DENISE WHITE™
BESPOKE ESTATE AGENT









Rose Cottage. Randles Lane, ST9 0AT

Offers in the region of £285,000

"Amidst the chaos of modern life, seek refuge in the timeless charm of a cosy cottage" ~ Unknown

Rose Cottage is a charming, detached, stone-built cottage, dating back to the early 1800s. Located in the heart of the picturesque Staffordshire Moorlands village of Wetley Rocks and full of character and warmth throughout, the property offers spacious accommodation, beautiful period features and a private cottage-style garden. Ideally positioned within walking distance of local village amenities and just a short drive from the market towns of Leek and Cheadle.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments



Rose Cottage is a charming stone-built country cottage, believed to date back to the early 1800s, positioned in the heart of the sought-after Staffordshire Moorlands village of Wetley Rocks. Full of character and period charm throughout, the property offers deceptively spacious accommodation alongside a wonderful blend of traditional cottage features and tasteful modern touches.

A welcoming Entrance Porch provides useful cloaks storage and leads through a stable door into the Dining Room; a cosy yet versatile space ideal for both everyday living and entertaining. Located just off the Dining Room is the beautifully fitted Kitchen, complete with bespoke solid oak units and striking live-edge oak work surfaces, perfectly complementing the cottage's rustic charm.

The Lounge is positioned to the rear of the property and offers a warm and inviting atmosphere, centred around a feature brick fireplace with exposed oak beam mantle. Stairs rise from the Lounge to the First Floor Landing, giving access to two generously proportioned Double Bedrooms and the Bathroom. Bedroom One enjoys a beautiful exposed stone chimney breast together with useful loft storage and alcove space, while Bedroom Two offers excellent versatility as either a spacious bedroom, home office or hobby room. The Bathroom has been renovated by the current owners and is fitted with a beautiful fittings including separate shower and freestanding bath.

Externally, the property enjoys a private cottage-style garden to the front aspect, providing the perfect space for relaxing and entertaining during the warmer months. A block paved driveway provides off-road parking for two vehicles, alongside a useful brick-built garden store.

Ideally situated within walking distance of the village shop, public house, primary school and village hall, Rose Cottage also enjoys convenient access to the nearby market towns of Leek and Cheadle, which offer a wide range of shops, supermarkets and local amenities.

An internal viewing is highly recommended to fully appreciate the charm, character and surprisingly spacious accommodation Rose Cottage has to offer.

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.

Entrance Porch

5'4" x 4'0" (1.64 x 1.22)

uPVC entrance door to the front aspect. Tiled flooring. Built in storage seat. Cloaks hanging space. Feature oak beam to the ceiling. Ceiling light. Wall mounted Baxi combination boiler. Stable door leading into: –

Dining Room

10'4" x 9'4" (3.16 x 2.87)



Laminate flooring. Radiator. Brick fireplace. Exposed beams. Inset spotlights. Doors leading into: –

Kitchen

10'7" x 7'2" (3.25 x 2.19)

Fitted with a range of wall base units with oak surfaces over incorporating a drainer sink unit with mixer tap. Integrated fridge freezer, Bosch oven, hot point gas hob with range master extractor fan over. Tiled flooring. Radiator. Plumbing for washing machine. Space for dishwasher. uPVC window to the front aspect. Inset spotlights.

Lounge

13'3" x 12'1" (4.05 x 3.7)



Laminate flooring. Radiator. Stone fireplace. uPVC Windows to the front aspect. Stair access leading to 1st floor accommodation. Inset Spotlights.

First Floor Landing



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light and wall light. Storage cupboard off. Doors leading into: –

Bedroom One

11'10" x 11'4" (3.62 x 3.46)



Carpet. Radiator. Exposed brick chimney breast. uPVC windows to the front and rear aspects. Ceiling light.

