



56 High Lane

Brown Edge, Stoke-On-Trent, ST6 8RU

Guide price £475,000



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** Guide Price Of £475,000 - £500,000 **

"A home with room to breathe - offering peaceful countryside living, generous land and the freedom to create your own rural lifestyle."

Set in the desirable semi-rural setting of Brown Edge, High Lane offers a beautifully presented three-bedroom detached home accompanied by approximately 1.2 acres of land, paddocks and timber stables. With separate access to the land and excellent existing fencing, the property is perfectly suited to equestrian lovers, those looking to keep animals or anyone dreaming of creating their own smallholding. A peaceful setting, substantial plot and a home that is ready to move straight into.



Denise White Estate Agents Comments

Set in a peaceful and highly desirable position on High Lane in Brown Edge, this impressive detached home offers something that is becoming increasingly difficult to find – a beautifully maintained family property accompanied by approximately 1.2 acres of enclosed and well-maintained land, timber stables and paddock areas, all enjoying a wonderful sense of privacy and tranquillity.

Whether you're looking to embrace a smallholding lifestyle, keep animals, pursue an equestrian interest or simply want the freedom and space that comes with owning a substantial parcel of land, this property provides an exciting opportunity to make that lifestyle a reality. The current owners have created a fantastic setup, with the land divided into paddocks and securely fenced, currently providing a home for sheep, goats and chickens.

The house itself has been lovingly maintained and thoughtfully presented by the current owners, combining generous proportions with a warm, homely feel throughout. The accommodation begins with a welcoming entrance hallway, featuring attractive herringbone flooring and providing access to the principal reception rooms, downstairs WC and useful cloakroom/storage area.

The lounge and dining room are both particularly well-proportioned, light-filled spaces which have been finished to a lovely standard. These are rooms that immediately give you a sense of the scale and versatility of the property, with plenty of space for both comfortable family living and entertaining.

To the rear of the home is the kitchen, which enjoys views across the garden and provides a lovely connection with the outside space. The kitchen benefits from attractive quarry tiled flooring and leads through into a useful rear hallway. From here, there is internal access into the garage, a separate utility room and pantry, together with direct access out into the garden through a charming stable door.

All rear windows have been thoughtfully updated with Residence Collection flush casement windows, offering a clean, traditional appearance that complements the style and proportions of the property. The flush design helps maintain an attractive, cohesive rear façade while providing the benefits of modern window technology.

Upstairs, the property continues to offer excellent proportions, with three well-presented bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and enjoys a generous layout together with fitted storage. Bedroom two sits to the front of the property and benefits from a lovely bay window accompanied with William Morris wallpaper, whilst bedroom three is a single room with fitted storage and works particularly well as a child's bedroom, home office or occasional guest room.

Completing the first floor is a well-appointed family bathroom currently featuring an avocado three piece suite.

Outside is where this property really sets itself apart. The beautifully maintained garden provides an attractive and tranquil setting immediately around the house, with established areas of lawn, pleasant well-stocked borders and a peaceful outlook before opening out into the property's approximately 1 acre of land.

The land has been thoughtfully divided into paddock areas and enclosed with substantial fencing, providing a fantastic environment for keeping livestock and other animals. The current owners have clearly invested considerable time and money into creating and maintaining the land, with the paddocks currently home to sheep, goats, chickens, and Shetland ponies.

There are also timber stables within the grounds, further enhancing the property's potential for those with equestrian interests or anyone looking to establish their own smallholding. A particularly useful feature is the separate access from the road to the land, allowing the paddocks and associated facilities to be accessed without having to pass through the main garden or house.

For those dreaming of a more rural way of life, this really is a property with plenty to offer. The combination of a well-presented detached home, substantial private land, paddocks, stabling and independent access creates a rare opportunity to enjoy the freedom of a smallholding whilst remaining within a comfortable and beautifully maintained family home.

A substantial plot, a beautifully maintained home and the opportunity to embrace a genuine smallholding lifestyle – all in the sought-after setting of Brown Edge

Location

Situated in the sought-after village of Brown Edge, this address enjoys the perfect balance of rural charm and everyday convenience. The property lies within easy reach of Stoke-on-Trent, Leek, and Biddulph, making it ideal for both commuting and countryside living.

Brown Edge offers a welcoming community atmosphere with a range of local amenities on the doorstep, including a village shop with post office, pubs, takeaways, a cake shop, and hair salons. For families, the area is particularly appealing, with well-regarded schools such as St Anne's CofE Primary and Endon High School nearby.

Outdoor enthusiasts will appreciate the close proximity to scenic countryside walks, including Marshes Hill Common and the wider Staffordshire Moorlands, while the village also hosts traditional events such as the annual well dressing and summer fair, adding to its character.

Transport links are excellent, with nearby road access into Stoke-on-Trent and surrounding towns, alongside train connections from Longport and Kidsgrove stations.

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Area Map



Floor Plans



Energy Efficiency Graph

