



Belle View Tinman Lane, Sheen, SK17 0EU

£1,800 Per month

Call us to arrange a viewing 9am - 9pm 7 days a week!!

"The purpose of life is to build something that will outlast you, and what better place to start than in your own home?" - Unknown

Set in a breath-taking rural location with uninterrupted views. Close to the Manifold Valley and the iconic Thor's Cave, this exceptional newly built four-bedroom detached home sits within an impressive plot, seamlessly blending into its surroundings.

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

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Denise White Estate Agent Comments



Introducing this beautifully crafted four-bedroom detached stone-built home TO LET !

Perfectly blending traditional charm with modern luxury. Situated in a desirable location, this newly constructed property offers generous living space, high-end finishes, and energy-efficient features throughout.

Step inside to a spacious entrance hallway, leading into a large living room – ideal for relaxing or entertaining. A separate dining room provides the perfect setting for family meals and formal occasions.

The heart of the home is the stunning kitchen, fitted with granite worktops, a central kitchen island, and high-specification appliances – designed with both functionality and style in mind. A separate utility room includes floor-to-ceiling storage units, keeping the home clutter-free and organised. A downstairs WC completes the ground floor.

Upstairs, you'll find four well-proportioned bedrooms. Two of the bedrooms benefit from luxurious en-suite shower rooms, while the remaining two share a stylish family bathroom, all finished to an exceptional standard.

Enjoy modern comfort year-round with underfloor heating powered by an efficient air source heat pump, ensuring lower energy bills and reduced

environmental impact.

Externally, the property boasts Indian stone patio areas, perfect for outdoor dining and entertaining. The generous lawned gardens to the front and rear provide ample space for family activities or landscaping potential. A large driveway offers substantial off-road parking.

This property offers the ideal combination of space, style, and sustainability – a truly special family home ready to move into.

Location



Sheen is a quaint village nestled in the stunning Peak District National Park, located just a few miles from the historic town of Buxton. Known for its natural beauty and tranquil atmosphere, Sheen offers a peaceful rural retreat while still being within easy reach of local amenities and larger towns.

The village is surrounded by rolling hills, picturesque farmland, and scenic walking trails that attract outdoor enthusiasts. It's an area where nature truly takes center stage, with breathtaking views of the Peak District's rugged landscapes, including The Roaches, a popular spot for hiking and climbing, and Dovedale with its famous stepping stones.

Sheen itself is a small, traditional village, with a mix of stone cottages, rural homes, and farmland. The area is perfect for those seeking a slower pace of life, while still benefiting from the convenience of

being close to Buxton, which offers a range of shops, restaurants, and cultural attractions like the Buxton Opera House and the Pavilion Gardens.

For those who enjoy outdoor activities, the surrounding area is a haven for walking, cycling, and exploring. There's also easy access to other charming villages and market towns, such as Hartington and Taddington, making Sheen an excellent base for both local exploration and wider Peak District adventures.

Whether you're looking for a peaceful country retreat, or a location that offers easy access to both nature and culture, Sheen is a perfect choice.

Lounge

21'2" x 12'7" (6.47 x 3.84)



Wooden style flooring, under floor heating, Upvc windows, patio doors leading to garden, tv ariel point on wall, spot lighting

Dining Room

12'2" x 12'4" (3.72 x 3.78)



Laminate flooring, under floor heating, heating control, tv ariel point, Upvc windows, spot lighting

Kitchen

12'10" x 13'6" (3.93 x 4.13)



A range of shaker style wall and base units with granite work tops, built in pantry cupboard, belfast sink with chrome mixer tap, flush mount hob, built in oven, space for dishwasher, Upvc windows, ceiling spot lighting.

