



## 645 Cheadle Road, Stoke-on-Trent, ST9 0BA

Offers in the region of £315,000

"Every space deserves a "wait a minute" moment!"

As you explore this charming detached cottage, you'll find each room so inviting and cosy that you'll never want to leave.

From the log-burning stove to the spacious family bathroom featuring a stunning freestanding bath, you'll feel right at home from the moment you step inside!

With off-street parking and a beautifully elevated garden that leads into the rocks, this property is a nature lover's dream and truly one of a kind!

## PHONE LINES ARE OPEN !

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

### Denise White's Comments



The owners of this charming detached cottage have meticulously maintained and enhanced it to a high standard, ensuring it reflects the character of the dwelling. Originally constructed in the early 19th century, the cottage is rich in character, featuring working fireplaces, exposed original stone walls, and stunning beams. With higher-than-average ceilings, it exudes a spacious ambiance. The current owners have made numerous improvements over the years, resulting in exceptionally well-presented accommodation that includes: a sitting room with a striking fireplace, a dining room featuring a log-burning stove, a newly fitted kitchen that harmonises with the home's character, a unique bar area that could potentially extend the kitchen if desired, and a utility room on the ground floor. The first floor comprises three bedrooms and a large, impressive bathroom complete with a freestanding roll-top bath and separate shower cubicle.

Externally, the property boasts a driveway providing off-road parking, while the rear features a quirky, terraced garden area nestled among the rocks, offering complete privacy—ideal for wildlife and relaxation.

Located in the picturesque semi-rural village of Wetley Rocks, this property sits conveniently on the

A520, making it perfect for commuters heading to Stoke-on-Trent, the Staffordshire Moorlands, or Macclesfield, with the main A50 just a 15-minute drive away. Local amenities, including a well-stocked 24-hour shop, a petrol station, and a friendly pub, are within a short walking distance. Additionally, the bustling market town of Leek, known for its coffee shops, independent retailers, and diverse bars and eateries, is only a 15-minute drive away.

### Sitting Room

15'1" x 12'0" (4.62 x 3.67)



The good sized, yet cosy lounge with a feature fireplace and hearth, working chimney and oak surround - allowing the opportunity to have a roaring open fire on cold winter evenings. Exposed wooden tyle flooring, wall lights, uPVC double glazed window to the front aspect. Radiator.

## Lounge

15'1" x 12'0" (4.62 x 3.67)



This inviting sitting room features exposed wooden flooring and a charming log fire, positioned on a raised hearth. A UPVC double-glazed window overlooks the front aspect, ensuring ample natural light. The room is complemented by an additional radiator and offers easy access to the staircase leading to the first floor and the kitchen.

## Kitchen

11'9" x 6'10" (3.6 x 2.1)



The well-appointed kitchen includes base units paired with a Belfast-style sink, complete with a central tap, set over elegant wooden work surfaces. There's ample space for a countertop fridge and an electric cooker, along with room for a large freestanding pantry. A UPVC double-glazed window to the side aspect, adorned with a beam

above, adds character to the space. The kitchen is finished with stylish stone designed tiled flooring. Access to the bar area.

## Bar

9'6" x 7'5" (2.91 x 2.27)



This versatile bar area offers endless possibilities for customisation to suit your preferences. Currently home to an antique-style bar, it features stone-style flooring that flows seamlessly from the kitchen, enhancing the overall aesthetic. The space is enhanced by a beautiful exposed stone wall, which was originally part of the back of the house before the extension. With convenient access to the utility room, the open design connects effortlessly to the kitchen, highlighted by exposed beams and an open-style window that provides additional shelf space. This area could serve as an extension of the kitchen facilities or be transformed into a cosy snug or games room.

## Utility

Useful utility space with ample space for a tumble dryer and washing machine. There is more exposed stone wall in this room and a door out to the side of the house that leads into a covered storage area, leading to a coal and wood store. There is access to the front and rear aspects of the property from this area.

## First Floor Accommodation

### Bedroom One

12'2" x 11'4" (3.73 x 3.46)



A good size main bedroom. uPVC double glazed window to the front aspect with a deep windowsill that can be used as a seat to take in the stunning views. Built in storage cupboard over the stairs, feature exposed stone wall, radiator.

### Bedroom Two

12'2" x 11'10" (3.72 x 3.63)



A good size double bedroom with a uPVC window to the front, radiator.

### Bedroom Three

14'2" x 7'4" (4.34 x 2.25)



Currently utilised as a study and dressing room, this spacious 'L-shaped' area offers ample room for furniture typically found in a single bedroom or garden room. French doors open onto a decked bridge, providing a picturesque view of the rear garden

### Bathroom

14'2" x 7'4" (4.32 x 2.26)



The generously sized bathroom features charming beams and is equipped with a stylish white suite, including a free-standing roll-top bath, a heritage-style wash hand basin, a WC, and a large walk-in shower cubicle adorned with decorative tiling and glass-panelled doors. The same tiled splashbacks enhance the area behind the sink, while a neutral tiled splashback complements the bath. A UPVC

window at the rear, with an exposed beam above, allows natural light to flood the space, and a door to the landing also showcases exposed beams. Additional features include a heritage-style radiator and attractive exposed wooden flooring.

