DENISE WHITE™
BESPOKE ESTATE AGENT









The Bent Heaton, SK11 0SJ

Guide price £700,000

GUIDE PRICE OF £700,000 - £750,000

"A little history, a lot of heart, and a lifetime of possibilities."

Dating back to the late 1800s, this charming former farmhouse occupies a delightful rural setting in Heaton, within the beautiful Staffordshire Moorlands. Offering four bedrooms, three reception rooms and a wealth of original features, including exposed beams, stone window sills and traditional fireplaces, the property retains an abundance of character throughout. Requiring modernisation and refurbishment, this is an exciting opportunity for those dreaming of creating a bespoke family home or a characterful countryside retreat, this is a rare chance to restore and transform a truly individual property in an idyllic rural setting.

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Denise White Estate Agent Comments

Dating back to the late 1800s, this distinctive former farmhouse presents a truly special opportunity to create a beautiful countryside home, set within the charming rural hamlet of Swythamley. Rich in original character and enjoying wonderful views across the surrounding countryside, including towards the iconic Shutlingsloe, this individual property offers a rare combination of traditional farmhouse charm, generous gardens and an exciting opportunity for sympathetic modernisation.

Steeped in history and retaining many of the features that give a property of this age its appeal, the accommodation offers four bedrooms and three reception rooms, with exposed timber beams, stone window sills, traditional tiled flooring, wooden floorboards and feature fireplaces providing a wonderful sense of character throughout. While the property would benefit from a programme of modernisation and refurbishment, the foundations are here for something genuinely special, allowing a new owner to thoughtfully restore its character while creating a home perfectly suited to modern country living.

The ground floor begins with a useful entrance porch, leading into two characterful reception rooms, currently arranged as a dining room and office, alongside a particularly impressive living room formed from the property's former shippen. With exposed beams, dual-aspect windows and wooden flooring, this is a room full of rustic charm and offers an inviting space in which to relax and unwind. The kitchen enjoys an outlook across the rear garden towards the surrounding countryside, while a ground-floor WC and additional side porch provide further practicality.

To the first floor, four well-proportioned bedrooms offer flexible accommodation for family life, guests or those requiring dedicated home-working space. Of particular note is the principal bedroom, occupying the former hayloft above the shippen. Complete with a separate dressing area and en-suite shower room, original stone window features and beautiful outlooks across the surrounding countryside, this is a space with exceptional potential to become a truly impressive principal suite. Three further bedrooms and a family bathroom complete the upstairs accommodation.

Outside, the property continues to offer considerable appeal. The lengthy front garden enjoys a delightful rural outlook across neighbouring fields, where sheep graze in the surrounding countryside, while the generous rear garden provides further space to relax, entertain and enjoy the remarkable views towards Shutlingsloe. Although the gardens would benefit from attention, their size, privacy and setting offer an excellent opportunity to create something beautiful, from established cottage-style planting to carefully considered outdoor entertaining areas.

A collection of traditional stone outbuildings, including former livestock buildings, a coal shed and a larger workshop, together with a separate garage, further reflects the property's agricultural heritage. Offering useful storage, workshop and hobby space, these buildings add to the individuality of the setting. A separate area of land opposite the property provides valuable off-road parking.

An increasingly rare opportunity to make your mark on a home with genuine character, this is a property for buyers who can look beyond its present condition and recognise the possibilities. Whether restored as a charming family farmhouse or transformed into a distinctive rural retreat, its original features, generous gardens and beautiful countryside setting provide the ingredients for a truly memorable home.

Location



Heaton is a peaceful rural hamlet situated just outside Rushton Spencer, within the beautiful Staffordshire Moorlands and close to the Cheshire border. Surrounded by rolling countryside, open fields and scenic walking routes, the area offers an appealing setting for those seeking a quieter pace of life whilst remaining within easy reach of the nearby market town of Leek and the larger town of Macclesfield. Rushton Spencer provides a selection of local amenities, including traditional country pubs and a primary school, whilst the surrounding area offers excellent opportunities for walking, cycling and enjoying the outdoors. With convenient road links via the A523, Heaton is ideally positioned for those looking to embrace rural living without feeling too far removed from everyday amenities and commuter connections.