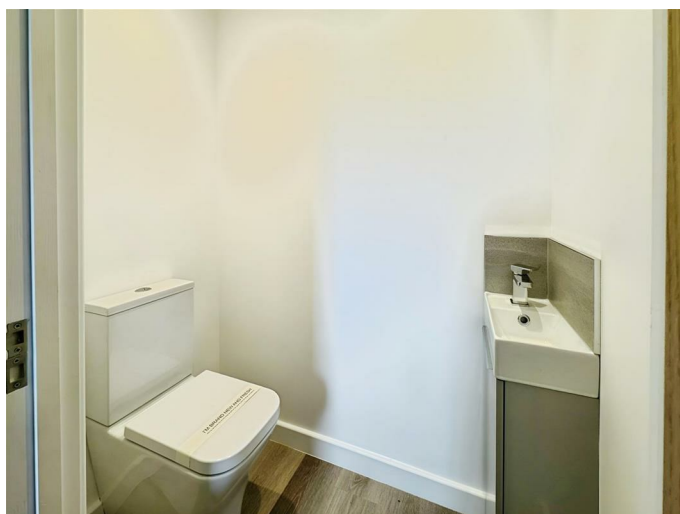
Utility Room

4'10" x 4'10" (1.48 x 1.49)



Shaker style storage cupboards along one side of the room, stainless steel sink with under cupboards, drawers with granite work top, ceiling spot light, under floor heating, access to rear garden

Downstair WC



WC, Wash hand basin with basin cupboard, under floor heating, ceiling spot lights

First Floor Accomodation

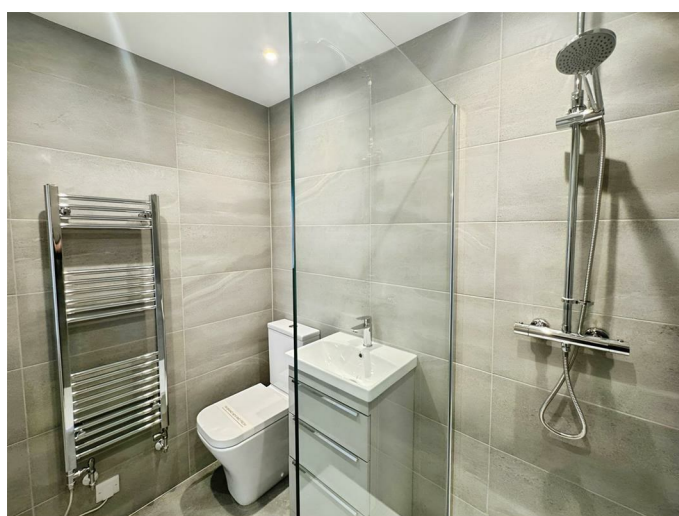
Bedroom One

11'9" x 9'10" (3.60 x 3.01)



Carpet floor covering, under floor heating, heating control, TV point, uPVC window, ceiling spot lighting, access to Ensuite

Ensuite



Tiled flooring and walls, under floor heating, WC, wash hand basin with vanity unit, electric shower with glass enclosure

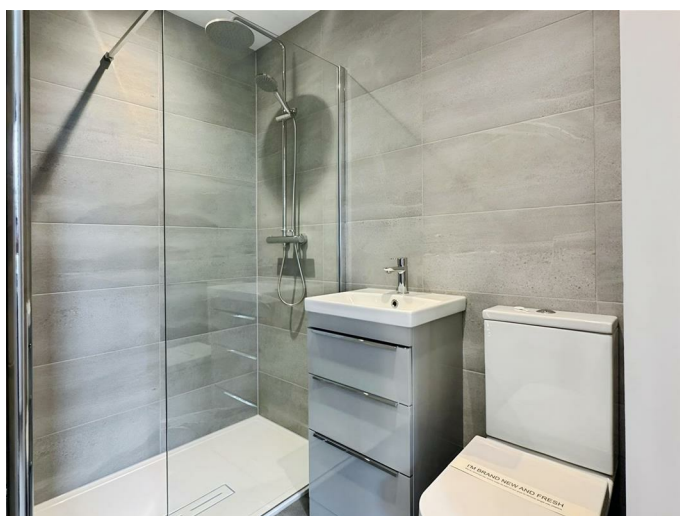
Bedroom Two

11'10" x 7'7" (3.61 x 2.32)



Carpet floor covering, under floor heating, heating control, TV point, uPVC window, ceiling spot lighting, access to Ensuite

Ensuite



Tiled flooring and walls, under floor heating, WC, wash hand basin with vanity unit, electric shower with glass enclosure

Bedroom Three



Carpet flooring, under floor heating, heating control, TV point, ceiling spot lighting, uPVC window

Bedroom Four

8'7" x 11'7" (2.62 x 3.54)



Carpet flooring, under floor heating, heating control, TV point, uPVC window, ceiling spot lighting

Bathroom

9'0" x 4'9" (2.76 x 1.45)



The walls are adorned with large beige stone-effect tiles, offering a subtle texture and warmth. The space includes a glass shower enclosure with a rainfall showerhead, creating a luxurious feel.

