



Rocester House Rocester Lane, Staffordshire, ST10 3JP

£300,000

"A rural setting, a generous home, and plenty of potential"

Rocester House is a traditional stone-built semi-detached former barn, occupying a beautiful countryside position on the outskirts of Waterhouses. Offering three generous double bedrooms, spacious living accommodation and a good-sized plot, the property has plenty to offer and would now benefit from modernisation, giving the next owner the opportunity to create their ideal home. With lovely views, a detached double garage, workshop/storage space and an allotment area, together with easy access to the amenities of Waterhouses and the surrounding Staffordshire Moorlands countryside, this is a property with real potential.

Denise White Estate Agents Comments

Rocester House is a traditional stone-built semi-detached property, occupying a beautiful position on the outskirts of the popular village of Waterhouses, surrounded by the lovely Staffordshire Moorlands countryside.

Formerly a barn, the property was converted into residential accommodation during the 1980s and offers spacious, well-proportioned accommodation. Whilst the house would now benefit from a programme of modernisation, this also presents an exciting opportunity for the next owner to update and improve the property to their own taste and create a home that works perfectly for them.

To the ground floor, an entrance hallway welcomes you to the property, which provides access to the generous lounge dining room, kitchen and downstairs WC, with stairs leading to the first floor.

The lounge dining room spans one side of the property and provides plenty of space for both comfortable seating and dining furniture. A wood-burning stove provides a lovely focal point to the room, creating a warm and welcoming space for everyday family life and entertaining.

The kitchen sits to the opposite side of the property and is fitted with a range of units, together with an oil-fired Stanley Range cooker. The Stanley provides the central heating and hot water (alongside an emersion heater), as well as offering a traditional cooking facility. A useful downstairs WC completes the ground floor.

To the first floor, the landing leads to three spacious double bedrooms and the family bathroom. All three bedrooms benefit from dual-aspect windows, allowing plenty of natural light into the rooms whilst also making the most of the property's lovely surroundings and countryside views.

Bedroom one is positioned to the side of the property and includes a useful vanity unit. Bedroom

two is positioned to the rear and benefits from built-in wardrobes, whilst bedroom three enjoys views across the garden and adjoining fields.

Outside, Rocester House occupies a good-sized plot, with a spacious driveway providing off-road parking for two to three vehicles and which leads on to a detached double garage, which has two sets of double doors to the front aspect and stairs leading to a useful loft storage area. There is also a substantial timber garden shed with power and light connected, offering excellent additional storage or the potential to create a useful workshop.

Alongside the shed there is an allotment area, providing the opportunity for keen gardeners to grow their own fruit, vegetables and flowers, whilst adding an element of self-sufficiency to the property.

To the rear, the garden is mainly laid to lawn with a paved patio seating area, making a pleasant spot to sit and enjoy the surroundings. The garden is enclosed by a traditional dry stone wall and backs directly onto an open field, giving the property a lovely sense of space and a particularly pleasant outlook.

The location is a big part of the appeal of Rocester House. Set on the outskirts of Waterhouses, the property enjoys a peaceful countryside setting whilst remaining within easy reach of the village's everyday amenities, including local shops, schools and public houses. Waterhouses also has its own swimming pool, offering childrens swimming lessons and public swimming sessions for both adults and families.

For those who enjoy the outdoors, the surrounding Staffordshire Moorlands countryside provides plenty of opportunity for walking and exploring, whilst the market towns of Leek, Ashbourne and Cheadle are all within easy reach for a wider range of shopping, leisure and everyday facilities.

Rocester House is a property that offers space, a

lovely setting and plenty of potential. With its former-barn origins, generous accommodation, good-sized plot, countryside outlook and useful outbuildings, it provides the next owner with a wonderful opportunity to take an established home and gradually make it their own.

