors that provide access to the front porch and dining room.

Dining Room



The spacious dining room continues the theme of exposed wooden flooring and features a radiator for comfort. Two UPVC double-glazed windows with wooden sills illuminate the space, while wall lights enhance the ambiance. A beautiful chimney breast showcases exposed brick, with a raised hearth that houses a log burner. The room is adorned with exposed beams and provides access to the kitchen and lounge.

Kitchen



This traditional kitchen is bespoke with wooden wall and base units topped with granite work surfaces. It

includes a sink unit with a granite drainer and space for cooking appliances beneath an extractor hood. A UPVC double-glazed window offers views to the side, while there is space for a fridge freezer housed within the units. A radiator and latch wooden doors lead to a storage area featuring tiled flooring and inset spot lighting, with access to the dining room through a latch door.

Sitting Room



The sitting room features an appealing exposed chimney breast and raised hearth, with an exposed beam mantle above and an inviting log-burning fire. The room showcases oak flooring and has oak latch doors leading to the inner hallway and kitchen. With three wall lights, a UPVC double-glazed window, and French doors leading directly to the garden, this space is perfect for relaxation or entertaining.

Hallway

The hallway continues the theme of exposed wooden flooring and features stairs leading to the first floor, along with a storage space.

First Floor Landing

The landing is fitted with carpet and features a ceiling light, loft access, and a storage cupboard housing the boiler. Access to the main bedroom is provided through an oak latch door.

Main Bedroom



This generously sized main bedroom is fitted with carpet, features a radiator, and has a ceiling light. UPVC double-glazed windows offer views to the rear and side, along with a storage cupboard over the stairs.

Bedroom Two



Another spacious double room, this bedroom includes a fitted carpet, radiator, ceiling light, and a UPVC double-glazed window to the side.

Bathroom



The well-appointed bathroom features a three-piece heritage suite, including a roll-top freestanding bath with a shower attachment, a WC, and a pedestal wash hand basin. The space is enhanced by part-tiled walls, ceiling light, and exposed beams, along with wall lights fitted over the sink. A UPVC frosted window allows for privacy and natural light.

Outside



The property is approached via a cobbled-style driveway that provides ample off-road parking and is enclosed with gates, leading to a detached double garage equipped with power and lighting. The gardens are a significant selling feature, beautifully landscaped with extensive flower shrubs, mature trees, and hedging. With adequate seating areas, an orchard, and an allotment area, this outdoor space is perfect for garden enthusiasts and those seeking a self-sufficient lifestyle. Nestled along a country road, the property enjoys a picturesque setting surrounded by beautiful countryside.

Garage



Agents Notes

Tenure: Freehold
Services: LPG heating, mains electricity, shared septic tank on neighbouring land
Council Tax: Staffordshire Moorlands Band D

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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored 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.

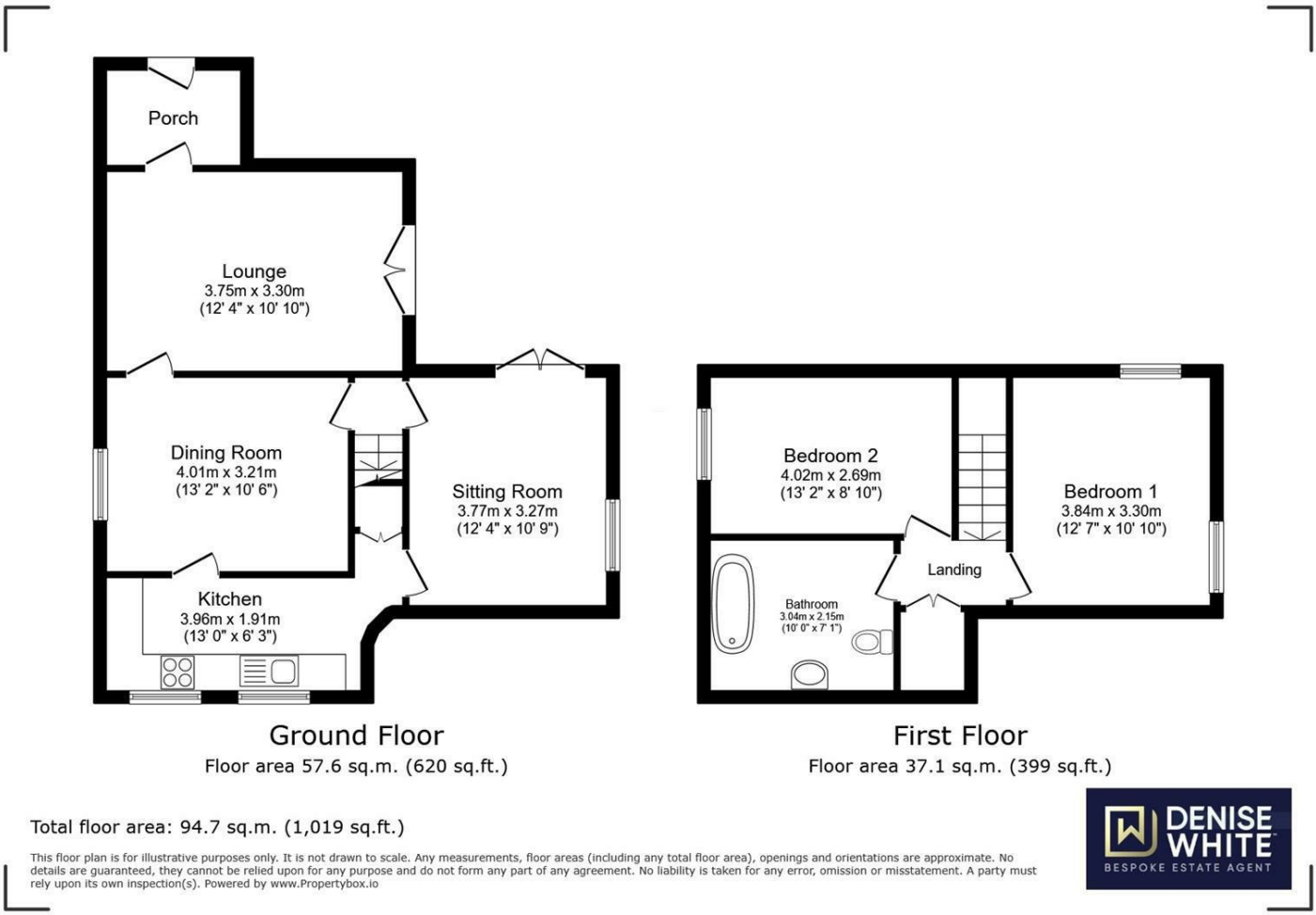
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

