



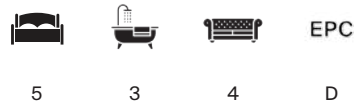
THE PLECK, WHITMORE

Staffordshire, ST5 5HN



AN IDYLLIC PERIOD HOME EXTENSIVELY REFURBISHED

Set in a secluded position in gardens totalling over 1.2 acres, The Pleck is a highly specified 5-bedroom country home extending to over 4,000 sq. ft.



Local Authority: Newcastle-under-Lyme

Council Tax band: G and A

Tenure: Freehold

Services: Mains electric, water and gas. Private drainage.

Guide Price: £1,375,000



THE PLECK, WHITMORE

Found along a private road comprising just two properties, The Pleck is an outstanding country home which has been lovingly remodelled, refurbished and restored to an exquisite standard. The flexibility, versatility and quality of accommodation truly set this home apart.

Nestled within a garden plot of approx. 1.21 acres, each space enjoys excellent rural views across the surrounding Whitmore Estate while only being a few minutes to a wide range of amenities.

Agents' Notes:

1. There are two council tax bills for the property. 2. The property pays half the cost of the upkeep of the private road. 3. There is restrictive covenants prohibiting using the property for business purposes.









THE PROPERTY

Entered via a covered porch, a wide entrance door opens to the entrance hall which provides a very generous welcome. Doors radiate to the ground floor living space as well as the guest WC and cellar, while there is a herringbone parquet floor, woodburning stove and door to the garden. The lounge can be found off one side of the entrance hall and provides a more intimate sitting space with walk in bay window and open fire.

Double doors lead through into the larger drawing room which provides a bright dual aspect. There is plenty of space for seating as well as walk in bay window, door to the terrace and an open fire. The dining room continues on from the entrance hall to offer a more formal entertaining space with doors to garden and a very useful butler's pantry off.

A central lobby includes a stable door to the driveway and large built in storage cupboard, ideal for coats and shoes. A glass link leads on from the central lobby and opens to the rear hallway. There is a downstairs bathroom off with both bath and shower while a door continues to open to the outstanding open plan living space.







Previously a detached barn, the current owners have fully refurbished and integrated this space to become a core part of the house. Extending to over 44 feet in length, the open plan living space is carefully zoned into three defined spaces.

The kitchen area includes a range of bespoke, painted wall and island cabinetry set beneath a mix of Corian and woodblock worksurfaces. There are appliances including a four oven Everhot and dishwasher.

Continuing on, the dining area provides plenty of space for informal seating, while there are doors out to both the front and rear. The living space offers a bright space centred around a brick-built fireplace with wood burner inset. The large A frame beams and Indian stone flooring continue throughout this space which adds a sense of cohesion.

The games room leads off the living area and provides a highly versatile space which could suit a variety of uses including a home office.





The main staircase rises from the entrance hall and leads to the first-floor landing. The principal suite is well proportioned and includes a vaulted ceiling, window seat and doors to the walk-in wardrobe as well as the en suite shower room. There are a further three bedrooms in the main part of the first floor, all sharing a beautifully curated family bathroom with separate shower.

A second staircase rises from the rear hall to the well-appointed fifth bedroom which is an ideal haven for guests, having the downstairs bathroom just at the bottom of the stairs.

A further staircase rises from the games room to reveal a superb studio, which could be used as a further bedroom if required.







GARDENS AND GROUNDS

A long driveway leads off the private road, through a pair of electric gates and to a large parking area with space for numerous vehicles. The gardens are found on all sides of the house and include several lawned areas, interspersed by mature shrubs and herbaceous beds. There is an ornamental pond, Japanese garden, handy composting area, and a gravelled area which includes the greenhouse. There are several terraces laid to flagstone including one to the front which can be accessed off the drawing room and a second to the side accessible off the entrance hall and dining room.

The vast main terrace is expansive and provides an outstanding outdoor entertaining space of epic proportions, including a wooden gazebo for covered seating. All in all, the plot totals approx. 1.21 acres.