Bedroom Two

11'6" x 8'7" (3.51 x 2.63)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bathroom

11'11" x 8'4" (3.65 x 2.55)





Fitted with a suite comprising of, shower cubicle with rainfall shower and shower attachment, low-level WC, freestanding bath, wash handbasin. Obscured uPVC window. Wall lights. Inset spotlights.

Outside



Externally, the property enjoys a private cottage-style garden to the front aspect, providing the perfect space for relaxing and entertaining during the warmer months. A block paved driveway provides off-road parking for two vehicles, alongside a useful brick-built garden store.

Agent 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 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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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 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.

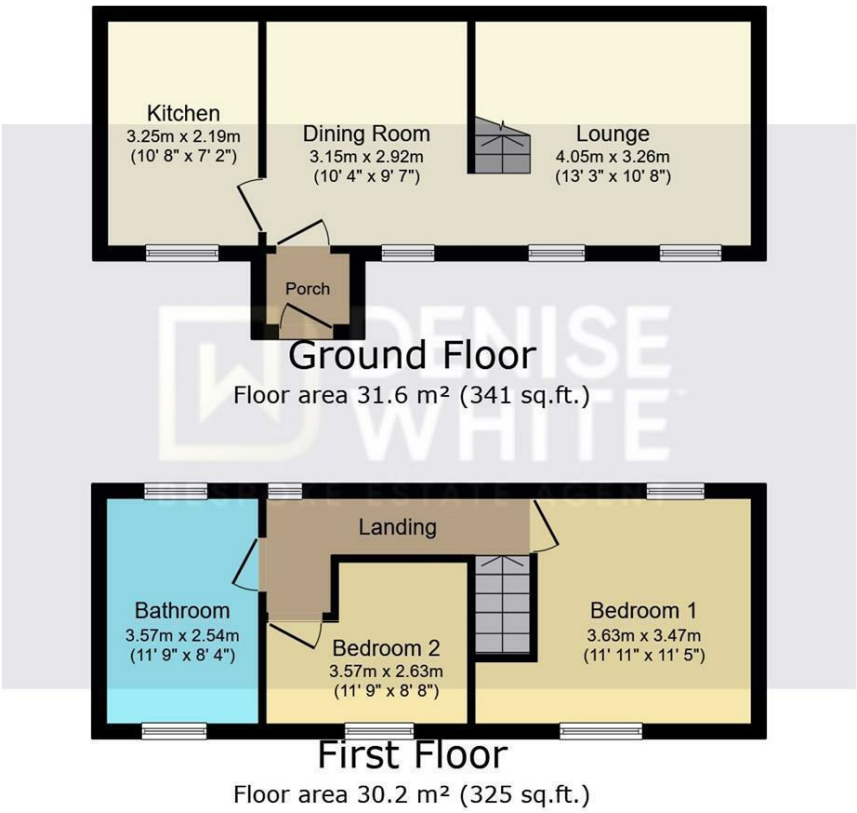
Need A Mortgage?

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

Buyer 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



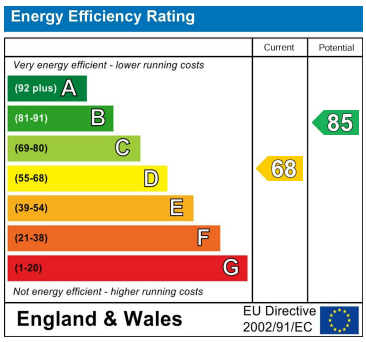
TOTAL: 61.8 m² (665 sq.ft.)

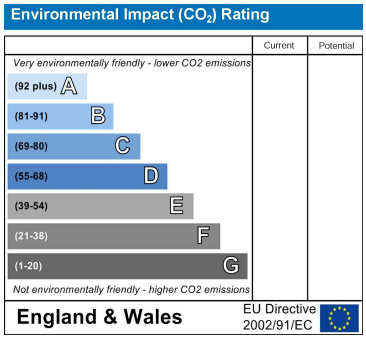
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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





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.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk