Whittaker & Biggs Est. 1930
Rostons Group







Mead Cottage Brook Lane, Endon, Stoke-On-Trent, ST9 9EZ

Offers In Excess Of £500,000

- Detached bungalow occupying a generous plot of approximately a quarter of an acre.
- Extensively renovated, with the kitchen and bathroom offering scope for a purchaser to complete to their own specification.
- Useful loft room offering flexible additional space.
- Sought-after Staffordshire Moorlands location with a semi-rural feel.
- Spacious accommodation including two reception rooms.
- Substantial east-facing rear garden, perfect for enjoying the morning and daytime sun.
- Enjoying attractive countryside views to the rear.
- Two well-proportioned double bedrooms.
- Private driveway and detached garage offering further parking, storage or workshop potential.

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Mead Cottage Brook Lane, Stoke-On-Trent ST9 9EZ

Whittaker & Biggs would like to welcome you to Mead Cottage. Occupying a generous plot of approximately a quarter of an acre in one of the area's most sought-after locations, this detached bungalow enjoys delightful countryside views to the rear and offers spacious accommodation that has been extensively renovated, with the kitchen and bathroom offering scope for a purchaser to complete to their own specification.

The accommodation includes two reception rooms, with the cosy snug featuring a charming log burner that creates a warm and welcoming focal point. There are two well-proportioned double bedrooms, a useful loft room offering versatile additional space, and quality oak veneer flooring that enhances the property's stylish presentation.

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Council Tax Band: E





Location
Mead Cottage occupies an enviable position along Brook Lane, nestled within the picturesque Staffordshire Moorlands countryside. The location offers an appealing blend of rural charm and everyday practicality, with the villages of Endon and Stanley nearby providing a range of amenities, schools and community facilities. Surrounded by beautiful countryside and scenic walking routes, residents can enjoy an active outdoor lifestyle, with Rudyard Lake, the Roaches and the Peak District all within easy reach. Despite its peaceful setting, the property remains well connected to Leek, Stoke-on-Trent and surrounding market towns, making it an excellent choice for those seeking a quieter way of life without compromising on convenience. The combination of countryside surroundings, strong local community spirit and superb access to leisure opportunities makes this a highly desirable place to call home.

Hallway
19'2" x 11'3" max measurement
Composite double glazed door with sidelight window to the frontage, radiator, oak veneer flooring, storage cupboard with UPVC double glazed window to the frontage.

Sitting/ Dining Room
21'6" x 15'7" max measurement
UPVC double glazed bay window to the rear, UPVC double glazed window to the rear, two radiators, gas fire, tiled hearth and surround, wood mantle.

Snug
11'5" x 11'4"
UPVC double glazed door to the rear, UPVC double glazed windows to the rear, log burner, tiled hearth, oak veneer flooring, stairs to the loft room.

Breakfast Kitchen
13'2" x 10'5" max measurement
Two UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, Hobsir ceramic hob, Hotpoint electric fan-assisted oven and separate grill, composite sink and a half with drainer, black mixer tap, space and plumbing for a dishwasher, space for a freestanding fridge freezer, space for dining table and chairs, radiator, inset ceiling spotlights.

Bathroom
7'10" x 6'8" max measurement
UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, storage cupboard, radiator, inset ceiling spotlights.

Bedroom One
15'7" x 11'5" max measurement
UPVC double glazed bay window to the rear, UPVC double glazed window to the side aspect, radiator, oak veneer flooring.

Bedroom Two
12'5" x 11'3" max measurement
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, oak veneer flooring.

WC
4'4" x 3'0"
Low-level WC, wall-mounted wash hand basin, chrome mixer tap.

Side Hall
3'5" x 3'3"
Wood glazed stable door to the frontage.

Loft Room
11'5" x 10'0"
Velux skylight to the rear, radiator, built-in wardrobes.

Garage
19'11" x 11'5" max measurement
Metal up-and-over door, pedestrian doors to the front and rear aspects, windows to the rear and side aspects, plumbing for a washing machine, power and light, gas fired wall mounted Glow Worm combi boiler (fitted April 2026).

Externally
To the frontage, tarmacadam driveway, area laid to lawn, mature trees and shrubs, fence and hedge boundary.

To the rear, mainly laid to lawn, hedge and fence boundary, mature trees and shrubs, timber shed, views beyond.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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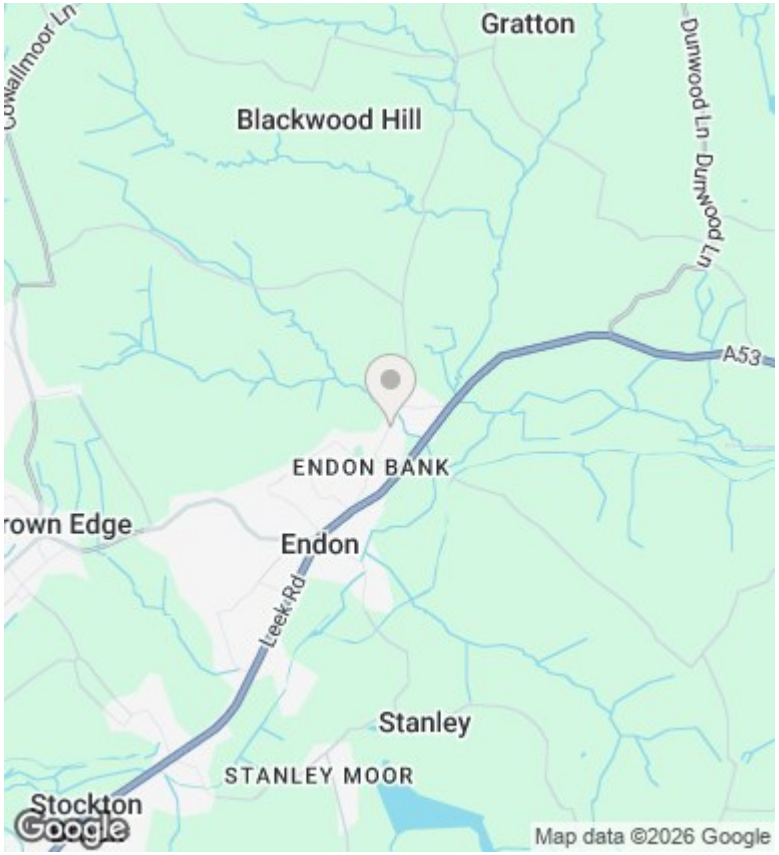












Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

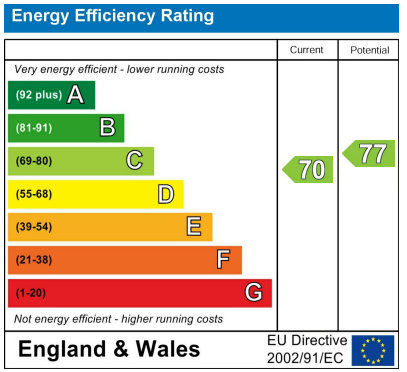


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