



## Church Stile , Staffordshire, ST13 8PH

**Guide price £625,000**

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\*\* GUIDE PRICE £625,000 TO £650,000 \*\*

"What you make as a designer is an expression of yourself; I love music and painting, and prefer life in the country!" ~ Laura Ashley

Church Stile is a charming Grade II listed cottage set in the heart of Horton, within the ever-popular Staffordshire Moorlands. Beautifully improved by the current owners, the property effortlessly blends historic character—stone mullion windows, exposed beams and flagged floors—with warm, stylish living spaces. Offering four bedrooms, two bathrooms and versatile accommodation across three floors, this delightful home also enjoys stunning gardens and far-reaching views. A rare opportunity in a highly sought-after village setting.

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### Denise White Estate Agents Comments

Nestled in the very heart of the highly desirable village of Horton, within the beautiful Staffordshire Moorlands, Church Stile is a quintessential Grade II listed cottage, steeped in history and brimming with charm. Rarely do properties of this calibre and character grace the market in such a sought-after rural setting.

Bursting at the seams with original features, the home showcases stone mullion windows, exposed beams and original flagged flooring—each detail a celebration of its heritage. Thoughtfully and sympathetically improved by the current owners to an exceptional standard, the cottage now offers beautifully presented, warm and homely accommodation, where period character meets refined comfort.

To the ground floor, a cosy lounge welcomes you in, enjoying dual-aspect stone mullion windows and centred around a charming multifuel stove—creating the perfect focal point for relaxed evenings. From here, stairs rise to the first floor and descend to the cellar, while a door leads through to the breakfast kitchen.

The cellar provides excellent additional storage and is cleverly utilised as a utility space. The breakfast kitchen is fitted with a beautiful range of cottage-style units, complemented by wood block work surfaces and space for a range-style cooker with extractor over. There is ample room for a breakfast table and chairs, making this a sociable and inviting heart of the home. A small rear porch leads out to the garden beyond.

To the first floor, the principal bedroom is a delightful double room enjoying lovely views over the front garden and the open fields beyond. Bedroom four sits adjacent and offers a generous single or small double room. The family bathroom has been fitted with a traditional suite, featuring a back-to-wall claw-foot roll-top bath and a washstand-style sink, evoking timeless elegance. Alongside, a separate shower room offers a fully tiled shower cubicle, washstand and WC—ideal for

modern family living.

Stairs rise to the second floor where two further double bedrooms can be found, along with a sizeable landing area that lends itself perfectly to use as a home office, hobby or yoga space, or even an additional sitting room—offering flexibility to suit a variety of lifestyles.

Externally, Church Stile enjoys gardens to the front, side and rear aspects. A lawned area is bordered by beautifully stocked cottage garden beds and leads to a timber summer house that commands the most wonderful open views. Raised allotment-style beds will delight keen gardeners, while a paved patio and rear courtyard provides a private seating area alongside two useful brick-built garden stores.

Positioned in one of the Moorlands' most desirable village locations, Church Stile represents a rare opportunity to acquire a truly enchanting period home in an idyllic rural setting. A property of immense character and charm—this is most certainly one not to be missed.

### Lounge

19'2" x 14'0" (5.86 x 4.29)



Wooden entrance door to the front aspect. Sealed unit double glazed wooden windows to the front and side aspects. Part engineered oak flooring and part original flagged flooring. Multi fuel stove sat on a slate tiled hearth with wooden mantle. Three

radiators. Door leading down to the Cellar. Exposed beams to the ceiling. Stairs leading to the first floor. Five 'Jim Lawrence' wall lamps. Ceiling light. Door leading to the Kitchen.

### **Kitchen**

13'10" x 11'4" (4.24 x 3.47)



Fitted with a range of country cottage style base units with wood block work surfaces over incorporating a Belfast sink unit with mixer tap. Tiled flooring. Wall mounted traditional column style radiator. Sealed unit double glazed windows to the front and rear aspects. Space for an electric range style cooker with extractor over. Exposed beams. Three ceiling lights and spotlights. Door leading into: –

### **Rear Porch**

4'4" x 4'2" (1.34 x 1.28)

Tiled flooring. Radiator. Wooden door leading to the rear garden. Ceiling lights.

### **Cellar**

11'11" x 9'0" (3.64 x 2.75)



Painted brick arched ceiling. Radiator. Wooden window to the side aspect. Plumbing for automatic washing machine. Power and light.

### **First Floor Landing**



Carpet. Radiator. Sealed unit double glazed windows to the rear aspect. Exposed beams. Two 'Jim Lawrence' wall lamps. Ceiling light. Stairs leading to the second floor. Doors leading into: –



### Bedroom One

14'1" x 11'9" (4.30 x 3.60)



Carpet. Radiator. Sealed unit double glazed windows to the front aspect. Exposed beams. Ceiling spotlights.