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 57.6 sq.m. (620 sq.ft.)

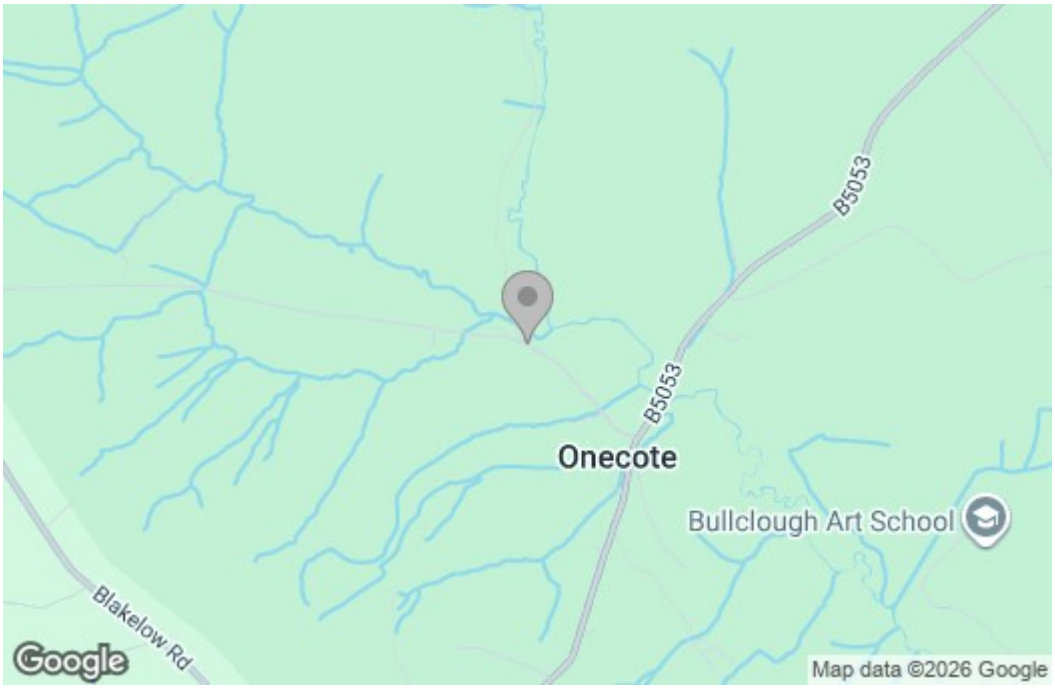
First Floor
Floor area 37.1 sq.m. (399 sq.ft.)

Total floor area: 94.7 sq.m. (1,019 sq.ft.)

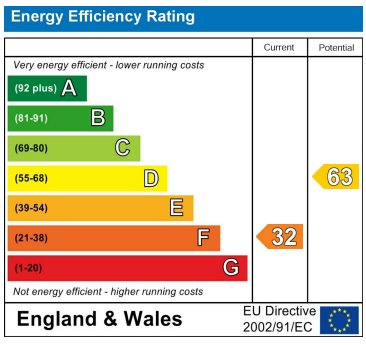
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

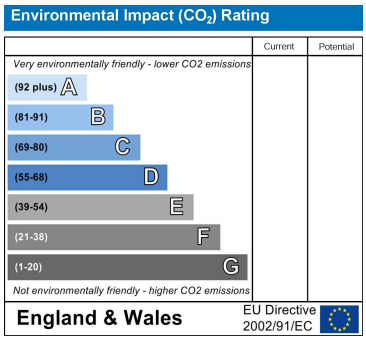
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Area Map



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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