



31 Regent Street, Staffordshire, ST13 6LU

£350,000

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

"A classic beauty, layered with old and new creating a characterful, timeless style"

Dating back to the early 1800's, Regent House is a beautifully maintained period property just a short stroll from Leek town centre. Bursting with character features including sash windows, high ceilings and original fireplaces, the home offers four double bedrooms, two reception rooms, kitchen with Aga, study, utility, cellar and modern shower room.

Outside, there's rare town-centre parking with driveway and detached garage, plus paved courtyards and brick-built stores. A wonderful blend of history, charm and convenience.

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Denise White Estate Agents Comments

Dating back to the early 1800's, Regent House is a truly charming period property set in a prime location, just a short stroll from the bustling market town of Leek. Lovingly maintained for over 185 years, the property seamlessly blends modern living with a wealth of original character, boasting stripped wooden floorboards, imposing sash windows, high ceilings, picture rails, and decorative covings.

You are welcomed via original wooden doors into an entrance porch, which in turn leads into the entrance hall. From here, stairs rise to the first floor, with doors opening to the ground floor accommodation and the cellar.

To the front of the property lies a light and spacious living room, complete with stripped wooden flooring and an open fire with a tiled hearth and ornate wooden surround. Across the hall, a generous dining room also features stripped wooden flooring and a striking fireplace with cast iron stove.

The kitchen, set to the rear, is well equipped with a range of units and centred around a traditional gas-fired Aga. Beyond, a practical utility room offers additional workspace. At the rear of the property, a study provides the perfect home office, complete with built-in drawers and shelving within the alcoves of an open fireplace, and sits alongside a convenient downstairs WC.

The first floor presents four double bedrooms, two benefitting from built-in storage cupboards and wardrobes. Bedrooms one and two enjoy sash windows to the front, filling the rooms with natural light, whilst bedrooms three and four are positioned to the rear alongside a modern shower room.

Externally, Regent House offers a rare advantage for a town-centre property: a driveway providing off-road parking, together with a detached single garage. Paved courtyards wrap around the side and rear, creating delightful spaces for al fresco

dining and entertaining, while brick-built outbuildings provide useful storage.

Positioned within easy walking distance of Leek town centre and its array of shops, cafés, and amenities, Regent House is a beautiful period home that perfectly combines elegance, practicality, and convenience.

Entrance Hallway



Stone flooring. Wall mounted radiator. Stairs leading to first floor accommodation. Ceiling light. Doors leading into:-

Living Room

14'6" x 14'0" max (4.42 x 4.27 max)



Wooden flooring. Wall mounted radiator. Double glazed sash windows the front and side aspects. Open fireplace with tiled hearth and ornate wooden surround. Wall lights. Ceiling light.

Dining Room

14'4" x 10'9" max (4.38 x 3.30 max)



Wooden flooring. Wall mounted radiator. Double glazed sash window to front aspect. Ornate fireplace housing a traditional cast iron stove with tiled hearth. Ceiling light.

Kitchen

14'3" x 10'10" max (4.36 x 3.31 max)



Fitted with a range of wall and base units. Integrated Hotpoint oven. Russell Hobbs gas hob. Lamona sink unit. American style fridge freezer. Sash window to the side aspect. Gas fired Aga. Access to utility. Ceiling light.

Utility

9'5" x 9'0" (2.89 x 2.75)



Tiled flooring. Range of wall and base units. Boiler. Plumbing for washing machine. Access to the rear courtyard. Window to the side aspect. Ceiling light.

WC

7'5" x 4'0" (2.27 x 1.22)



Fitted with a low level WC and Pedestal wash handbasin. Laminate flooring. Obscured window. Fitted storage. Ceiling light.

Office

11'10" x 8'8" (3.61 x 2.65)



Wooden flooring. Wall mounted radiator. Fireplace with tiled hearth and inset and wooden surround. Double glazed sash window to the side aspect. Ceiling light. Built in storage cupboards and shelving to the alcoves.

Cellar

13'10" x 13'2" (4.24 x 4.03)



Providing a useful storage space with power and light.

First Floor Landing



Fitted carpet. Wall mounted radiators. Ceiling lights. Skylight window. Sash window to the front aspect. Doors leading into:-

Bedroom One

14'6" x 13'10" (4.42 x 4.23)



Fitted carpet. Wall mounted radiator. Feature fireplace with mirrored overmantel. Sash window to the front aspect. Ceiling light.

Bedroom Two

14'7" x 10'7" max (4.46 x 3.23 max)



Fitted carpet. Wall mounted radiator. Fitted storage. Sash window to the front aspect. Ceiling light.

Bedroom Three

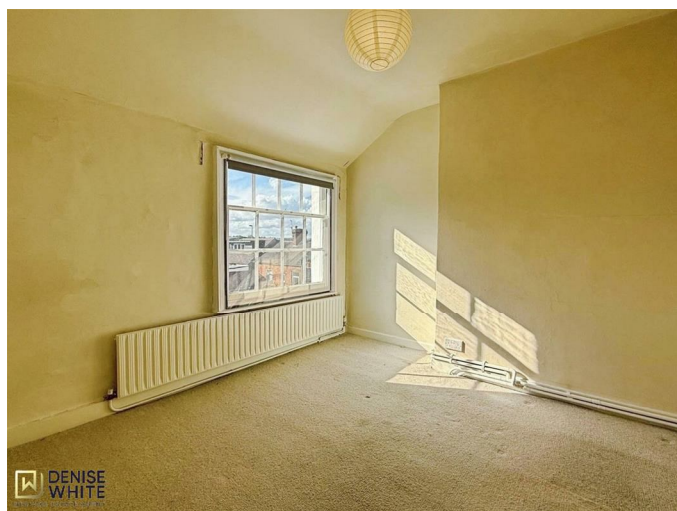
13'0" x 11'10" (3.98 x 3.61)



Fitted carpet. Wall mounted radiator. Sash window to side aspect. Ceiling light.

