DENISE WHITE™

BESPOKE ESTATE AGENT









Lakeland Lodge , Staffordshire, ST13 8PG

Offers in excess of £220,000

"Glorious Rudyard; gorgeous picture, how I love to gaze on thee..." ~ George Heath; 19th Century Moorland poet

This beautifully presented apartment forms part of Lakeland Lodge, a charming late 19th-century period building in one of Rudyard's most picturesque locations. Thoughtfully converted into individual apartments, it combines historic character with modern comfort. The apartment features a light and inviting lounge, fitted kitchen, a spacious bedroom, and a contemporary bathroom. Residents enjoy access to a communal courtyard and a detached single garage with an electric roller door. Situated close to Rudyard Lake, the property offers a tranquil setting with easy access to outdoor pursuits and the village's scenic surroundings.

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

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Denise White Estate Agents Comments

A beautifully presented apartment forming part of the charming Lakeland Lodge, an attractive period building believed to date back to 1875, set within one of Rudyard's most picturesque and sought-after locations. Originally constructed during a time when Rudyard flourished as a popular destination for leisure and countryside retreats, the building retains an enduring sense of character and heritage, now thoughtfully converted to provide a collection of individual apartments.

The property is accessed via a well-maintained communal entrance, reflecting the building's historic appeal, leading to a private hallway that welcomes you into the apartment. The living accommodation is both light and inviting, with a spacious lounge offering an ideal setting for relaxation or entertaining, enhanced by a stunning bay window which frames pleasant outlooks over the surrounding natural beauty for which Rudyard is so well known.

The kitchen is well arranged, featuring a range of fitted unitswith integrated appliances, and ample workspace, catering comfortably to modern-day living. The bedroom is generously proportioned and beenfits from an extensive range of built in wardrobes and storage, providing a peaceful and restful retreat, while the bathroom is fitted with a contemporary suite, completing the internal accommodation.

Externally, the property enjoys access to a charming communal courtyard, providing a pleasant space for residents to relax and unwind within a peaceful setting. A significant added benefit is the inclusion of a detached single garage, fitted with a remote-controlled electric roller door, offering secure parking or valuable additional storage—an increasingly rare feature for properties of this nature.

Lakeland Lodge stands as a reminder of Rudyard's rich past, a period when the nearby lake and surrounding countryside attracted visitors seeking fresh air and scenic beauty. Today, residents benefit from this same idyllic environment, with Rudyard Lake just a short distance away, offering a wealth of outdoor pursuits including walking, cycling, and sailing.

Location

Nestled in the heart of Staffordshire Moorlands, Rudyard is a picturesque village renowned for its tranquil lakeside setting and rich Victorian heritage. The village grew in popularity during the 19th century as a leisure destination, thanks to the creation of Rudyard Lake in 1797, which attracted visitors for boating, fishing, and railway excursions. Today, the lake remains a central feature of village life, offering scenic walks, watersports, and family-friendly recreation, making it a hub for outdoor enthusiasts and nature lovers alike.

Rudyard retains a charming rural character while providing convenient access to nearby towns such as Leek and Stoke-on-Trent, ensuring residents enjoy both peaceful country living and modern amenities. The village is home to local pubs, cafes, and eateries, as well as recreational facilities including walking and cycling trails around the lake, boating clubs, and picnic areas. Its close proximity to well-regarded schools and transport links enhances its appeal for families and professionals seeking a balanced lifestyle.

With its combination of historic charm, scenic surroundings, and active community, Rudyard offers a relaxed yet vibrant village lifestyle, making it an ideal location for those seeking the best of countryside living within easy reach of urban conveniences.

Study

12'0" x 10'2" (3.68 x 3.10)



Wooden entrance door leading from the communal landing. Laminate flooring. Radiator. Coving to the ceiling. Ceiling spotlights. Opening into:–

Entrance Hall



Laminate flooring. Radiator. Window to the front aspect. Storage cupboard off. Coving to ceiling. Ceiling spotlights. Doors leading into:–

Bathroom

6'1" x 7'11" (1.87 x 2.43)



Fitted with a suite comprising of 'P' shaped bath with rainfall shower over and vanity unit housing wash hand basin and low-level WC. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Coving to the ceiling. Ceiling spotlights.

