



## Bank House , ST13 7SY

**Guide price £525,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

\*\*\* GUIDE PRICE £525,000 TO £550,000 \*\*\*

*"Period features are the fingerprints of history left behind for us to admire"*

Set in the heart of the charming village of Butterton, Bank House is a quintessential Grade II listed cottage dating back to the mid-18th century. Brimming with character, this stone-built home features exposed beams, sash windows, and a cosy lounge with multi-fuel stove, all beautifully balanced with modern comforts. The property also benefits from a detached annex, garden studio, and south-facing gardens enjoying views over the village and countryside beyond. A truly special home, offering history, charm, and versatility in equal measure.

## Denise White Estate Agents Comments

Nestled in the picturesque village of Butterton, Bank House is a quintessential Grade II listed stone-built cottage believed to date back to the mid-18th century. Steeped in history and overflowing with period character and cottage charm, this enchanting home offers a rare opportunity to own a piece of Staffordshire Moorlands heritage.

Lovingly maintained and beautifully presented by the current owner, the cottage effortlessly blends traditional features—including exposed beams, wooden sash windows, and an oil-fired Rayburn—with tasteful modern comforts.

An entrance hall welcomes you to the Cottage, with stairs leading to the first floor and a door opening to the delightful Dining Kitchen, complete with granite worktops, quality built-in appliances, and the Rayburn providing both warmth and hot water. A useful Utility Room adjoins the Kitchen, offering space for white goods, ample storage, and access via a wooden stable door to the gardens. To the front of the property, a cosy Lounge enjoys the charm of a multi-fuel stove, exposed beams, and sash windows, creating a truly homely atmosphere.

Upstairs, a spacious landing with exposed beams leads to Two Generous Double Bedrooms, each boasting wonderful views over the gardens and the rolling countryside beyond. The recently refitted family bathroom is a true highlight, featuring a freestanding double-ended roll-top bath, walk-in rainfall shower, and a distinctive metal wash basin, combining luxury with rustic charm.

Externally, the south-facing gardens wrap around the front and side of the cottage, offering secluded seating areas, mature planting, gravel pathways, and lawns, all designed to make the most of the sun and the stunning outlook. Discreetly positioned behind the cottage lies a Garden Studio, ideal for hobbies, a home office, or even a creative retreat.

Across the driveway, the detached annex provides a fantastic opportunity for multi-generational living or potential holiday accommodation (subject to

any necessary consents). The annex comprises a Living Kitchen fitted with solid oak units and marble work surfaces, a shower room, and a mezzanine bedroom area, together with its own private paved seating area overlooking a small parcel of land complete with a timber summer house—currently home to some very contented chickens!

Perfectly positioned in the heart of Butterton, just a stone's throw from the renowned Black Lion Inn and surrounded by some of the most beautiful countryside in the Peak District, Bank House combines the romance of a period cottage with versatile living and a truly enviable location.

A viewing is essential to appreciate the exceptional character, charm, and lifestyle this unique home has to offer.

### Entrance Hall

Wooden entrance door to the front aspect. Tiled flooring. Storage cupboards off. Exposed beams to the ceiling. Stairs leading to the first floor. Ceiling light. Opening into:—

### Dining Kitchen

17'2" x 11'5" extending to 14'11" (5.25 x 3.48 extending to 4.55)



Fitted with a range of units with granite work surfaces over incorporating an inset 'Franke' ceramic one and a half bowl sink unit with mixer tap. Fitted with a range 'Neff' appliances including a four ring ceramic hob with extractor over, double electric oven and microwave. Integrated 'Bosch' dishwasher. Tiled flooring. Radiator. Fitted with an

oil fired Rayburn which provides background ambient heating as well as providing hot water. Walk in pantry under the stairs. Exposed beams to the ceiling. Ceiling spotlights. Wooden sash windows to the front aspect. Window to the rear aspect. Doors leading into the Lounge and into:-

### Utility Room

15'1" x 5'0" (4.6 x 1.53)



Tiled flooring. Radiator. Plumbing for automatic washing machine and space for a condensing tumble dryer with work surface over. Space for a fridge freezer. Fitted with a ceramic sink unit with mixer tap. Built in storage cupboard. Window to the rear aspect. Wooden stable door leading to the rear garden. Exposed beams to the ceiling. Ceiling spotlights.

