DENISE WHITE™
BESPOKE ESTATE AGENT









Albion Mill Albion Street, Leek, ST13 5NT

Guide price £275,000

** Guide Price Of £275,000 - £300,000**

A truly unique four-bedroom townhouse set within the historic Albion Mill on Albion Street, Leek. Combining character, contemporary living and a fascinating piece of Leek's silk-making heritage, this beautifully presented home offers versatile accommodation arranged over three floors. With exposed brickwork, striking period features, a stylish open-plan living space and one allocated parking spaces, this is a home likely to appeal to buyers looking for something a little different.

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Denise White Estate Agent Comments

A Unique Four-Bedroom Townhouse Within The Historic Albion Mill

A truly distinctive four-bedroom townhouse forming part of the historic and Grade II listed Albion Mill on Albion Street, Leek. Originally dating from around 1815 and with strong links to Leek's renowned silk industry, this characterful building was once home to the manufacture of silk and forms an important part of the town's industrial heritage.

Thoughtfully converted for modern living whilst retaining an abundance of its original character, this impressive home offers accommodation arranged over three floors, with exposed brickwork, striking period window features and a wealth of individuality throughout.

The property is entered via a welcoming entrance hall, providing access to the open-plan living space, downstairs WC and stairs to the upper floors. The open-plan lounge and kitchen forms the heart of the home, creating a bright and sociable space with plenty of natural light, exposed brickwork and attractive period features. The kitchen is well equipped with a range of fitted wall and base units, while the adjoining lounge provides a comfortable and versatile area for both relaxing and entertaining.

The first floor provides two bedrooms and a family bathroom. Bedroom Two is a particularly characterful room, featuring exposed brickwork and attractive period window features, whilst offering excellent proportions and flexibility for a variety of furniture arrangements. Bedroom Four is currently utilised as a home office but could equally lend itself to use as a further bedroom, dressing room or hobby space.

The second floor provides two further bedrooms and an additional family bathroom. Bedroom One is a real highlight, featuring an impressive arched window, exposed brickwork and a wonderful sense of character and individuality. Bedroom Three is another well-proportioned double bedroom and benefits from an additional mezzanine space accessed via a ladder. Offering useful head height and considerable versatility, this additional area could be utilised as a hobby room, study, dressing area or additional storage.

The upper floor lends itself particularly well to those looking to create a luxurious principal suite, with the combination of bedroom space, additional mezzanine accommodation and bathroom providing plenty of scope for a more bespoke layout.

Externally, the vendors have made excellent use of the available space, with a private decked area providing a low-maintenance setting in which to enjoy a morning coffee, entertain guests or simply relax. The property also benefits from one allocated parking space, a valuable feature for a town-centre home.

The history of Albion Mill only adds to the appeal. Dating from the early 19th century, the mill formed part of Leek's thriving silk industry, at a time when the town was becoming an important centre for silk manufacture. The mill was associated with Anthony Ward & Co. Ltd., whose origins can be traced back to the late 18th century, and the surrounding Albion Street area retains evidence of the historic relationship between the mill and the homes of the town's silk workers.

In short, this is far more than simply a four-bedroom townhouse. It is a piece of Leek's industrial heritage, sympathetically brought into modern residential use, combining genuine historic character with versatile contemporary living accommodation.

Location





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.

Why We Love This Home!

It has that feeling you get when you walk into somewhere that's genuinely different. From the exposed brickwork and characterful windows to the impressive open-plan living space, this is a home with a real sense of personality.

For us, the biggest appeal is the combination of history and modern living. You're not simply buying a four-bedroom townhouse — you're living within a piece of Leek's silk-making heritage, in a building that has been part of the town's story for over 200 years.

It's also wonderfully move-in ready, with the accommodation finished to a standard that means there's very little to do other than unpack and enjoy it. The three-storey layout gives the home excellent versatility too, whether you're looking for dedicated home-working space, bedrooms for a growing family or the opportunity to create a fantastic principal suite on the top floor.

And then there's the vibe. It's cool, characterful and completely individual, while still being practical enough for everyday life. Add in the low-maintenance outdoor space and one allocated parking space, and you've got a home that manages to offer something quite rare — genuine character without compromising on modern convenience.

In our opinion, this is one of those homes that photographs well but is even better when you step through the door.

Entrance Hall



WC



Lounge and Dining Area

12'8" x 11'8" (3.87 x 3.56)



Bedroom One

16'0" x 11'6" (4.88 x 3.52)



Kitchen

15'10" x 10'0" (4.84 x 3.06)

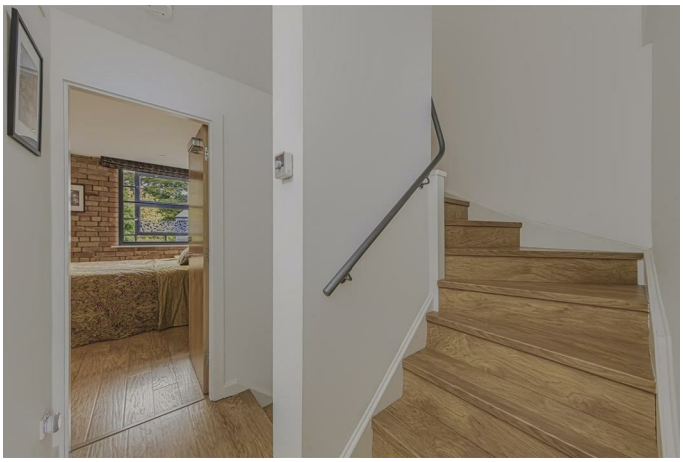


Bathroom

6'6" x 6'2" (2.00 x 1.88)



