

Old Ramshaw School Buxton Road, Leek, ST13 8UH

Offers in the region of £550,000

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"Every old house has a story; every renovation writes a new chapter." - Unknown

The Old Ramshaw School is a one-of-a-kind property brimming with original character and overlooking incredible surrounding countryside. Offering spacious and versatile accommodation throughout, the property boasts impressive reception spaces, a high-specification kitchen diner, and four well-proportioned bedrooms.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Agent Comments

Standing proudly against an impressive backdrop of the renowned Roaches within the Peak District National Park, the charming and historic Old Ramshaw School is a truly distinctive residence offering an exceptional blend of character, charm, and versatile family living throughout. Rich in original features and enjoying breath-taking countryside surroundings, this unique home presents an opportunity rarely available to the market.

Upon entering the property, a useful porch area is perfect for muddy boots and coats which leads through to a spacious inner hall with original exposed ceiling beams and an attractive stone archway.

The heart of the home is the impressive lounge, a wonderfully spacious and inviting reception area featuring a striking exposed brick fireplace incorporating a fitted log burner, creating a warm focal point. Adding further character and individuality is the double height ceiling showcasing the impressive arch windows with the mezzanine first floor landing overlooking. Within the lounge, a concealed trap door provides access to a useful basement room, offering excellent versatility as a study, games room, hobby room, or additional storage space (with limited headspace).

Leading through from the lounge is a cosy snug area, ideal for relaxing or informal seating, which in turn opens into the dining room, conveniently linking back through to the entrance hallway and providing an excellent flow for modern family living and entertaining.

Positioned to the rear of the property is the superb kitchen diner, finished to a high standard and fitted with quality quartz worktops alongside a range of fitted units and integrated appliances. The kitchen enjoys fabulous far-reaching views across the surrounding countryside and benefits from double doors opening onto the rear courtyard, seamlessly blending indoor and outdoor living.

The ground floor accommodation is further complemented by a downstairs double bedroom which is serviced by a well-appointed family bathroom with free standing bath and separate shower.

To the first floor, the property continues to impress with three further bedrooms. Bedroom One benefits from fitted storage and a private ensuite shower room, whilst Bedrooms Two and Three offer flexible accommodation suitable for family living, guests, or home working requirements.

Externally, the property sits comfortably within a well proportioned plot with gated access to off road parking for multiple cars and leading to a large garage and useful outhouse. A rear courtyard enjoys a delightful setting with attractive views across the neighbouring countryside, further enhancing the appeal of this characterful and deceptively spacious home. There is a large lawned area enclosed with mature hedgerow creating ample space for children and pets to roam freely.

Location



Discover the breathtaking beauty of The Roaches, a prominent rocky ridge located above Leek and Tittesworth Reservoir in the Staffordshire Peak District of England. Rising steeply to 505 m (1,657 ft), this iconic landmark is part of a renowned gritstone escarpment that includes Ramshaw Rocks and Hen Cloud, making it a popular destination for hikers, rock climbers, and free runners alike.

Acquired by the Peak District National Park Authority in the 1980s, The Roaches Estate is expertly managed by Staffordshire Wildlife Trust, ensuring the preservation of its stunning landscapes and rich biodiversity. On clear days, visitors can enjoy spectacular views that stretch across Cheshire, reaching as far as Snowdon in Wales and Winter Hill in Lancashire.

The Roaches is not only a haven for outdoor recreation but also a sanctuary for wildlife. Designated as a Site of Special Scientific Interest (SSSI) and part of the South Pennine Moor Special Area for Conservation (SAC), the area boasts internationally important habitats, including blanket bog and upland moorland. It is home to a variety of specialist breeding and wintering birds, such as curlew, red grouse, and tree pipit.

Located conveniently from major nearby towns. The Roaches offers an unparalleled experience for nature lovers and adventure seekers and is approximately 12 miles (19 km) from Leek, 22 miles (35 km) from Buxton, and 24 miles (39 km) from Macclesfield.

Experience the magnificence of The Roaches—where stunning rock faces and heather-covered hillsides create one of Staffordshire's most photographed landscapes.

Entrance Hallway

24'5" x 5'0" (7.46 x 1.53)



Tiled flooring. Radiator. Ceiling lights. Doors leading into: –

Bedroom Three

10'3" x 10'0" (3.14 x 3.07)



Wooden flooring. Radiator. Fitted wardrobes. uPVC window to the front aspect. Ceiling light.

Bathroom

9'8" x 8'8" (2.96 x 2.65)



Fitted with a suite comprising of shower cubicle with electric shower, freestanding bath, pedestal wash hand basin, low-level WC. Tiled flooring. Heated towel rail. Obscured uPVC window. Ceiling light.