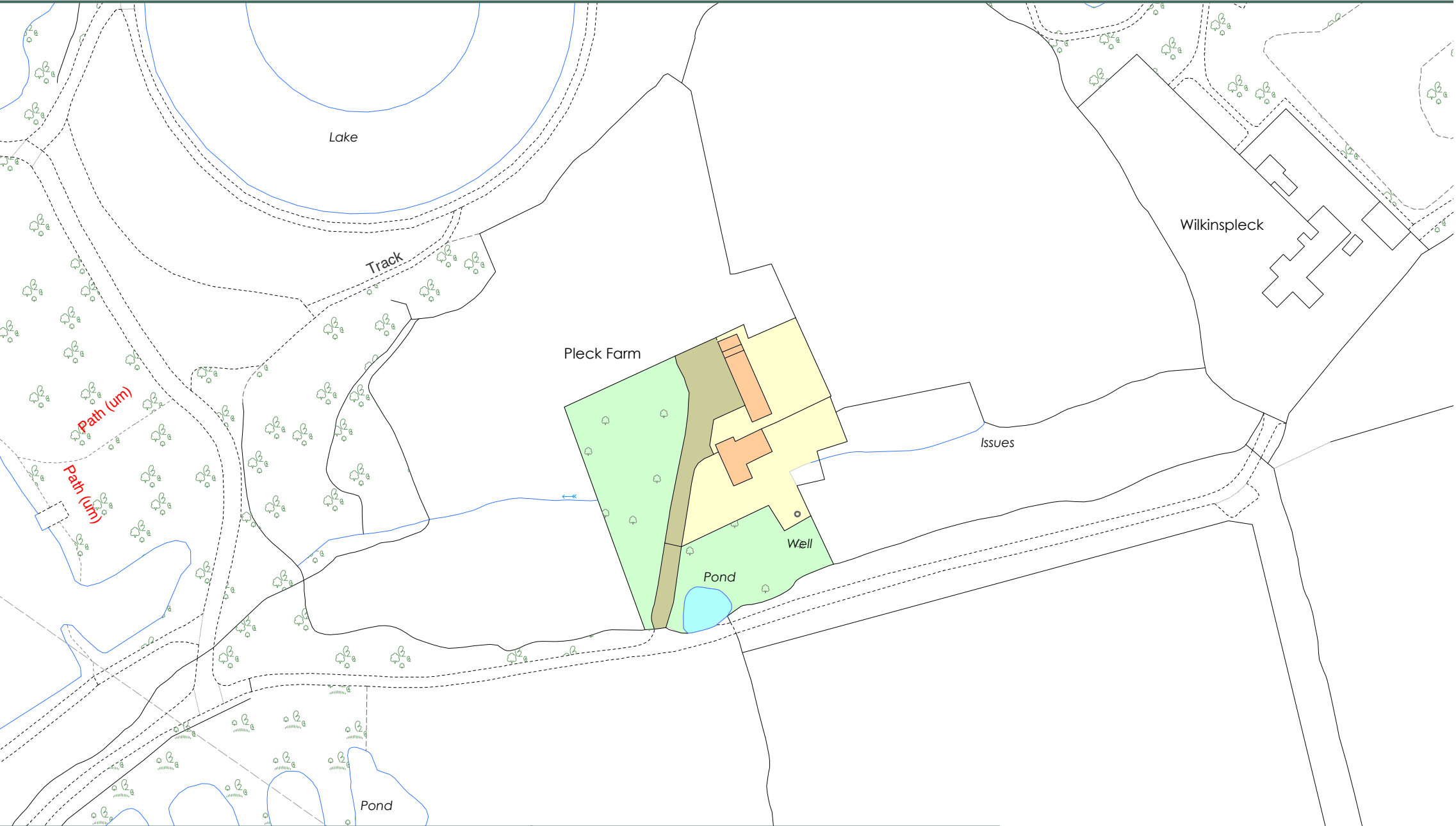


LOCATION

Located on the edge of Whitmore, The Pleck enjoys a secluded position just moments from village amenities. The centre of Whitmore is less than a mile away and includes the delightful Whitmore Tea Rooms and the locally renowned Mainwaring Arms pub. The Blockhouse at the Sheet Anchor and the Swan with Two Necks are also both within close proximity. A little further afield is the regional centre of Newcastle-under-Lyme which offers a wider range of leisure facilities, eateries, and bars as well as national retailers. Trentham Gardens is just over 5 miles away and offers excellent walks as well as a more boutique shopping experience. The Pleck is well located for efficient access to the regional road network, with junction 15 of the M6 being only 4.2 miles away. Stoke station is accessible via the A500 and offers services to London Euston in just over an hour and a half. There is an array of schooling within the area including Yarlet School, Newcastle-under-Lyme School, Denstone College and St Dominic's.







Location SJ 813 420

Scale 1:1,500 @ A4

Drawing No. ZAA28050-01

Date 13.04.26



Total Area

0.49 ha

(1.21 ac)

THE PLECK

— WHITMORE —



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The Pleck, Whitmore
 Approximate Gross Internal Area = 409 sq.m/4398 sq.ft

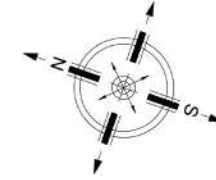


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We would be delighted
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