DENISE WHITE™
BESPOKE ESTATE AGENT









The Old Vicarage Cottage Leek Road, Wetley Rocks, Staffordshire, ST9 0AP

Asking price £340,000

'When I am home, I like a cosy, comfortable, calming space.' - Stacy Keibler

This stunning three-bedroom detached cottage provides just that! Situated within the popular village of Wetley Rocks, this property presents a rare opportunity to acquire a charming home boasting comfortable and cosy accommodation .

#CottageCore #SemiRuralLiving #CosyPeriodFeatures

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Denise White Agents Comments

Nestled in the charming village of Wetley Rocks, this delightful three-bedroom detached stone cottage is brimming with character and cosy charm.

As you step inside, you're welcomed by the inviting ambience created by exposed beams and a stunning feature brick fireplace in the lounge, making it the perfect spot to unwind after a long day. The spacious kitchen offers ample room for dining, ideal for family meals or entertaining friends. Adjacent to the kitchen, a practical boot room/utility provides additional work surface space and storage, ensuring you have everything you need when returning from refreshing winter walks. A convenient shower room completes the ground floor, enhancing the functionality of this lovely home.

Venturing upstairs, you'll find three well-appointed bedrooms, each showcasing unique cottage features and breath taking views of the surrounding landscape. The main bedroom is a good sized double with a charming cast iron feature fireplace providing a serene retreat. The second bedroom is also a double, while the third bedroom is a comfortable single, perfect for children or as a study. A delightful family bathroom with tongue and groove panelling service the three bedrooms.

Externally, the property boasts gated off-road parking for multiple vehicles, ensuring convenience for you and your guests. The rear garden is a true oasis, featuring a beautifully landscaped cottage garden with a large gravelled area bordered by vibrant perennials. Winding paths meander through the lush greenery, revealing delightful pockets of tranquil spaces to explore. Additionally, two brick outhouses provide ample storage for gardening tools, making this garden as practical as it is picturesque.

This enchanting cottage combines traditional charm with modern convenience, making it a perfect family home or a peaceful retreat in the heart of Wetley Rocks. Don't miss the opportunity to make it yours!

Location

Wetley Rocks is a Staffordshire Moorlands Village located approximately 2 miles from the village of Cheddleton, 6 Miles from the Market Towns of Leek and Cheadle, and 7 miles from Stoke on Trent City Centre.

The village itself enjoys the benefit of a local petrol station which has a shop and post office, as well as a popular public house, a Church, Village Hall and Primary School.

The village lies on a small north-south ridge; immediately to the east is the edge of a plateau, and there are rock outcrops of millstone grit along the northern part of the ridgeline; the outcrops have restricted the growth of the village east of the A520. The name of the village comes from these rock outcrops, and from the nature of the pasture land (ley or lea being pasture). A local quarry, part of the same outcrop, provided the stone for many of the original buildings.

Wetley Abbey, about half a mile south of the village, is a large building built in the early 19th century in Gothic style although it has no religious connections; it is now a care home but was at one time the home of the 19th-century painter George Hemming Mason.

Front porch

3'4" x 4'7" (1.04 x 1.42)

Slate tiled flooring. Radiators. Door to the front aspect. Picture railing. Ceiling light.

Inner Hall

Continued slate tile flooring. Stairs off to the first floor accommodation.

Lounge

15'1" x 12'2" (4.62 x 3.73)



Fitted carpet. Two uPVC double glazed windows to the front aspect. Two wall mounted radiators. Gas fireplace with bricks surround. Picture railing. Exposed beams. Ceiling light.

Kitchen Diner

10'9" x 15'7" (3.29 x 4.75)



Laminate flooring. Partially panelled walls. Wall mounted radiator. Under stairs storage cupboard. uPVC double glazed window to the front aspect. Wall and base units with work surfaces over. Integrated sink and drainer unit. Space for cooker with extractor above. Wall mounted boiler. Two ceiling lights.

Dining Area

Boot room / Utility

13'8" x 9'10" (4.17 x 3.02)



Continued laminate flooring. Composite double doors to the front aspect. Wooden door to the rear aspect. Wall and base units with worksurface over. uPVC double glazed window to the front aspect. Stairs Off to the loft room. Ceiling light.

Shower Room

5'5" x 5'0" (1.67 x 1.54)



Flooring. Partially tiled walls. Low-level WC. Pedestal wash hand basin. Wall mounted ladder style towel rail. Shower cubicle with electric shower. Obscured uPVC double glazed window to the rear aspect. Spotlights.