Living Room

10'3" x 10'0" (3.14 x 3.07)



Wooden flooring. Radiators. Exposed brick fireplace with log burner fitted. Trap door leading to basement room. uPVC Windows to the front and side aspects. Ceiling lights. Doors leading into: –

Snug

12'0" x 10'4" (3.66 x 3.15)



Carpet. Radiator. uPVC window to the side aspect. Ceiling light. Double doors leading into: –

Dining Room

17'10" x 9'3" (5.46 x 2.82)



Carpet. Radiator. uPVC window to the side aspect. Stair access leading to first floor accommodation. Access to storage Cupboard. Ceiling lights. Doors leading into: –

Kitchen Diner

16'8" x 13'3" (5.10 x 4.05)



Fitted with a range of wall and base units with quartz work services over incorporating a double drainer sink unit with mixer up, integrated dishwasher, fridge freezer, hob fueled by LPG with extract fan over, oven, grill. Tiled flooring. Radiator. uPVC window to the side aspect. uPVC double doors leading to outside. Ceiling light.

First Floor Landing



Carpet. Ceiling light. Doors leading into : –

Bedroom One

13'10" x 9'8" (4.22 x 2.97)



Carpet. Radiator. Access to en suite. Skylight window. Ceiling light.

En Suite

8'11" x 3'7" (2.73 x 1.11)



Fitted with a suite comprising of walk-in shower with rainfall shower, low-level WC, vanity wash hand basin. LVT flooring. Part tiled walls. Heated towel rail. Skylight window. Inset Spotlights. Ceiling light.

Bedroom Two

10'9" x 9'1" (3.30 x 2.79)



Carpet. Radiator. Skylight window. Ceiling light.

Bedroom Four

10'9" x 8'3" (3.30 x 2.53)



Carpet. Radiator. Skylight window. Ceiling light.

Basement Room

20'8" x 6'5" (6.32 x 1.97)



Carpet. Radiator. uPVC window to the side aspect. Inset Spotlights.

Garage

25'10" x 15'6" (7.88 x 4.74)



Up and over door to the front aspect. Power and Lighting. Door to the rear aspect.

Outside



Externally, the property occupies an impressive plot enjoying stunning far-reaching countryside views to both the front and rear aspects. To the front, the property benefits from ample off-road parking leading to a large garage and store, alongside a well-maintained lawned garden creating an attractive approach to the home. To the rear, there is a private enclosed courtyard seating area with raised decking area and breeze house, ideal for outdoor entertaining and enjoying the peaceful semi-rural surroundings.

Agent Notes

Tenure: Freehold

Services: Mains electric, septic tank, oil fired central

heating

Council Tax: Staffordshire Moorlands Band E

WHAT3WORDS ///flocking.crouches.moves

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 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.

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!

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.

Outhouse

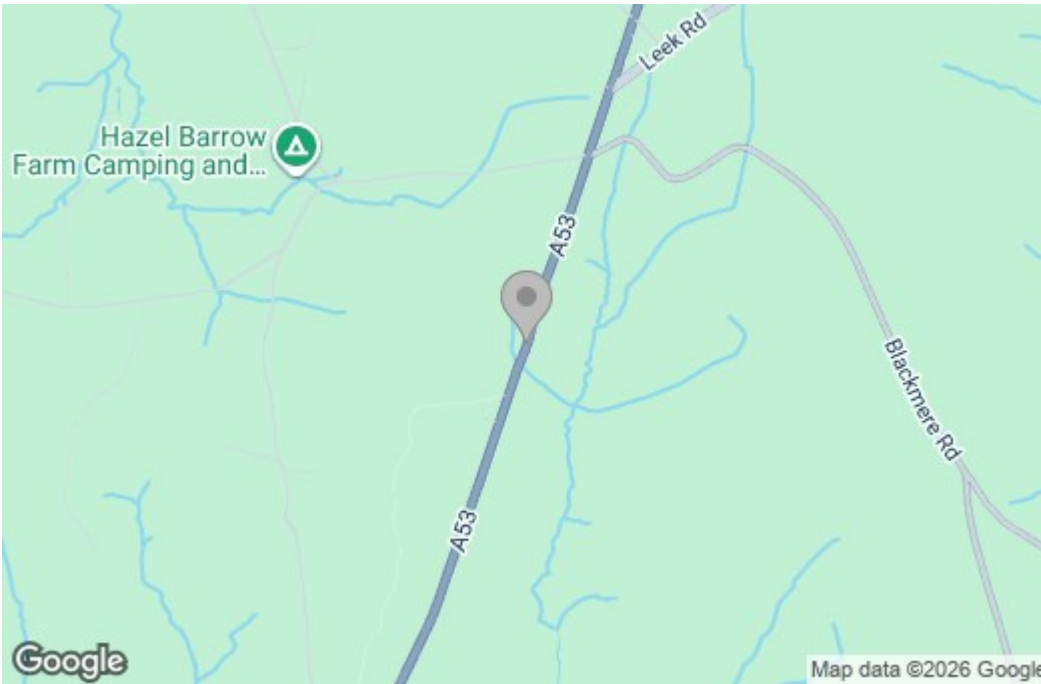
16'4" x 3'8" (4.98 x 1.12)

Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.