## Outside



To the side of the property, a low-maintenance gravel driveway provides off-road parking for one vehicle, with potential for expansion to accommodate two. The small, gated front garden features a slate path and mature planted borders, leading to:

### **\*\*Rear Garden:\*\***

At the rear, you'll discover a charming and private garden area, terraced into the rocks. This delightful space consists of five tiers, including a patio, a lawn, a shed/BBQ area, and a high-level seating area that offers stunning countryside views and breathtaking sunsets. With laurel borders, a rock face, and mature planting, this garden serves as a sanctuary for local wildlife and a serene retreat for relaxation.

## Location



Cheadle Road is located in the village of Wetley Rocks, part of the Cheadle district in Staffordshire. This area is known for its scenic countryside and community-oriented environment.

### **\*\*Surrounding Roads:\*\***

- **\*\*A521:\*\*** This primary road connects Wetley Rocks to surrounding towns and offers access to the broader road network.
- **\*\*Local Roads:\*\*** A network of smaller roads links residential areas and amenities within Wetley Rocks.

### **\*\*Countryside Access:\*\***

- Wetley Rocks is surrounded by beautiful countryside, making it ideal for outdoor activities such as walking, hiking, and cycling. Various parks and green spaces enhance recreational opportunities.

### **\*\*Proximity to Towns:\*\***

- **\*\*Cheadle:\*\*** Approximately 2 miles away, providing a wider range of shops and services.
- **\*\*Leek\*\*** Approximately 10 miles from Wetley Rocks.
- **\*\*Stoke-on-Trent:\*\*** Roughly 9 miles away, for more extensive shopping and cultural attractions.

## Agents Notes

Freehold

All mains services are connected

## 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.

### **Do you have a house 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.

### **Do You Need Help With Your 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.

### **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.

### **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 47.8 sq.m. (514 sq.ft.)



### First Floor

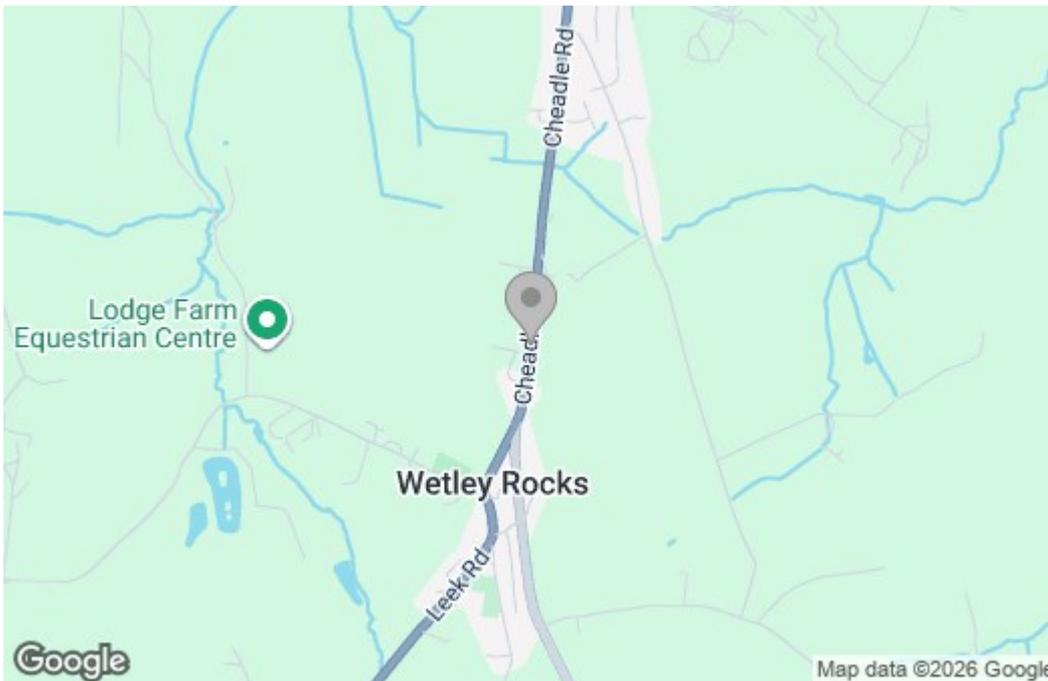
Floor area 45.9 sq.m. (494 sq.ft.)

**TOTAL: 93.7 sq.m. (1,008 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.

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