



**Barn Cottage 3 Stadmoreslow Lane, Harriseahead, Stoke-On-Trent, ST7 4SH**  
**Offers in the region of £280,000**

'The country does what the city cannot, it quiets the mind and brings simplicity into one's life.' - Donna Goddard

This three bedroom semi detached home is perfect for those looking to create their own countryside retreat. With a large plot and in a serene rural location, the possibilities are endless.

#RuralLiving #HomeRenovation #SizeablePlot



### Denise White Estate Agents Comments

Nestled on a generous plot in a serene rural location, this three-bedroom semi-detached property presents an exciting opportunity for those with a vision for modernisation. Perfectly suited for individuals or families looking to stamp their own style on a long-term home, this residence blends potential with peaceful countryside living.

Internally the property features spacious kitchen diner, a large living room with two feature fireplaces, bespoke panelling, and French doors that open seamlessly onto the garden, inviting in natural light and the beauty of the outdoors. Additionally, there is a useful study room, a convenient downstairs WC and a utility area designed for contemporary living needs.

On the first floor you will find three bedrooms, including two generously sized doubles and a single. The main bedroom benefits from two windows, maximizing the views of the surrounding landscape and features an ensuite and a walk-in wardrobe. A family bathroom completes the first-floor accommodation.

Externally, the property offers off-road parking for up to three vehicles, along with a spacious garage/workshop in need of major repair but presents further renovation opportunities. The expansive garden is a true highlight, predominantly turfed with well established borders and featuring a pond. There is also a large patio which wraps around the front of the home.

Overall, this home is an ideal canvas for those eager to create their dream space amidst the tranquillity of the countryside, blending potential and charm in a unique setting.

### Location



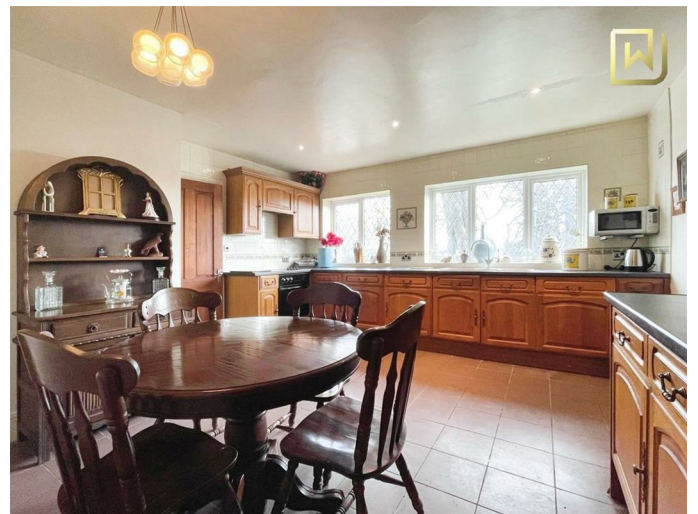
### Porch

3'0" x 8'8" (0.93 x 2.66 )

Tiled flooring. UPVC door to the front aspect. Spotlight.

### Kitchen Diner

14'0" x 14'10" (4.28 x 4.54 )



Tiled flooring. Two UPVC double glazed windows to front aspect. Integrated sink and drainer unit with mixer tap above, electric oven, hob with extractor above. Wall mounted radiator. Inset spotlights. Ceiling light.

## Living Room

23'7" x 12'6" (7.20 x 3.82 )



Fitted carpet. Two wall mounted radiators. Partially panelled wall. Dado rail. Two feature fireplaces. Two UPVC double glazed windows to the front aspect. UPVC double glazed window to the side aspect. French doors to the front aspect. Under stairs storage cupboard. Three wall lights. Ceiling lights.

## Study

6'3" x 8'9" (1.93 x 2.68 )

Fitted carpet. Wall mounted radiator. Large storage cupboards. UPVC double glazed window to the front aspect. Inset spotlights.

## Utility Room

2'11" x 7'3" (0.90 x 2.22)

Tiled flooring. UPVC double glazed window to the side aspect. Ceiling light.

## WC

3'2" x 4'11" (0.98 x 1.52 )



Tiled flooring. Partially tiled walls. Low-level WC. Wash hand basin. Ceiling light.

## First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Wall mounted radiator. Loft access.

## Bedroom One

13'5" x 11'7" (4.11 x 3.54 )

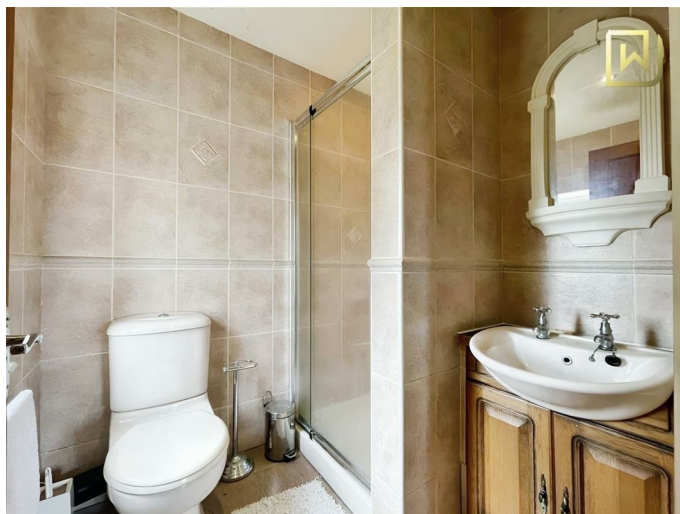


Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and side aspect. Inset spotlights.



### Ensuite

5'5". x 6'5" (1.66. x 1.97 )



Tiled floor. Low-level WC. Wash hand basin with storage underneath. Shower cubicle with shower. Wall mounted radiator. Tiled walls. UPVC double glazed window to the front aspect. Inset spotlights.