Why We Love This Home!



We love the sheer character and potential of this former farmhouse, from its exposed beams and traditional stone features to the beautiful countryside views towards Shutlingsloe. The generous gardens, traditional outbuildings and peaceful hamlet setting make it a truly special find, offering the opportunity to restore a distinctive rural home and create something entirely your own. A property full of history, charm and possibility.

Entrance Porch

Dining Room

13'2" x 12'2" (4.02 x 3.73)



Kitchen

14'0" x 12'11" (4.28 x 3.94)



Lounge

22'6" x 14'9" (6.87 x 4.52)



Side Porch

18'8" x 6'3" (5.70 x 1.93)



WC



First Floor Landing



Office

27'3" x 10'5" (8.31 x 3.20)



Bedroom One
14'7" x 9'11" (4.46 x 3.04)



Bedroom Two
13'1" x 9'7" (4.00 x 2.93)



Dressing Room
10'3" x 9'2" (3.14 x 2.81)



Bedroom Three
9'10" x 9'9" (3.01 x 2.98)



En Suite
7'3" x 5'0" (2.21 x 1.53)



Bedroom Four
8'7" x 8'3" (2.63 x 2.52)



Bathroom

7'4" x 5'0" (2.25 x 1.53)



Outside



The property enjoys a delightful rural setting, with generous gardens to both the front and rear, offering excellent scope for landscaping and creating beautiful outdoor spaces. The lengthy front garden provides a degree of privacy alongside pleasant views across neighbouring fields, while the rear garden enjoys picturesque outlooks towards Shutlingsloe and the surrounding countryside. A range of traditional stone outbuildings, including former agricultural stores, a workshop and a separate garage, add practicality and reflect the property's farmhouse heritage. A separate area of land opposite the property provides valuable off-road parking. Although the gardens and outbuildings would benefit from attention, there is tremendous potential to enhance the grounds and create an attractive country setting.

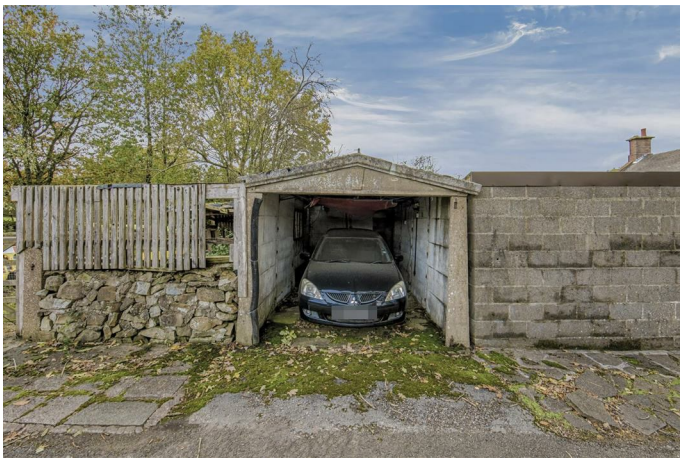
Workshop

16'11" x 16'1" (5.16 x 4.91)



Garage

17'1" x 8'5" (5.23 x 2.58)



Outbuildings



Agents Notes

Tenure: Freehold

Services: Oil heating, Septic tank, Mains water and electricity
Council Tax: Staffordshire Moorlands Band G
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 White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

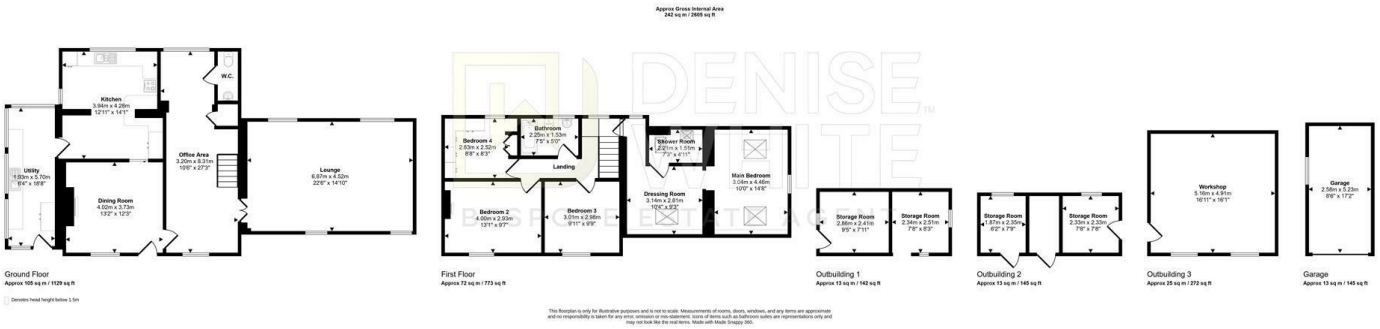
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