### Lounge

13'5" x 10'9" (4.1 x 3.29)



Exposed wooden flooring. Radiator. Wooden sash windows to the front aspect. Multi fuel stove sat on

a stone hearth with feature exposed stone surround and wooden mantle. Exposed to the ceiling. Ceiling light.

### First Floor Landing



Carpet. Radiator. Exposed beam to the ceiling. Ceiling light. Built-in storage cupboard. Doors leading into: -

### Bedroom One

11'5" x 11'9" extending to 14'9" (3.5 x 3.6 extending to 4.52)



Carpet. Radiator. Wooden sash windows to the front aspect. Exposed beams to the ceiling. Ceiling light. Loft access.

## Bedroom Two

11'3" x 10'6" (3.44 x 3.22)



Carpet. Radiator. Wooden sash windows to the front aspect. Fitted with a range of built-in wardrobes with overhead storage and airing cupboard housing the hot water cylinder. Exposed beam to the ceiling. Ceiling light. Loft access which is partially boarded for storage.

## Bathroom

10'0" x 6'3" (3.05 x 1.91)



Recently fitted with a beautiful suite comprising off freestanding double ended roll top bath with mixer tap over, vanity unit housing a feature circular metal wash hand basin with freestanding mixer tap, low-level WC and walk-in shower cubicle with rainfall showerhead and shower mixer. Tiled flooring. Part tiled walls. Wall mounted traditional column style radiator. Exposed beams to the ceiling. Ceiling light. Window to the side aspect.

## Annex



## Living Kitchen

16'0" x 8'1" extending to 11'5" (4.89 x 2.47 extending to 3.50)



Fitted with a solid oak kitchenette with marble work surfaces over incorporating an inset circular sink unit with mixer tap. Tiled flooring. Sealed unit double glazed entrance door to the side aspect. Sealed unit double glazed window to the front aspect. Two velux windows to the front aspect. Ceiling light and spotlights. Exposed beams to the ceiling. Door leading to the shower room. Stairs leading to the mezzanine bedroom area.

## Shower Room

7'8" x 2'10" (2.36 x 0.87)



Fitted with a suite comprising of low-level WC, vanity wash hand basin unit and shower cubicle with electric 'Mira' shower. Tiled flooring. Vinyl panelled walls. Wall mounted electric heated towel rail. Wall mounted motion censored bathroom mirror with inset lighting.

## Mezzanine Floor

11'4" x 7'10" (3.47 x 2.39)



Exposed wooden flooring. Sealed unit double glazed windows to both side aspects. Exposed beams to the ceiling. Ceiling spotlights.

## Outside



The south-facing cottage gardens at Bank House are a true delight — wrapping around the front and side of the property, they offer a series of secluded seating areas, mature planting, lawns, and gravel pathways perfect for enjoying the sunshine and views across the village rooftops and rolling hills beyond. Nestled discreetly within the grounds lies a Garden Studio, ideal as a home office or creative space, while across the driveway the detached annex enjoys its own private courtyard and a small adjoining plot complete with a timber summer house, currently home to a few friendly chickens. Every corner of the garden exudes peace, charm, and the essence of country living.

## Garden Room

14'2" x 5'11" (4.34 x 1.81)



See your two double glazed French doors leading to the garden. Tiled flooring. Radiator. Floor

mounted Firebird oil fired central heating boiler. Ceiling lights. The window. Fitted with a useful workbench.

### **Workshop**

16'5" x 7'5" (5.01 x 2.28)

Wooden entrance door to the rear aspect. Power and light.

### **What3Words Location**

Struggling to find the property? Follow this What3words location to take you right to the front door...

///flagging.bonkers.fortunate

### **Agents Notes**

Tenure: Freehold

Services: Mains water, electricity and drainage connected. Oil fired central heating. Oil fired Rayburn which also provides background warmth, and hot water alongside an electric emersion heater.

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

### **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.

## 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?**

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.

