



2 Colclough House Colclough Lane, Stoke-On-Trent, ST6 5RN

Guide price £425,000

GUIDE PRICE £425,000 - £450,000

"The charm of a period property lies in the details no modern home can replicate." - Unknown

Believed to date back to the 1860s, this exceptional four double bedroom period home combines timeless character with bold and contemporary interiors throughout. Occupying a substantial plot, the property benefits from extensive gardens, two driveways, a detached garage, and former stables with tack room, all offering excellent versatility and storage potential.

With beautifully maintained outdoor spaces, multiple entertaining areas, and an abundance of internal accommodation, this unique home is perfectly suited to those seeking spacious living while appreciating the charm, history, and individuality that only a period property can provide.

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 Estate Agents Comments

Believed to date back to the 1860s, this exceptional four double bedroom period home forms part of an impressive conversion of two beautifully crafted residences. Occupying a substantial plot with expansive gardens, two separate driveways, a detached garage, and former stables, this remarkable property seamlessly combines historic charm with bold, contemporary interiors.

Lovingly renovated by the current owners, the home has been thoughtfully designed to create striking and impactful living spaces throughout. A fabulous entrance hall welcomes you into the property, immediately setting the opulent tone that continues across each floor.

To the rear of the home, a stylish and contemporary breakfast kitchen has been beautifully appointed with a range of integrated appliances, a built-in breakfast bar, and a useful walk-in pantry, creating a practical yet sociable heart of the home. Positioned to the front is a generously proportioned living room, filled with character thanks to exposed beams, a feature fireplace, and large windows overlooking the impressive front gardens. This space flows effortlessly into a dining area with French doors opening onto the front patio, perfectly extending the living accommodation during the warmer months.

The first floor hosts three spacious double bedrooms. The rear bedroom benefits from a range of built-in wardrobes, while the two front-facing bedrooms enjoy attractive views over the gardens, one of which also features a stylish ensuite shower room. A family bathroom, complete with both a separate shower and bath, serves the remaining bedrooms.

Occupying the second floor are two further impressive double rooms. One is currently utilised as a cosy snug area but offers excellent potential to be incorporated into a luxurious principal suite, perhaps as a dressing room or additional private living space. The principal bedroom itself enjoys

windows to both the front and rear elevations, alongside a separate ensuite shower room.

Externally, the property occupies a generous and beautifully maintained plot with extensive lawned gardens to both the front and rear aspects. Patio seating areas to either side of the home provide ideal spaces for outdoor entertaining, while a decking area and charming playhouse enhance the rear garden. The detached garage, two stables, and tack room—all currently used for storage—benefit from power and lighting, offering excellent versatility. A second decking area positioned beside the large gravelled driveway provides yet another wonderful entertaining space.

Overall, this outstanding home is perfectly suited to buyers seeking an abundance of space, stunning grounds, and the timeless charm and character only a period property can provide.

Entrance Hall



Karndean flooring. Wall mounted radiator. Stairs to the first floor accommodation. Composite door to the side aspect. Ceiling light.

Breakfast Kitchen

11'2" x 13'8" (3.41 x 4.17)



Continued karndean flooring. A range of gloss wall and base units with laminate worktops above. Integrated fridge, freezer, dishwasher, washing machine, and breakfast bar. Space for Range style cooker with extractor fan above. UPVC door glazed window to the rear aspect. Wall mounted radiator. Under stairs storage cupboard. Inset spotlights. Access into: –

Pantry

9'10" x 3'0" (3.01 x 0.92)

Oak flooring. Inset spotlights.

Living Room

14'0" x 14'11" (4.27 x 4.56)



Oak flooring. Wall mounted radiator. Electric fire. Two uPVC double glazed windows to the front aspect. Ceiling light.

Dining Room

9'10" x 14'6" (3.00 x 4.44)



Oak flooring. Two wall mounted radiators. French doors to the front aspect. Ceiling light.

First Floor Landing



Fitted carpet. Ceiling light. Obscured UPVC double glazed window to the side aspect. Stairs to the second floor accommodation. Coving.

Bedroom Two

14'0" max x 13'4" max (4.27 max x 4.07 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light. Access into: –

Ensuite

4'3" x 7'6" (1.32 x 2.31)



Vinyl flooring. Shower cubicle with rain style showerhead. Vanity unit incorporating wash hand basin and low-level WC. Ladder style towel rail. Extractor fan. Inset spotlights.

Bedroom Three

11'9" to wardrobes x 9'3" (3.60 to wardrobes x 2.82)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Ceiling light.

Bedroom Four

9'9" x 15'4" (2.99 x 4.69)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

7'10" x 6'8" (2.39 x 2.04)



Laminate flooring. Wall mounted radiator. Fitted bath. Shower cubicle with rain style showerhead. Low-level WC. Pedestal wash hand basin. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Upper Lounge / Office

10'5" x 18'8" (3.19 x 5.69)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom One

14'7" x 13'7" (4.45 x 4.16)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and rear aspect. Ceiling light. Loft access. Access into: –

Ensuite

3'11" x 6'10" (1.21 x 2.10)



Vinyl floor flooring. Shower cubicle with rain style showerhead. Vanity unit incorporating wash hand basin and low-level WC. Ladder style towel rail. Extractor fan. Inset Spotlight.

Outside



Externally, the property occupies an impressive and substantial plot with beautifully maintained lawned gardens to both the front and rear. Multiple patio and decking areas provide excellent spaces for outdoor dining and entertaining, while the rear garden also benefits from a playhouse and generous open lawns. Further enhancing the outdoor space are two separate driveways, a detached garage, and two former stables with a tack room, all offering excellent storage and versatility.

Tack Room

5'2" x 12'4" (1.58 x 3.76)



Power and lighting. Wooden door to the front aspect.