Adjacent to the shower is a bathtub, ideal for both quick showers and relaxing soaks. The toilet and sink unit are modern and compact, with the sink set into a sleek, contemporary cabinet, providing storage without overwhelming the space.

Outside



To the front of the property you will find a tarmac driveway leading to the house, stone built wall securing the property with metal gate. Large grassed lawn area. Access to the rear.

To the rear is a generous grassed garden, secured by wooden fencing and concrete posts, offering indian stoned patio area.

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 tenants are advised to inspect the property themselves.

Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £415.71

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. In this case the deposit would be £2076.00

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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 advice.

WE WON!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

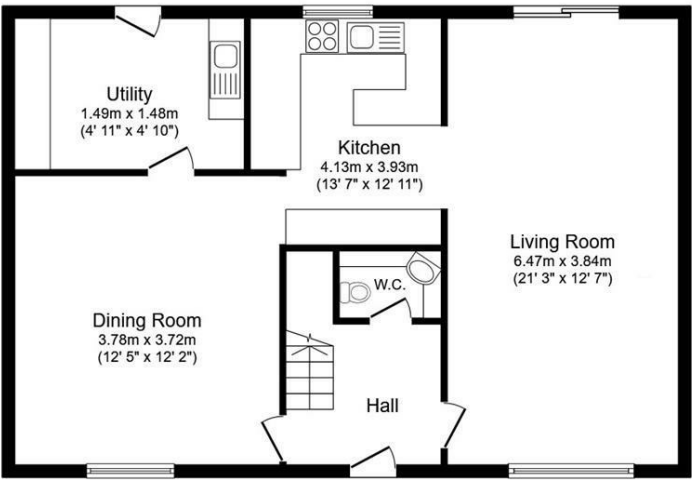
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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,

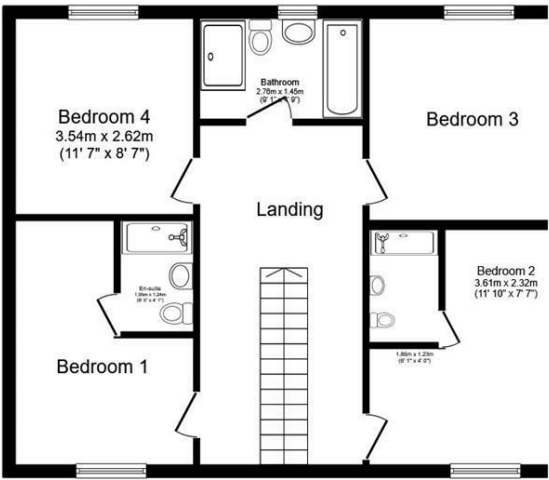
responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

Floor Plan



Ground Floor
Floor area 84.4 sq.m. (908 sq.ft.)



First Floor
Floor area 71.3 sq.m. (768 sq.ft.)

Total floor area: 155.7 sq.m. (1,676 sq.ft.)

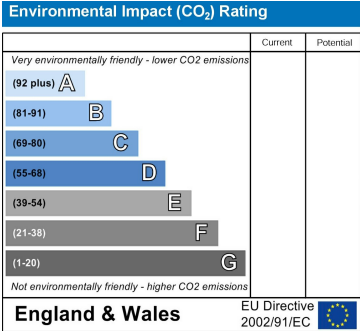
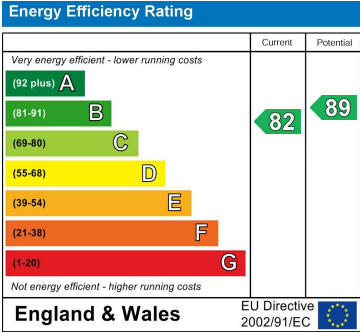
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.