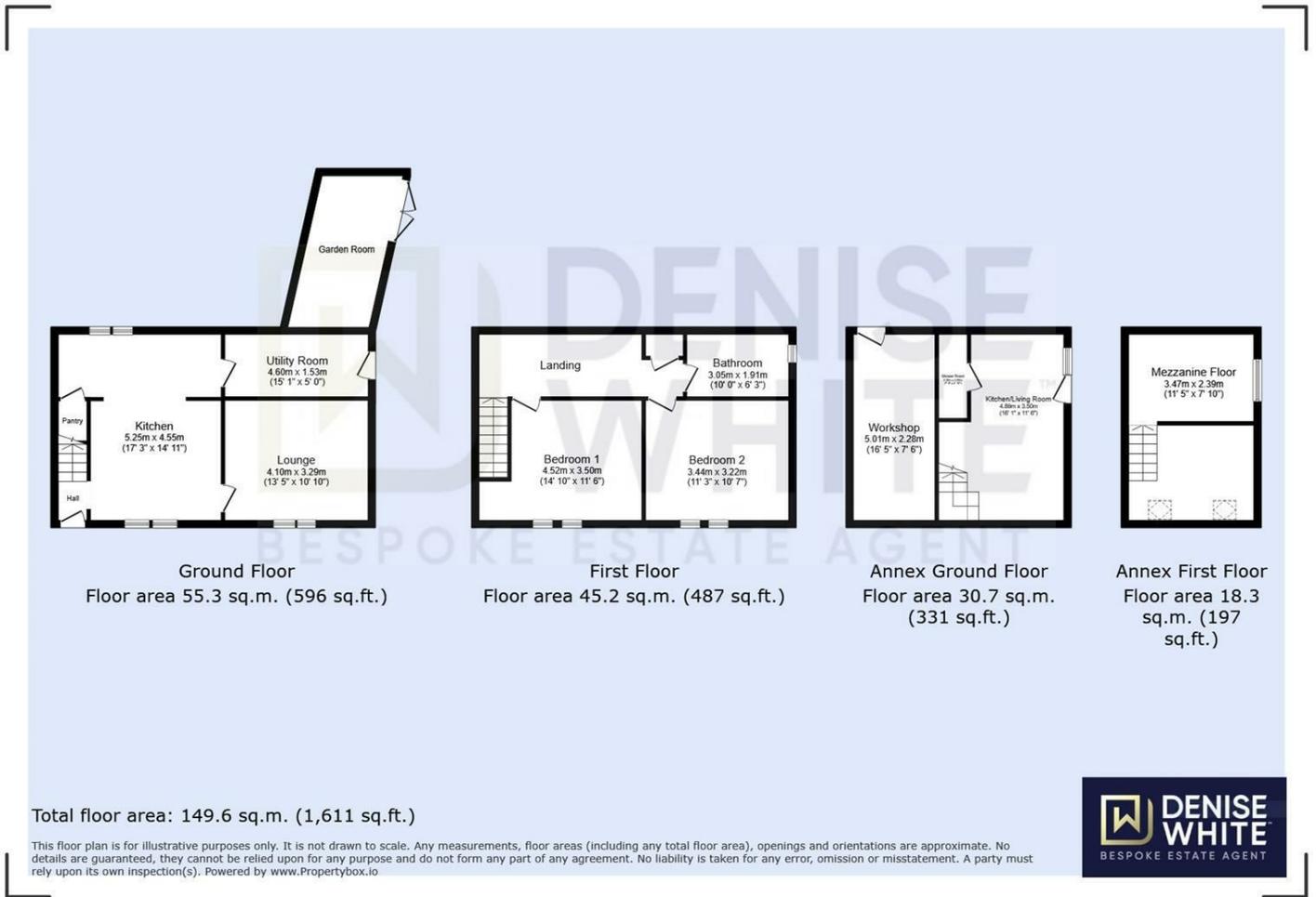
### **You Need A Solicitor!**

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 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.

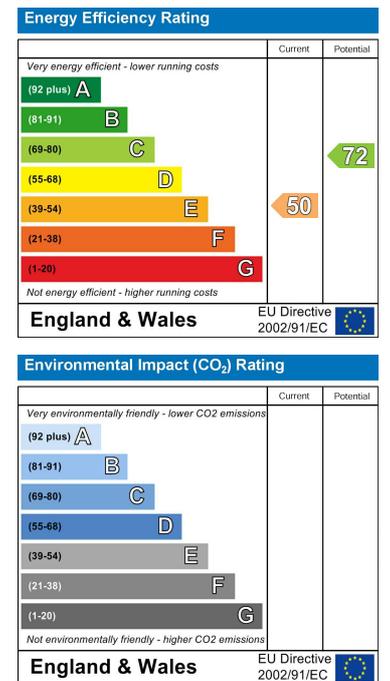
## Floor Plan



## Area Map



## Energy Efficiency Graph



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