Stable One

9'5" x 10'0" (2.89 x 3.06)



Stable door to the front aspect. Power and lighting. Outside tap.

Stable Two

9'6" x 9'10" (2.90 x 3.02)

Stable door to the front aspect. Power and lighting.

Garage

19'1" x 11'0" (5.83 x 3.36)



Up and over door to the front aspect. Two windows to the side and rear aspect. Power and lighting.

Agents Notes

Tenure: Freehold

Services: Mains gas and electric, septic tank drainage

Council Tax: Stoke On Trent Band D

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.

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 Require 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.

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

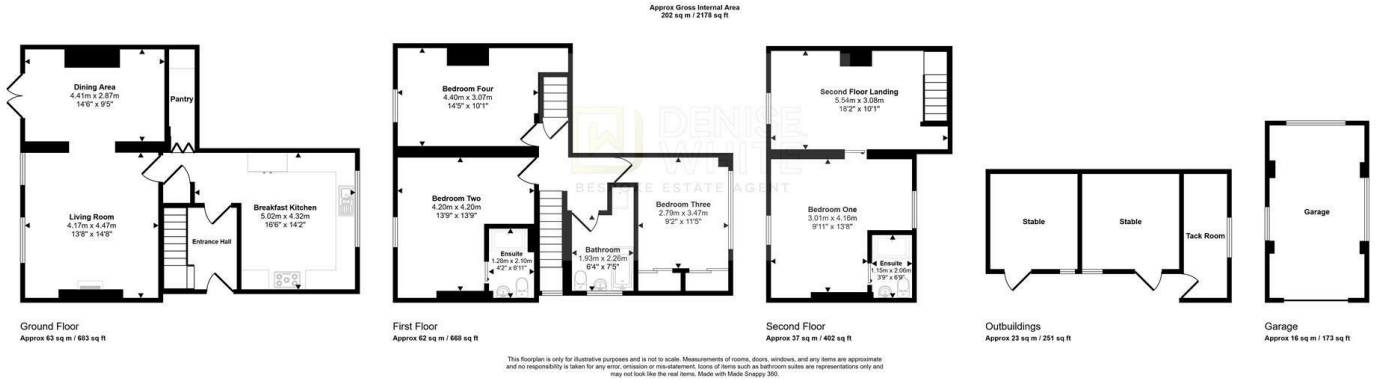
performance throughout the rigorous and independent judging period.

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!

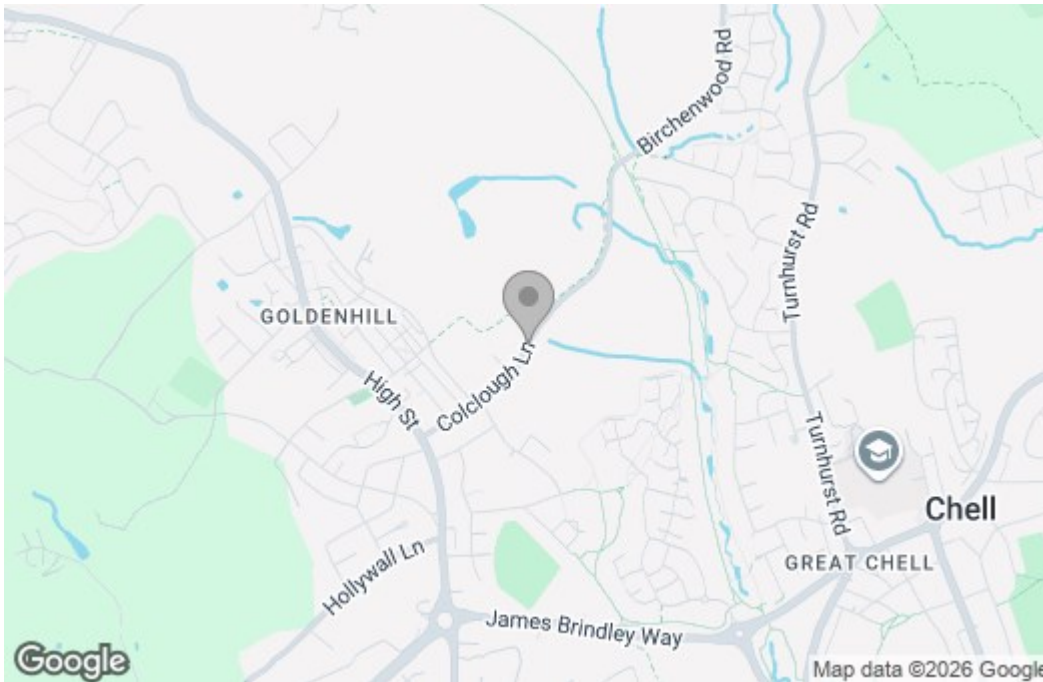
Anti-Money Laundering & ID Checks

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.

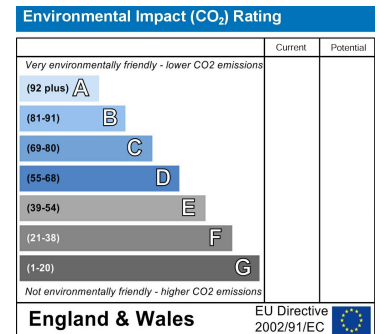
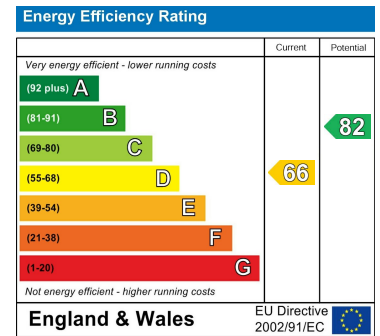
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.