



Haregate Road, Leek, ST13 6PX

Offers in the region of £425,000

OPEN MORNING TO VIEW - SATURDAY 22ND AUGUST 10AM - 12PM - call to register interest

"Old soul. New story. A beautiful place to call home."

Kitchen Cottage is a beautifully individual two-bedroom detached home, currently being transformed to create an exceptional blend of character and contemporary living. Light-filled interiors and impressive living spaces flow towards the generous garden, creating a wonderful setting for entertaining, relaxing and enjoying everyday life. With two en-suite double bedrooms, gated access and ample parking, this is a home designed for those who appreciate individuality, privacy and space.

A lifestyle where the charm and character of the past can be enjoyed alongside high-end contemporary living.

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The Development

"Hargegate Hall Development is an exceptional collection of just seven considerably designed, unique, high-specification homes in this magical heritage setting"

Phase One is now available ! These exciting builds combine different genres, eras and materials, contrasting old bones with new additions with intelligence and civility. Situated in one of the most historic grounds in the market town of Leek in Staffordshire.

Hargegate Hall Development is an exceptional collection of just seven considerably designed, high-specification homes influenced by the appreciation and understanding of the 16th – 17th Century stone farmhouse in which the development is centred around. Ideal for those looking for a fresh, modern home with a strong historical cultural association with the town, creating exciting builds with a blend of old and new.

Location



Perfectly positioned in one of the most desirable parts of the Staffordshire Moorlands, offering an incredible outdoor lifestyle. Tittesworth Reservoir is within walking distance, offering waterside walks, sailing, cycling and nature right on your doorstep. A little further on, The Roaches provides some of the country's most breath-taking scenery, whether you enjoy walking, climbing or simply escaping into the countryside.

Beyond that lies the magnificent Peak District National Park, offering endless opportunities to

explore, meaning weekends can be spent discovering new landscapes rather than sitting in traffic.

When it's time to enjoy a slower pace, the thriving market town of Leek is just minutes away. Full of independent shops, welcoming cafés, artisan bakeries, antique stores and a vibrant calendar of community events, it offers everything that makes market town living so appealing. Equally, the beautiful spa town of Buxton is within easy reach, adding theatres, festivals, restaurants and further countryside to enjoy.

For those needing to commute, excellent transport connections are available via Stoke-on-Trent, with links to the A50, A500 and M6, while both Macclesfield and Buxton offer direct rail services to larger towns and cities.

Kitchen Cottage



A unique fusion of heritage character and contemporary design, Kitchen Cottage is an individual detached home currently undergoing an extensive programme of renovation, creating an exceptional two-bedroom residence within the historic grounds of Haregate Hall.

Originally forming part of the old Haregate Hall estate, the cottage has been thoughtfully extended and reimagined to create a home that respects its origins whilst embracing a distinctly modern way of living. The result will be an exciting combination of character, space and contemporary finishes, ideally suited to those looking for something individual

rather than conventional.

The accommodation begins with a welcoming entrance hall/reception room, a wonderfully versatile space which could equally lend itself to use as a formal dining area, creating an inviting introduction to the home. From here, the accommodation flows through to the kitchen, with an inner hallway providing access to a useful Boot Room, Utility/WC and onwards into the newer part of the property. There is also access to a useful cellar which could be converted to useful storage or even another room.

Undoubtedly one of the highlights will be the impressive principal lounge. Generously proportioned and designed very much around modern living, this superb room features full-width sliding glazed doors opening towards the garden, complemented by extensive glazing and a glazed roof section which will flood the interior with natural light. This connection between the house and garden has the potential to create a fantastic entertaining and relaxation space, particularly during the warmer months when the doors can be opened to bring the outside in.

Stone steps rise to the bedroom accommodation, where there are two double bedrooms, both enjoying their own private en-suite facilities. The principal bedroom is complemented by a particularly well-appointed en-suite bathroom incorporating a bath, separate fitted shower enclosure, WC and twin vanity wash hand basins, creating a luxurious suite. The second double bedroom also benefits from its own en-suite shower room, making the layout equally appealing for guests, older children or those wanting a beautifully appointed home office/guest suite.

