DENISE WHITE™

BESPOKE ESTATE AGENT

The Curate's Egg , 11 Hollow Lane, Staffordshire, ST13 7HP

Offers in excess of £425,000

"The biggest adventure you can ever take is to live the life of your dreams" ~ Oprah Winfrey

Live the life of your dreams, whilst living in the home of your dreams! The Curates Egg could be just that; nestled in a picturesque and much desired spot in the village of Cheddleton, with superb village amenities quite literally on the doorstep, and stunning countryside walks all around. The property offers sizeable and versatile accommodation, believed to date back to the 17th Century in parts and retaining many original features, which has been beautifully maintained by the current owners and provides a welcoming, homely feel from the moment you set foot through the door!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

"The Curate's Egg" is a stunning period family home, steeped in history with abundance of character and charm, and positioned on the highly regarded Hollow Lane in the village of Cheddleton. Nestled between St Edwards Church and the hugely popular Black Lion Pub, with St Edwards First School just a short walk up the lane and the village shop and post office all within easy reach.

Believed to date back, in parts, to the 17th Century, and is thought to have been utilized over the years as a Butchers Shop, a Cobblers and Sewing Shop, the property has quite a story to tell!

Let me show you around; original stone steps to the front aspect lead you in to the property via a spacious Utility Room, which provides ample cloaks hanging space alongside a downstairs WC, and leads on to the Inner Hallway and Kitchen, which features a Rangemaster Stove, Open Fireplace and feature arched window overlooking the Courtyard. Through the Inner Hallway you will find yourself in a cosy Lounge, which benefits from an open fireplace and opens in to the Sitting Room. Beyond the Sitting Room you will find the Dining Room, which provides the perfect space for entertaining guests, with a fabulous original stone fireplace housing a cast iron inset with an open fire, and beautiful outlook over St Edwards Church to the front aspect.

To the Lower Ground Floor, accessed via a spiral staircase which leads from the Utility Room, there is a good sized Office which in turn leads through to an internal Games Room; a fabulous separate living space, ideal for entertaining!

The First Floor Accommodation consists of Three Bedrooms; Two Good Sized Doubles and a Generous Single, which sits alongside the Family Bathroom which features a Roll Top, Claw Foot Bath. Stairs lead from the Landing to the Second Floor which houses Bedroom One; another sizeable Double Bedroom.

The property also benefits from Two Cellar Rooms, one of which is accessed internally via stairs leading from the Sitting Room, and the other is accessed via a door to the front of the property and has recently been sandblasted to expose stunning brick arched ceilings and features original Butchers hooks!

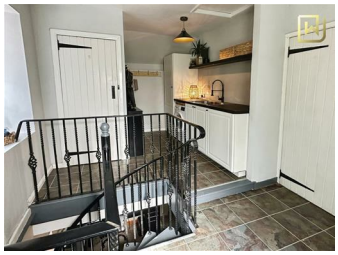
Lets take a look outside! To the rear of the property there is a private walled courtyard; a fabulous little suntrap for those who enjoy to soak up the sunshine of the warmer months, and currently features a Hot Tub. To the front of the property there is an off road parking space for one vehicle and a small walled patio area which sits alongside Black Lane, overlooking the Church with the Black Lion Pub in its sights.

Positioned within some outstanding countryside, you will be spoilt for choice with Country Walks which lead along the canals and through fields and woodland, with some fabulous pubs and restaurants along the way. Not to mention The Churnet Valley Railway, Consall Forge, Rudyard Lake, Tittesworth Reservoir, The Roaches and The Peak District National Park which are also all within a short drive!

The Curate's Egg truly is an impressive, and unique property, set in a picture book location, offering accommodation and nearby amenities to suit buyers from all walks of life. It goes without saying that a viewing of this property is ESSENTIAL to appreciate all it has to offer.

Entrance Hall / Utility Room

15'8" x 9'8" (4.78 x 2.97)



Wooden entrance door to the side aspect. Sealed unit double glazed window to the front aspect. Laminate tiled flooring. Fitted with base units with work surfaces over incorporating a stainless steel

sink unit with hose mixer tap. Plumbing for automatic washing machine. Ceiling light. Spiral staircase leading to the lower ground floor. Opening to the inner hallway. Doors leading into: –