First Floor Landing



Bedroom Four/Snug

10'8" x 9'4" (3.26 x 2.87)



Balcony off

Second Floor



Bedroom Two

16'0" x 11'3" (4.88 x 3.45)



Shower Room

6'11" x 4'10" (2.13 x 1.48)



Bedroom Three

11'3" x 9'7" (3.45 x 2.93)

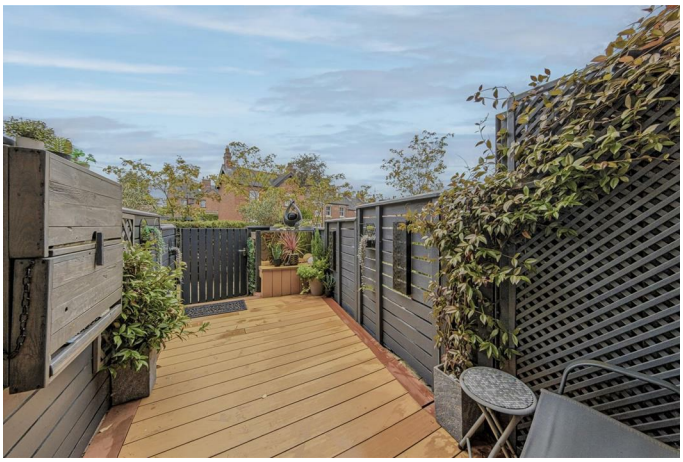


Mezzanine

14'9" x 9'0" (4.52 x 2.75)



Outside



Externally, the vendors have made excellent use of the available space, with a private decked area

providing a low-maintenance setting in which to enjoy a morning coffee, entertain guests or simply relax. The property also benefits from an allocated parking space, a valuable feature for a town-centre home.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

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.

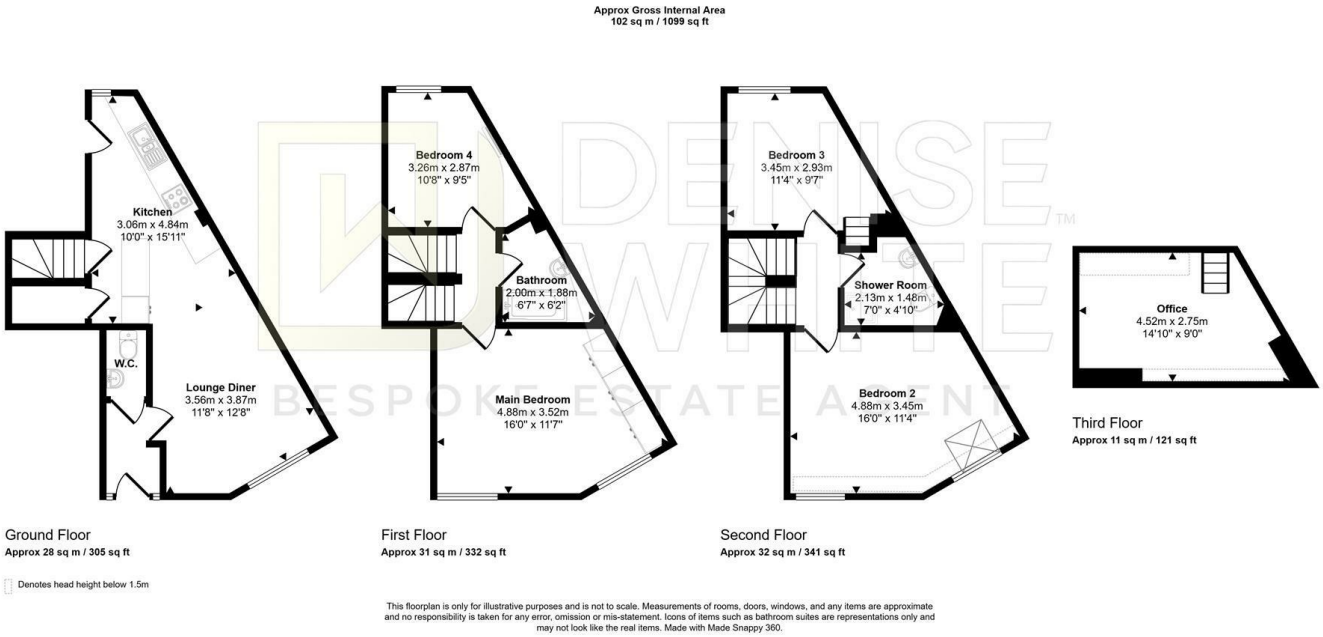
Do You Need A Mortgage?

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

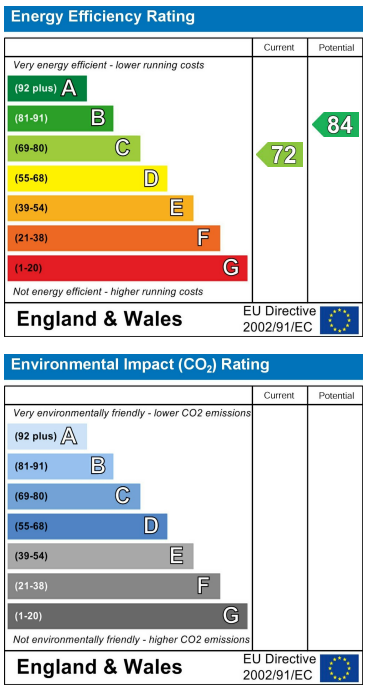


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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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