Externally, Kitchen Cottage continues to offer a wonderful sense of individuality. Oak pillars frame the gated approach, beyond which there is ample off-road parking and a generously sized garden, predominantly laid to lawn. The scale of the outside space offers exciting scope for further landscaping, with the potential to create terraces, entertaining

areas and beautifully planted gardens to complement the finished cottage.

Currently in the process of being comprehensively developed and refurbished to an exceptional standard, Kitchen Cottage offers buyers the opportunity to acquire a home where the character of its Haregate Hall origins meets the comfort, light and clean lines of contemporary living.

It is a property that could appeal equally to professional couples, downsizers looking for something special, buyers seeking a stylish countryside retreat, or anyone wanting the character of a period home without sacrificing the lifestyle and finish associated with a modern property.

Kitchen Cottage isn't simply about two bedrooms, it's about individuality and a lifestyle where heritage and contemporary living come together.

Kitchen Cottage is approached off Osprey Close.

Lounge

14'4 x 16'5 (4.37m x 5.00m)



Kitchen

13'1" x 10'0" (4 x 3.05)



Bedroom Two

10'4 x 11'11 (3.15m x 3.63m)



Recetption Hallway/Dining Space

9'02 x 9'11 (2.79m x 3.02m)

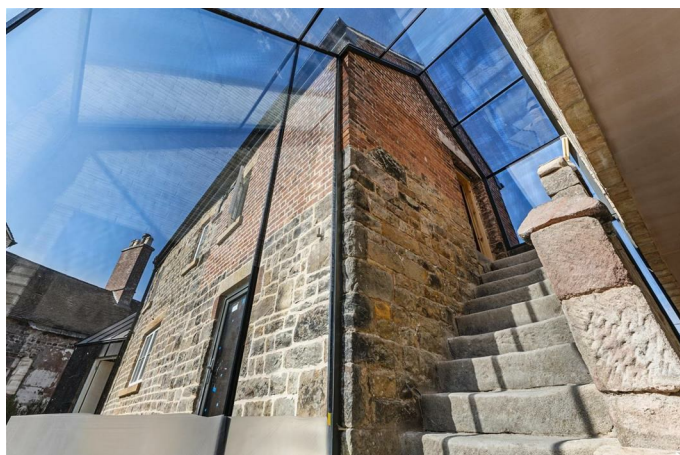
Boot Room

9'11" x 6'7" (3.04 x 2.01)

Cloakroom/Utility

36'1"16'4" x 9'10"32'9" (11'5 x 3'10)

First Floor Accommodation



En-suite Bathroom

9'6 x 10 (2.90m x 3.05m)



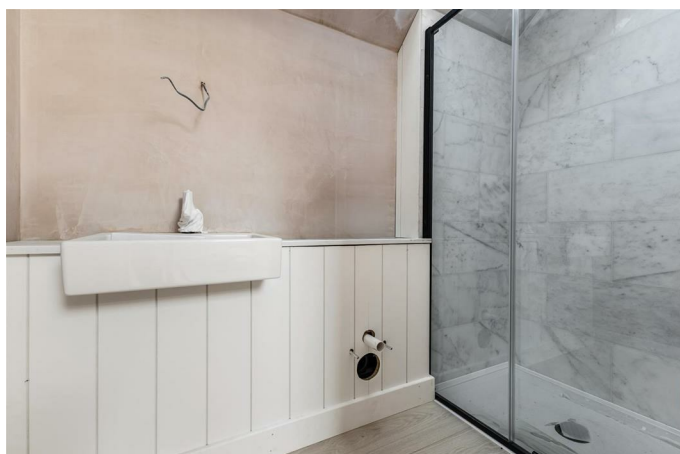
Bedroom Two

12'11 x 11'4 (3.94m x 3.45m)



En-Suite Shower Room

7'7" x 4" (2.31m x 1.22m)



Cellar

12'7" x 9'3" (3.84 x 2.82)

Outside



The property benefits from a generous gravelled driveway providing ample off-road parking, alongside a paved patio area adjoining the house. The garden is complemented by lawned areas, established planting, feature stone walling and defined borders, creating an attractive outside space with plenty of scope for further landscaping.