Location

Waterhouses is a popular village set within the beautiful Staffordshire Moorlands countryside, offering a peaceful rural lifestyle whilst remaining within easy reach of Leek, Cheadle and Ashbourne. The village has a good range of everyday amenities including a convenience store and Post Office, public houses, community facilities and sporting opportunities. The village swimming pool is a particular attraction, offering swimming lessons and public sessions for both adults and families, whilst the surrounding countryside provides wonderful opportunities for walking, cycling and enjoying the outdoors.

For families, Waterhouses CE Primary Academy & Nursery provides education from Nursery through to Year 6 and is complemented by a good choice of secondary schools in the surrounding area. The village's countryside setting, strong community feel and convenient position between the market towns make Waterhouses an appealing choice for those looking for a quieter lifestyle without being too far from everyday amenities and wider facilities.

Entrance Hall

9'3" x 7'2" (2.83 x 2.20)



WC

7'3" x 2'11" (2.21 x 0.91)



Kitchen

13'8" x 11'8" (4.19 x 3.58)



Lounge Dining Room

28'4" x 15'3" (8.66 x 4.65)



First Floor Landing



Bedroom One

15'2" x 14'7" (4.63 x 4.46)



Bedroom Two

15'3" x 11'3" minimum (4.67 x 3.45 minimum)



Bedroom Three

13'9" x 11'10" (4.21 x 3.62)



Bathroom

7'2" x 7'2" max overall (2.20 x 2.20 max overall)



Outside



Rocester House occupies a lovely-sized plot, with a

driveway providing off-road parking for two to three vehicles and leading to the detached double garage. The garage has two sets of double doors to the front, together with stairs leading to a useful loft storage area. There is also a substantial timber shed with power and light connected, offering excellent additional storage or workshop space, alongside an allotment area which is ideal for those wishing to grow their own fruit and vegetables.

To the rear, the garden is predominantly laid to lawn with a paved patio seating area, providing a pleasant space to sit and enjoy the peaceful surroundings. A traditional dry stone wall borders the garden, which backs onto an open field and therefore enjoys a lovely feeling of space, privacy and uninterrupted countryside beyond.

Detached Double Garage



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

No chain involved with the sale

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



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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?

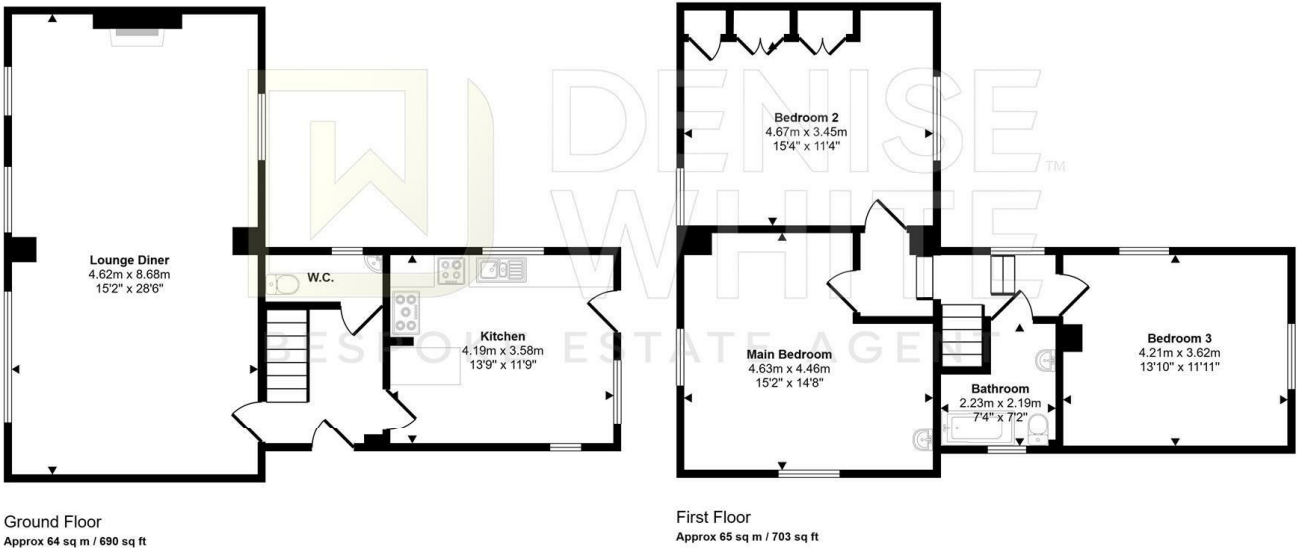
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