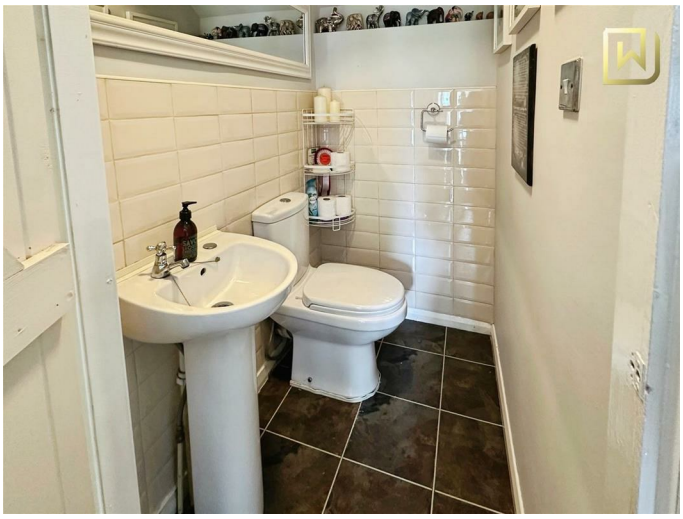
Kitchen

15'3" x 9'8" (4.65 x 2.97)

Fitted with a range of wooden wall and space units with granite worktops over incorporating a Belfast sink with mixer tap. Range master electric range cooker with extractor over. Space for fridge freezer. Tiled splashback. Laminate tiled flooring. Open fireplace with a feature brick surround and wooden mantle. Sealed unit double glazed window to the side aspect. Feature arched sealed unit double glazed window over overlooking the courtyard. Ceiling light. Exposed beams to the ceiling.

WC

4'10" x 3'3" (1.49 x 1.01)



Fitted with a low-level WC and pedestal wash hand basin. Laminate tiled flooring. Part tiled walls. Ceiling light. Extractor fan.

Inner Hall

13'1" x 5'7" (4.01 x 1.71)

Red brick style tiled floor flooring. Radiator. Sealed unit double glazed French doors leading to the courtyard. Sealed unit double glazed window to the front aspect. Ceiling light. Door leading into:–

Lounge

13'3" x 13'0" (4.06 x 3.98)

Carpet. Radiator. Open fireplace with a feature cast-iron insect and wooden surround. Exposed beams to the ceiling. Feature arched sealed unit double glazed window overlooking the courtyard. Sealed unit double glazed window to the front aspect. Opening into: –

Sitting Room

13'4" x 10'0" (4.077 x 3.06)

Exposed wooden flooring. Radiator. Sealed unit double glazed window to the front aspect. Exposed beams to the ceiling. Stairs off leading to the first floor. Access to the internal cellar. Door leading into: –

Dining Room

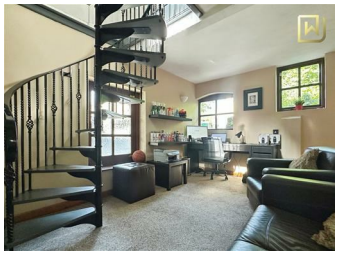
12'10" x 12'11" (3.92 x 3.96)

Laminate flooring. Radiator. Sealed unit double glazed bay window to the front aspect. Feature open fireplace with cast-iron insert and original stone surround. Wooden entrance door to the front aspect. Exposed beam to the ceiling. Ceiling light.

Lower Ground Floor

Office

14'10" x 9'8" (4.54 x 2.95)



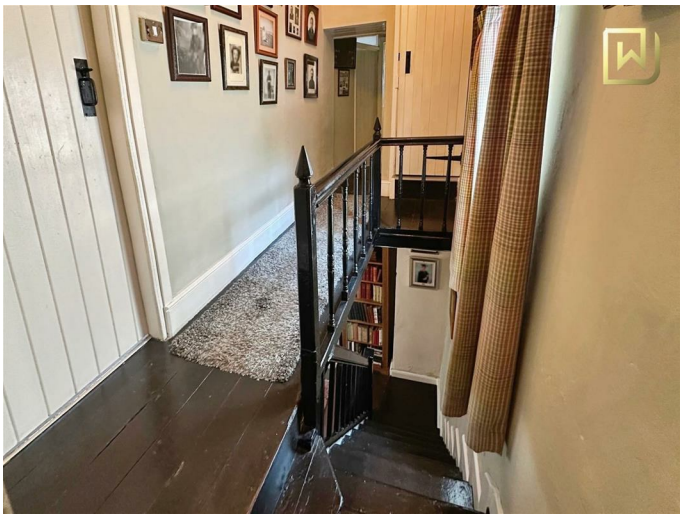
Carpet. Radiator. Two sealed unit double glazed windows to the side aspect. Sealed unit double glazed window to the front aspect. Ceiling light. Opening into:-

Games Room

14'11" x 7'4" (4.55 x 2.25)

Carpet. Radiator. Ceiling light.

First Floor Landing



Exposed wooden flooring. Obscured sealed unit double glazed window to the rear aspect. Ceiling light. Stairs off to the second floor. Doors leading into: –

Bedroom Two

13'8" x 13'5" (4.18 x 4.11)

Carpet. Radiator. Sealed unit double glazed windows to the front and side aspects. Ceiling light.