Loft room

8'8" x 8'3" (2.65 x 2.52)

Fitted carpet. Ceiling light.

First Floor Landing



Fitted carpet. Picture railing. Loft access. Storage cupboard.. Ceiling light.

Bedroom One

7'6" x 15'6" (2.29 x 4.74)



Fitted carpet. Picture railing. Wall mounted radiator. Feature cast-iron fireplace. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

8'0" x 12'3" (2.44 x 3.75)



Fitted carpet. Wall mounted radiator. Picture railing. uPVC double glazed window to the front aspect. Ceiling light. Loft access.

Bedroom Three

8'6" x 8'1" (2.61 x 2.48)



Fitted carpet. Wall mounted radiator. Picture railing. uPVC double glazed window to the front aspect. Ceiling light.

Bathroom

4'10" x 7'10" (1.49 x 2.39)



Wood flooring. Partially panelled walls. Wall mounted radiator. Obscured uPVC double glazed window to the side aspect. Pedestal wash hand basin. Low-level WC. Freestanding rolltop clawfoot bath with shower attachment. Ceiling light.

Outside



To the front of the property is a gated paved driveway allowing parking for multiple vehicles. To the rear of the property is a stunning cottage garden mainly laid with gravel. Well stocked borders create pockets of colour throughout whilst stone paths lead through to the bottom of the garden. There are two brick outhouses providing storage for gardening tools.

Agent Notes

Tenure: Freehold
Services: All mains services connected
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



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 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.

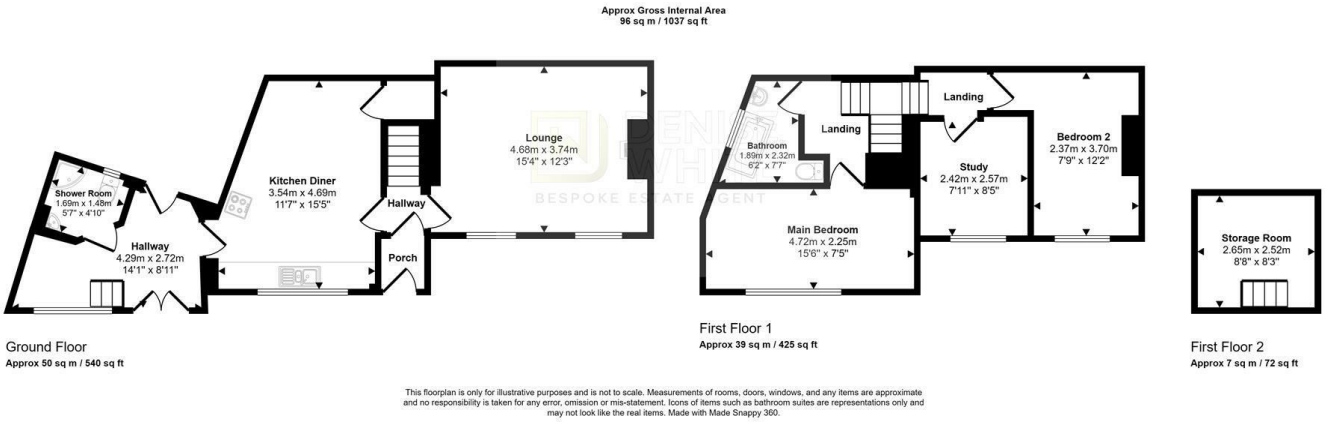
Do You Require A Mortgage?
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Anti-Money Laundering & ID Checks
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Floor Plan

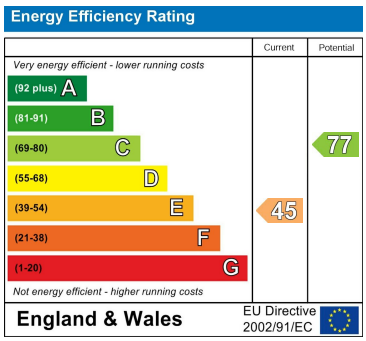


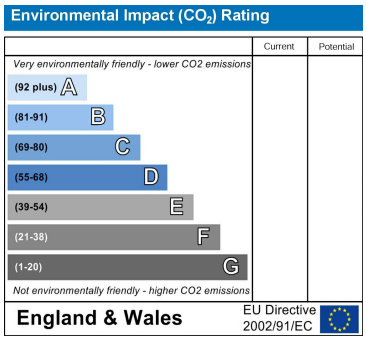
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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