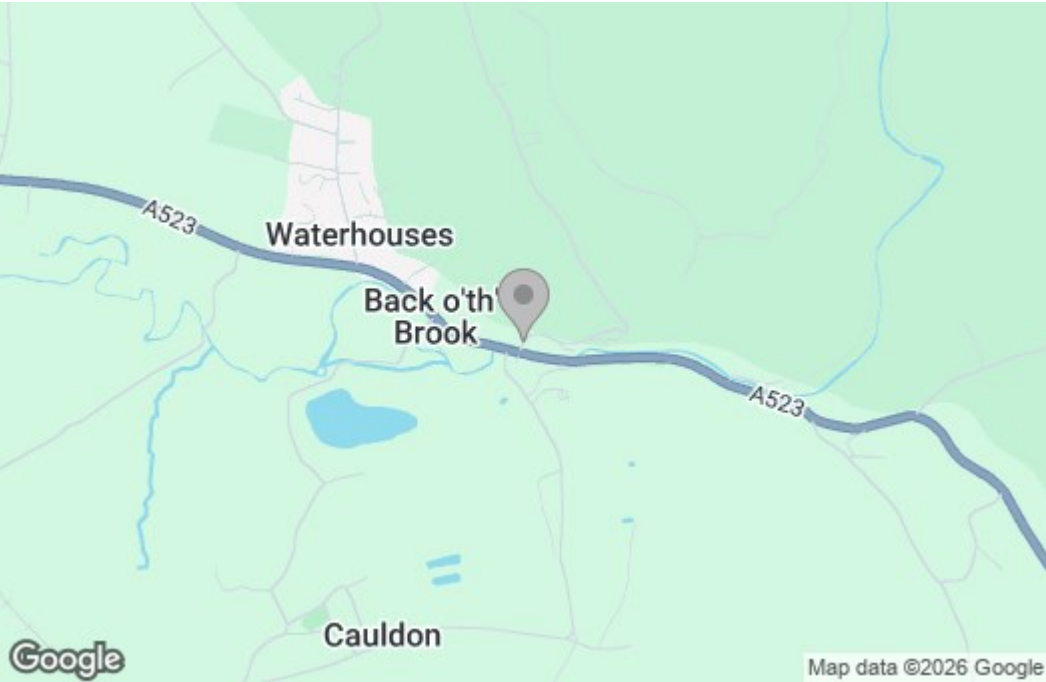
Floor Plan

Approx Gross Internal Area
129 sq m / 1393 sq ft

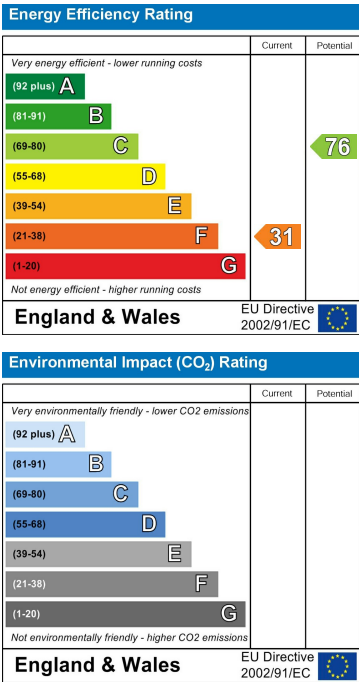


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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