Bedroom

16'9" x 15'7" (5.12 x 4.76)



Fitted with an extensive range of built-in wardrobes with overhead storage. Carpet. Two radiators. Feature cast-iron fireplace. Two sealed unit double glazed windows to the rear aspect. Coving to the ceiling. Ceiling spotlights.

Kitchen

10'7" x 10'8" (3.24 x 3.27)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring electric hob and double electric oven. Plumbing for a dishwasher and automatic washing machine. Space for a condensing tumble dryer and fridge freezer. Vinyl flooring. Part tiled walls. Sealed unit double glazed windows to the side aspect. Wall mounted heated towel rail. Coving to the ceiling. Ceiling spotlights. Wall mounted Baxi combination boiler.

Lounge

19'10" x 18'2" (6.05 x 5.56)



Carpet. Two radiators. Large bay window to the side aspect housing four double glazed sash windows. Exposed brick fireplace with a stone tiled hearth and wooden mantle. Picture rail. Ornate coving to the ceiling. Ceiling spotlights.

Outside







Externally, the property benefits from a communal courtyard which provides a delightful space for residents to enjoy alfresco drinks and dining. There is also one allocated parking space, together with a private detached single garage.

Garage

18'11" x 10'1" (5.79 x 3.09)



Electric up and over door to the front specs. Power and light.

Agents Notes

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

Leasehold Information

994 year lease ending 1/11/3004.
Management company is Sandycroft Holdings.
Ground rent = £500 per annum
Service Charges = £1,250 every 6 months

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.

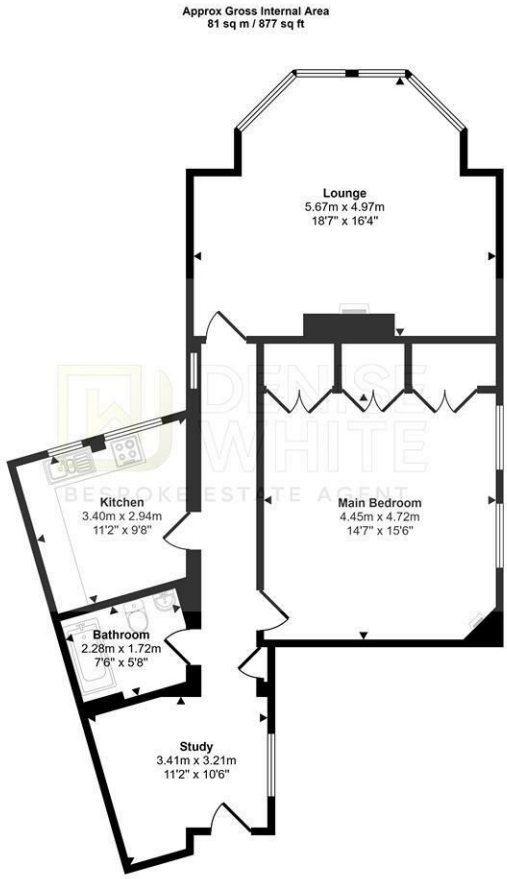
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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



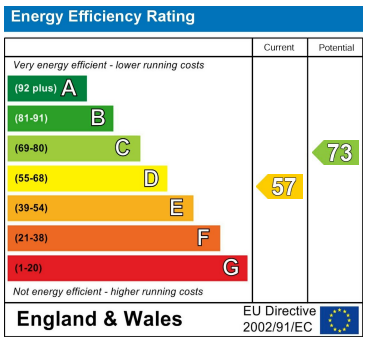
Floorplan

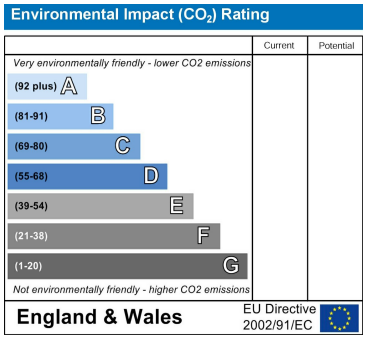
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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