### Bedroom Four

9'10" x 8'0" (3.02 x 2.46)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Two 'Pooky' wall lights. Exposed beams.

### Bathroom

9'1" x 7'11" (2.79 x 2.43)



Fitted with a traditional suite comprising of back to wall freestanding clawfoot bath with shower mixer tap, wall mounted wash hand basin with metal wash stand and low-level WC. Vinyl flooring. Part tiled walls. Wall mounted traditional column style radiator. Sealed unit glazed windows to the front aspect. Two wall lights. Exposed beams.

### Shower Room

5'11" x 5'9" (1.82 x 1.76)



Fitted with a suite comprising of fully tiled corner shower cubicle with rainfall showerhead, low-level WC and wall mounted wash hand basin with metal wash stand. Vinyl flooring. Wall mounted column style radiator. Exposed stone wall. Sealed unit double glazed window to the rear aspect. Ceiling spotlights. Exposed beams to the ceiling.



### Second Floor Landing

14'1" x 9'8" (4.30 x 2.97)



Expose wooden flooring. Feature cast-iron fireplace. Radiator. Velux style window to the front aspects. Sealed unit double glazed window to the rear aspect. Exposed beams. Doors leading into:-

### Bedroom Two

14'0" x 12'0" (4.29 x 3.67 )



Exposed wooden flooring. Radiator. Velux style window to the front aspect. Fitted with a range of built-in wardrobes and storage. Ceiling light.

### Bedroom Three

14'2" x 9'2" (4.33 x 2.81)



Exposed wooden flooring. Radiator. Velux style window to the front aspect. Sealed unit double glazed window to the side aspect. Ceiling light.

### Outside



Church Stile is approached over a shared driveway which provides access to private parking for two vehicles adjacent to the property. Gated access leads through beautiful cottage gardens to Church Stile which enjoy delightful views over the surrounding area.

## Gardens



The gardens at Church Stile are a true delight and perfectly complement the cottage's timeless charm. Extending to the front, side and rear, they are thoughtfully arranged with a lawned area framed by beautifully stocked cottage-style flower beds bursting with seasonal colour. A timber summer house sits perfectly positioned to capture the most wonderful open views across the surrounding countryside, providing a peaceful retreat in which to relax and unwind.

For those with green fingers, raised allotment-style beds offer excellent space for growing vegetables and cut flowers, while a paved rear courtyard provides a sheltered seating area ideal for outdoor dining. Two brick-built garden stores offer practical storage, ensuring the outdoor space is as functional as it is picturesque.

## Agents Notes

Tenure: Freehold

Services: Oil fired central heating. Septic tank drainage. Mains water and electricity.

Council Tax: Staffordshire Moorlands Band E

## 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 advice.



## 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 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.

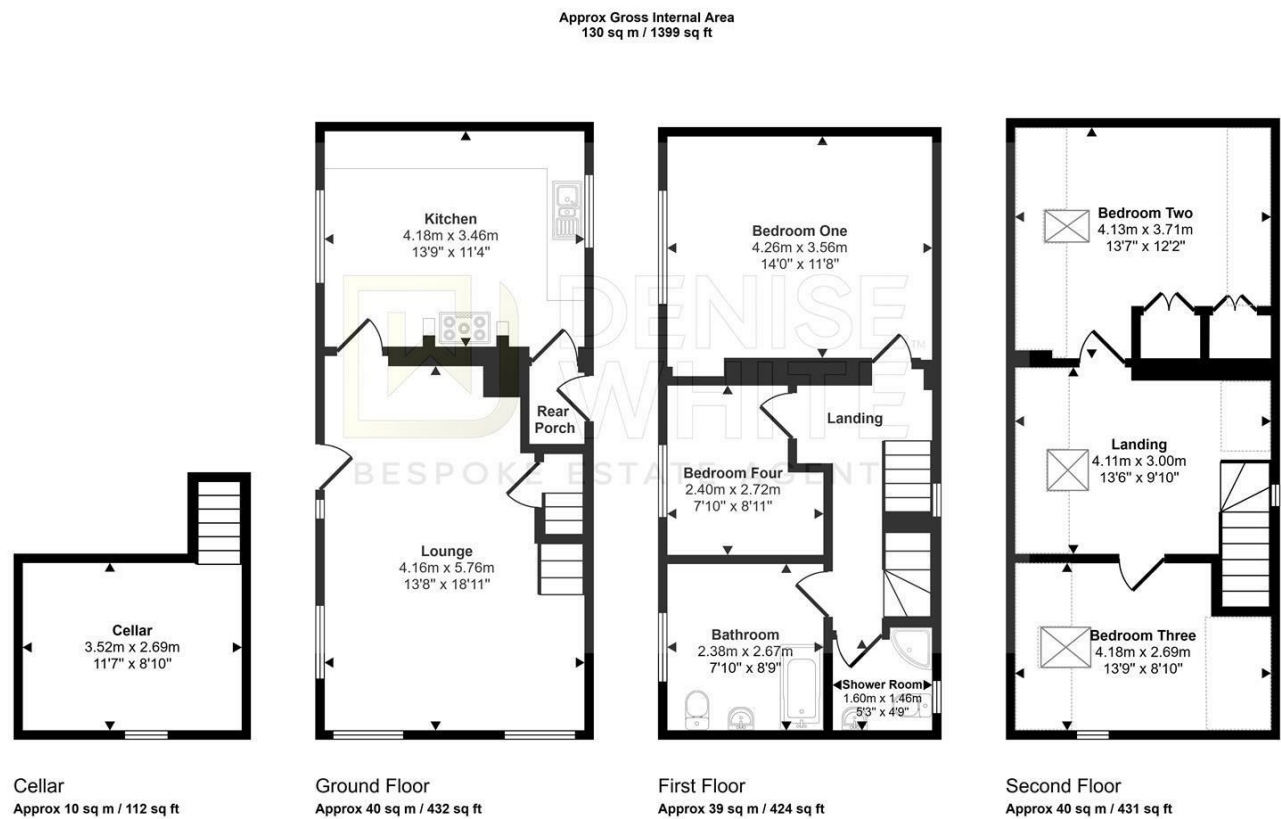
### Do You Need A Mortgage?