### Walk-in Wardrobe

5'6". x 3'2" (1.68. x 0.98 )

Fitted carpet. Built in shelving and rails. Inset spotlights. Loft access.

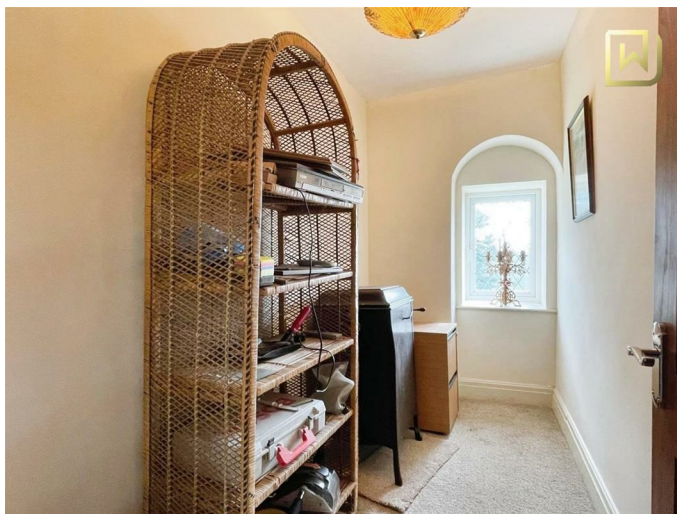
### Bedroom Two

12'0" x 12'11" (3.67 x 3.94 )

Fitted carpet. Wall mounted radiator. Fitted wardrobes with overhead storage. Dado rail. UPVC double glazed window to the front aspect. Access onto gallery landing.

### Bedroom Three

8'9" x 4'6" (2.69 x 1.39 )



Fitted carpet. UPVC double glazed window to the front aspect. Ceiling light.

### Bathroom

9'9" x 5'4" (2.99 x 1.65 )



Fitted carpet. Low-level WC. Fitted bath with shower attachment. Pedestal wash and basin. Leather style towel rail. UPVC double glazed window to the front aspect. Ceiling light.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under Lyme Band B

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.

### **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 Require 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!



### Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### Outside



Externally, there is a sizeable garden which is largely lawned with well-stocked borders, a range of mature shrubs, and fruit trees. There is a driveway providing off road parking for around three vehicles as well as a large garage in need of renovation. A paved patio stretches the width of the home which can be accessed from the porch and French doors from the living room.



Floor Plan

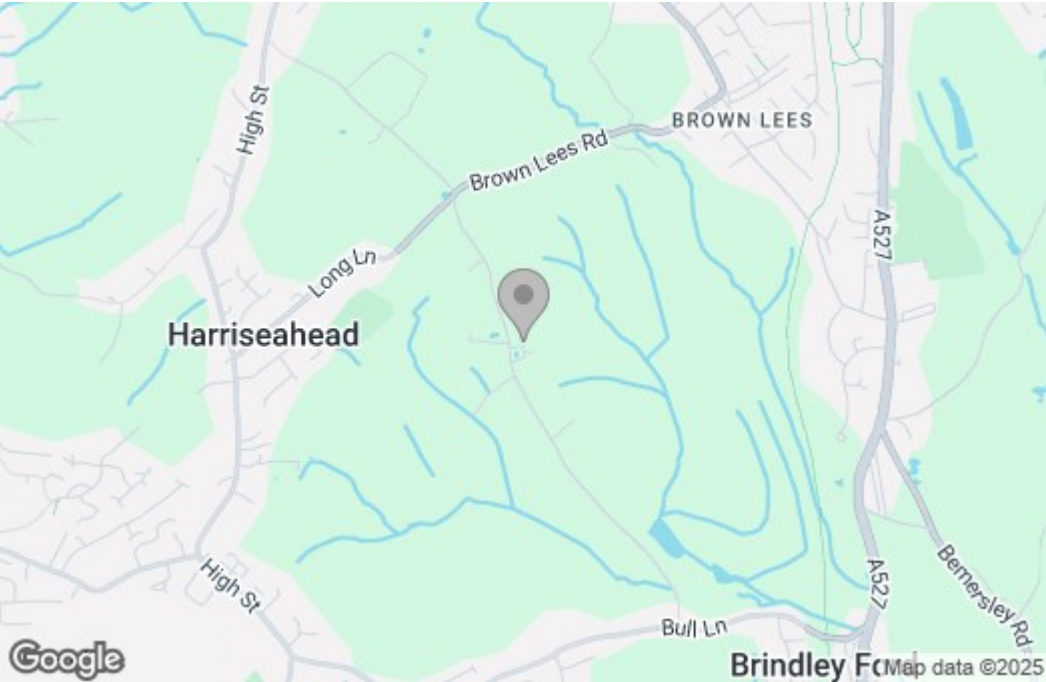


TOTAL: 128.2 sq.m. (1,380 sq.ft.)

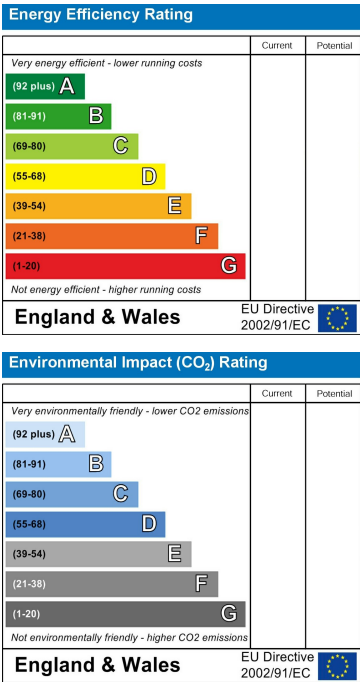
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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.