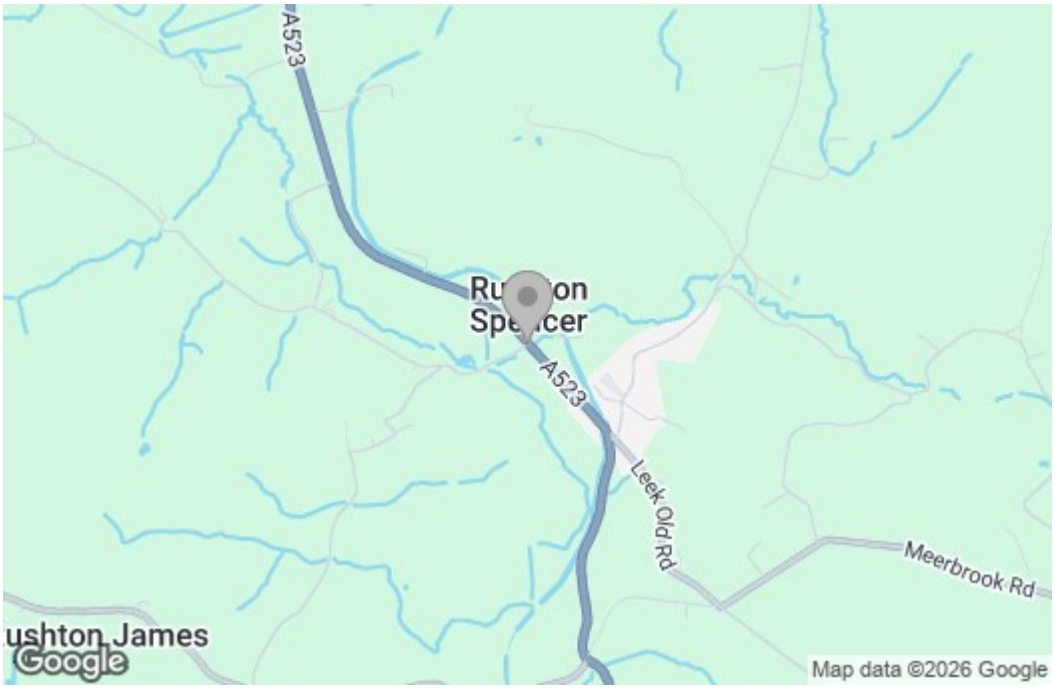
Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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.

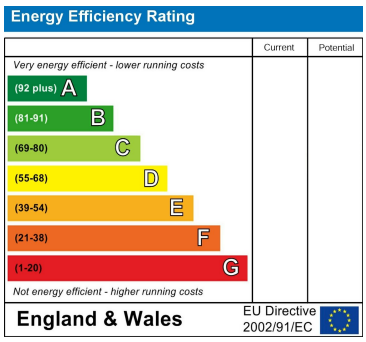
Floor Plan

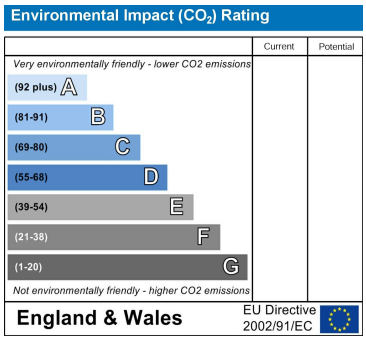


Area Map



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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