



## Fairholme Basford Green, Basford, Staffordshire, ST13 7ER

**£1,995 Per month**

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Nestled in the peaceful countryside village of Basford Green, Fairholme offers a charming blend of rural tranquility and timeless character. This stunning four-bedroom, semi-detached home is surrounded by beautiful open landscapes, offering picturesque views that can be enjoyed from almost every angle of the property. With its solid brickwork, charming windows, and well-maintained outdoor areas, Fairholme blends modern living with countryside charm. It's the perfect home for a family looking to enjoy spacious living in a quiet, yet accessible, village location.

### Denise White Estate Agent Comments

This stunning family home is situated in the highly desirable area of Basford Green, with breath taking panoramic views of the surrounding countryside. This home has been carefully and thoughtfully transformed into a beautiful family residence. Featuring two well-appointed reception rooms, a modern kitchen, four spacious bedrooms, two downstairs WCs and a family bathroom.

Externally, the property sits within a secure and substantial plot with ample off-road parking, a large laid to lawn area, and a porcelain patio area ideal for outdoor dining and entertaining during the summer months. A bespoke fire pit and seating area further enhances the outdoor space, creating a perfect setting to relax and enjoy the surrounding views. A stable/outbuilding is also included within the grounds, offering useful additional storage space.

For those seeking a spacious and meticulously finished family home, this property stands out with its high standards and attention to detail. It offers a serene retreat that ensures privacy without compromising on accessibility. This property perfectly encapsulates the essence of refined living in a peaceful yet connected setting.

### Location

Situated in Basford Green, Cheddleton, on the outskirts of the market town Leek. Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings. Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants. Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

### Side Entrance Porch

Used as the main entrance by the current occupiers due to ease of access from the parking spaces. uPVC door, tiled flooring and doors giving access to the garage, downstairs WC and the kitchen.

### Kitchen

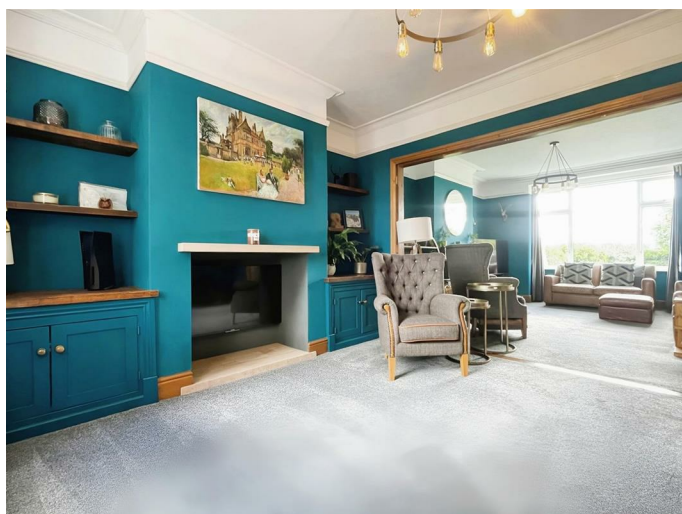
19'11" x 11'10" (6.08 x 3.61 )



Dual aspect double glazed windows and twin Velux windows to the side elevation, oak kitchen with granite worksurfaces, inset double Belfast style sink with mixer tap, Rangemaster cooker, integrated dishwasher, pantry/store providing additional and housing the water pump. Two column style radiators, porcelain tiled floor, spotlights to the ceiling, fully functional servants bell system. Stable style oak exterior door to side elevation provides access to the side courtyard.

## Lounge

29'6" x 13'2" (max) (9.01 x 4.03 (max))



Large bay window to the front aspect and a window to the rear. Fitted carpet, two ceiling lights, a log burner and two radiators.

## Dining Room

13'0" x 11'10" (3.97 x 3.61)



uPVC French doors to the front aspect and a window to the side. With wooden flooring, ceiling light and a fireplace with a tiled hearth.

## Downstairs WC

A second downstairs WC situated to the front of the house off the hallway with a frosted window to the front, tiled walls and floor, WC and wall mounted hand basin.

## First Floor Landing

Fitted carpet, storage cupboard, doors giving access to all bedrooms and family bathroom.

## Main Bedroom

16'4" x 11'1" (4.98 x 3.39)

uPVC bay window to front aspect, carpet, ceiling light, cast iron feature fireplace, two wardrobes, radiator.

## Bedroom Two

12'11" x 11'11" (3.96 x 3.64)



Two uPVC windows, one to the front and one to the side aspect. Carpet, ceiling light, radiator.

## Bedroom Three

12'4" x 11'3" (3.77 x 3.43)



Window to the rear aspect, carpet, ceiling light, radiator.

## Bedroom Four

11'10" x 7'10" (3.63 x 2.41)



Window to the rear aspect, carpet, ceiling light, radiator.

## Family Bathroom

10'5" x 5'7" (3.20 x 1.72)

uPVC frosted window to the front aspect, white three piece suite with shower over the bath, hand basin, WC and radiator.

## Garage

20'4" x 17'8" (6.20 x 5.39)

Electric up and over door to side aspect, power and light.

## Outside



As you approach the property, entering through a private gate, the driveway wraps around the side of

the property. The side entrance and garage is easily accessible from where you will park. The property can also be accessed through the main front door, however, the current occupiers use the side entrance as their main point of entry as it is closest to the parking. There is an extensive laid to lawn area that wraps around the side and front of the property with an porcelain stone patio area and bespoke firepit, all surrounded by stunning countryside views and open fields. You will also find a stable which can be used for storage. The perimeters are all fully secured with fences and established shrubbery.

## Agent Notes

Electric main services connected.

Private water supply.

Oil heating.

Council Tax: Staffordshire Moorlands Band C

EPC: E

Please note this property is not available on a long term basis (around 12 months only)

## 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.

## Holding Deposit

A holding deposit equivalent to one week's rent (£460) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

## Security Deposit

A security deposit equivalent to five weeks' rent (£2300) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

## 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 Landlord.

## Floor Plan



**Ground Floor**  
 Floor area 113.3 m<sup>2</sup> (1,220 sq.ft.)

**First Floor**  
 Floor area 65.0 m<sup>2</sup> (700 sq.ft.)

**TOTAL: 178.3 m<sup>2</sup> (1,920 sq.ft.)**

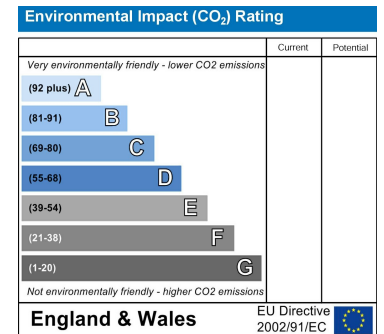
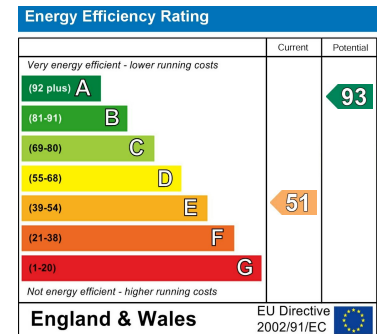
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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.