Agents Notes

Freehold

All mains services connected

Council Tax Band - Staffordshire Moorlands - Band to be confirmed

Please Note.....

About Denise White Estate Agents



"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.

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.

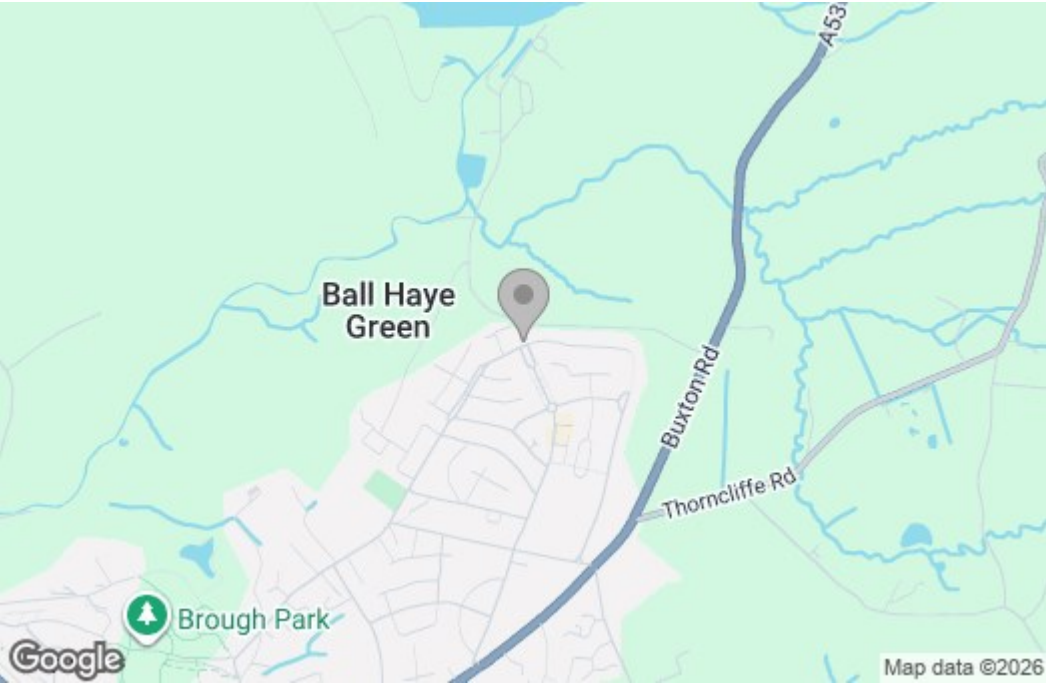
Buyer ID Checks

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.

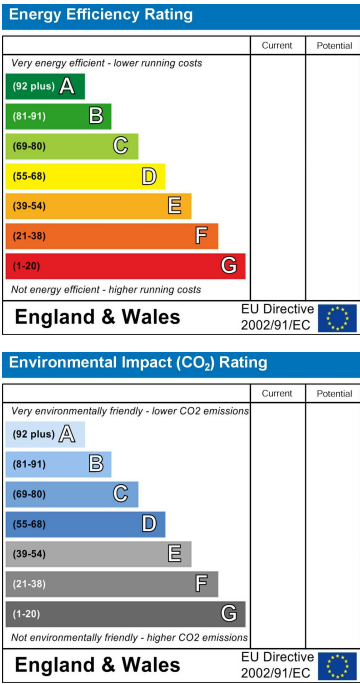
Floor Plan



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.