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

### Buyer ID Checks

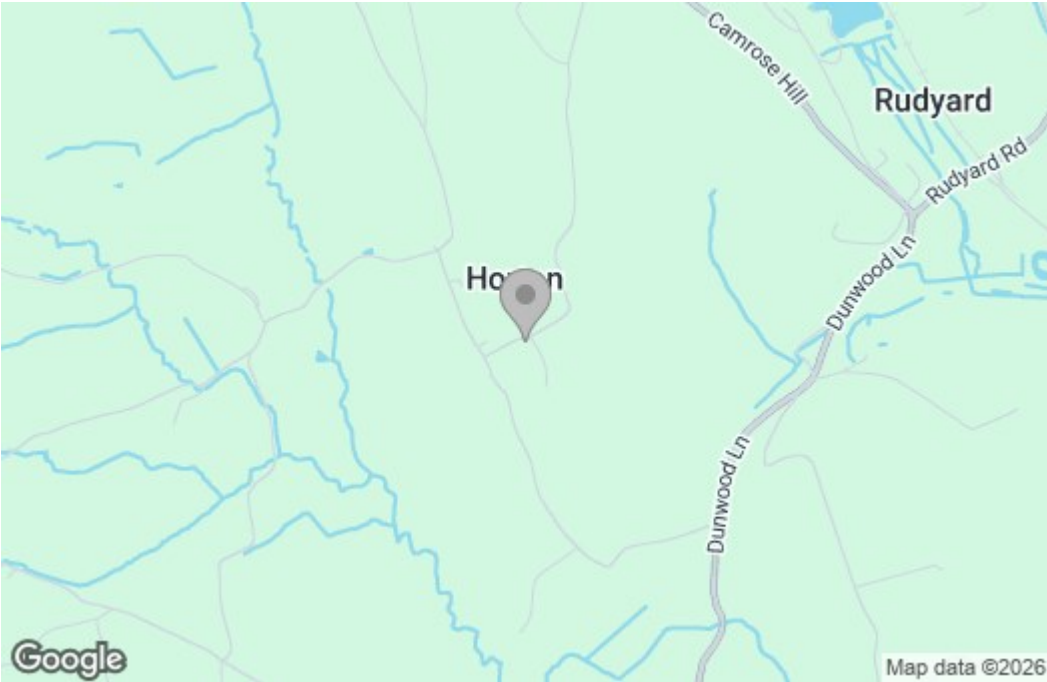
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

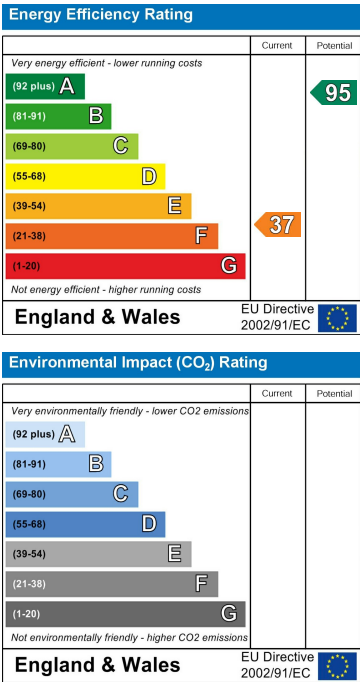


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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