Bedroom Three

12'0" x 9'1" (3.68 x 2.79)

Exposed wooden flooring. Radiator. Sealed unit double glazed window to the front aspect. Exposed beams to the ceiling. Ceiling spotlights. Built-in wardrobe off with hanging rail.

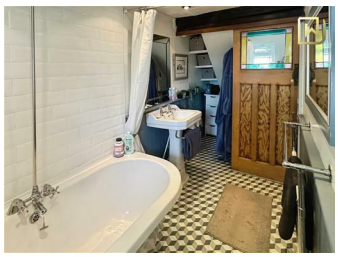
Bedroom Four

10'1" x 8'2" (3.08 x 2.51)

Carpet. Radiator. Sealed unit double glazed window to the front aspect. Ceiling light.

Bathroom

9'2" x 5'0" extending to 5'5" (2.80 x 1.53 extending to 1.66)



Fitted with a suite comprising of double ended roll top clawfoot bath with central shower mixer tap, Low-level WC and Pedestal wash hand basin. Laminate tiled flooring. Traditional style heated towel rail. Understairs storage area off. Original stained glass window to the rear aspect. Exposed beams to the ceiling. Ceiling spotlights.

Second Floor

Bedroom One

14'10" x 14'1" (4.53 x 4.30)

Carpet. Radiator. Sealed unit double glazed window to the front aspect. Airing cupboard off housing the hot water cylinder.

Internal Cellar

13'6" x 9'0" (4.14 x 2.76)

Accessed via stairs leading from the Sitting Room. Laminate tiled flooring. window to the front aspect. Original stone workbenches.

External Cellar

12'7" x 10'0" (3.86 x 3.07)

Wooden door to the front aspect. Feature brick arched ceilings with original butchers hooks. Power and light.

Outside

To the front of the property there is an off road parking space for one vehicle which sits alongside a small walled seating area which offers lovely views of the Church, with the Black Lion Pub in its sights...if you're not too tempted to stroll down for a tipple or two! The seller also has an annual parking permit for the village hall gated carparking 24/7 which is approx 50yds away.

Courtyard

To the rear of the property there is a beautiful walled courtyard which provides the perfect space to sit and soak up the sun of the warmer months in complete privacy. The courtyard also currently features a Hot Tub.

Location

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

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 Denise White Estate Agents

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and 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 advice.

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.

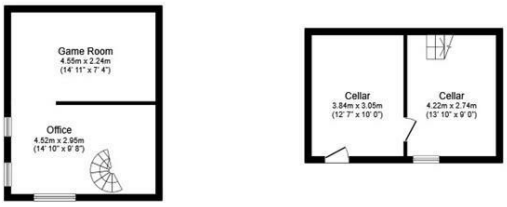
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

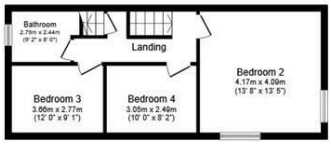
Anti-Money Laundering & ID Checks

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.

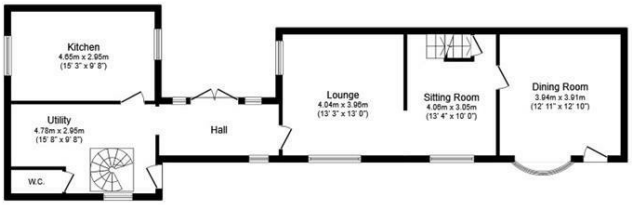
Floor Plan



Lower Ground Floor
Floor area 53.0 sq.m. (570 sq.ft.)



First Floor
Floor area 40.8 sq.m. (439 sq.ft.)



Ground Floor
Floor area 80.9 sq.m. (871 sq.ft.)

Second Floor
Floor area 17.7 sq.m. (190 sq.ft.)

Total floor area: 192.4 sq.m. (2,071 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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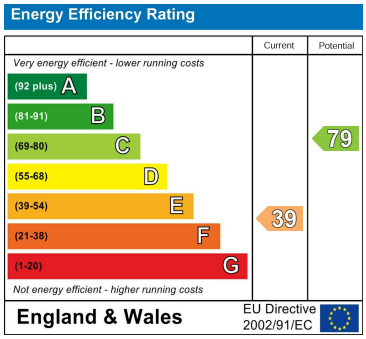
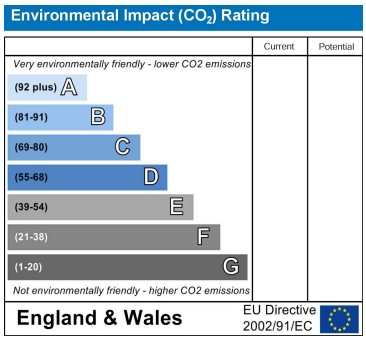
Area Map

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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