Bedroom Four

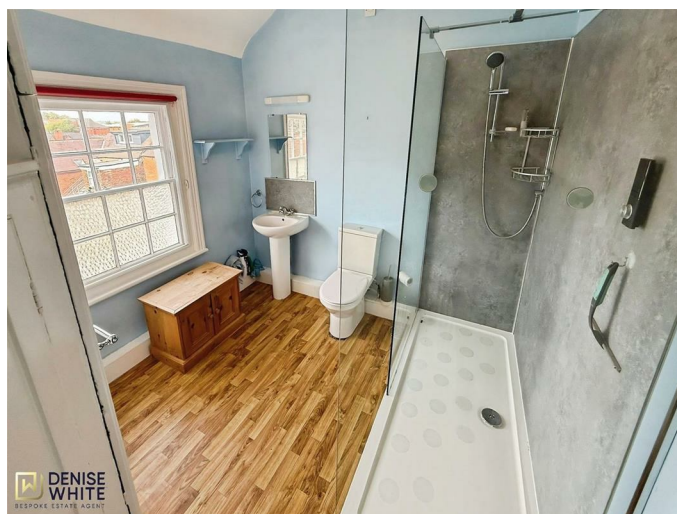
10'6" x 9'10" (3.22 x 3.00)



Fitted carpet. Wall mounted radiator. Sash window to the side aspect. Ceiling light.

Shower Room

9' x 9' (2.74m x 2.74m)



Fitted with suite comprising of a Walk in Shower, Low Level WC and Pedestal Wash Hand Basin. Vinyl flooring. Sash window to the side aspect. Storage Cupboard off. Ceiling light.

Laundry Room

4'9 x 3'7 (1.45m x 1.09m)

With plumbing for automatic washing machine. Ceiling Light. Window to the side aspect.

Outside



To the front of the property there is a gated forecourt, with paved pathways and mature flower beds. There is also a Driveway which provides off road parking and leads to:-

Detached Garage/Studio

18'4 x 9'9 (5.59m x 2.97m)



Converted to a studio by the previous owner, with uPVC doors and windows to the front aspect, power and light.

Rear Courtyard



To the rear of the property there is a private and enclosed courtyard, providing paved patio seating areas ideal for alfresco dining and entertaining, served by brick built stores.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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!



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.

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?

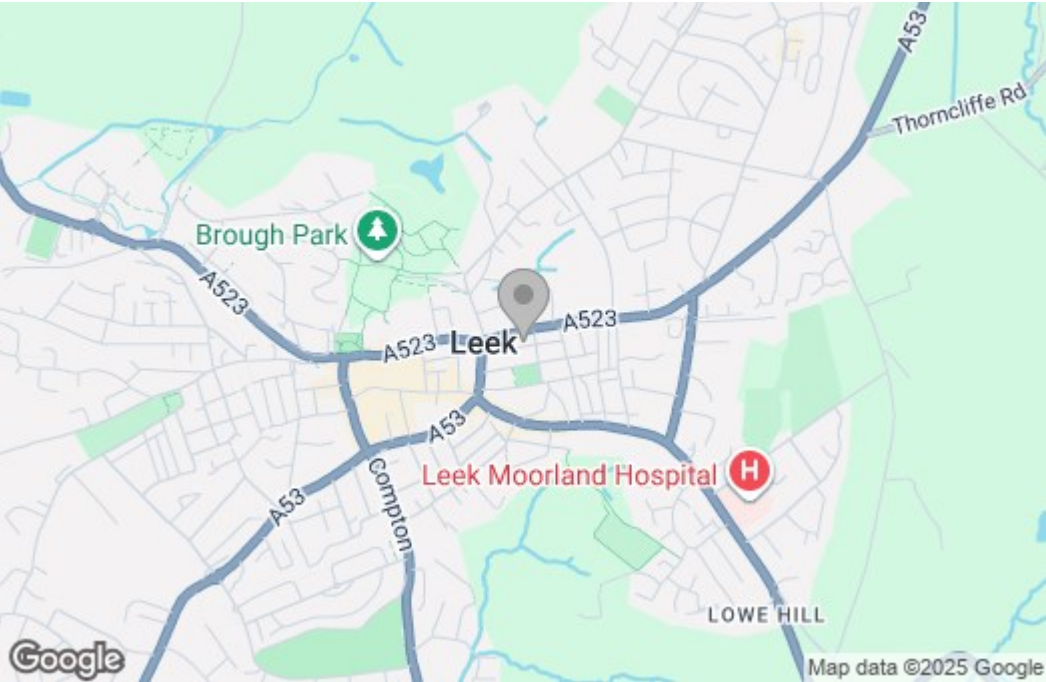
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

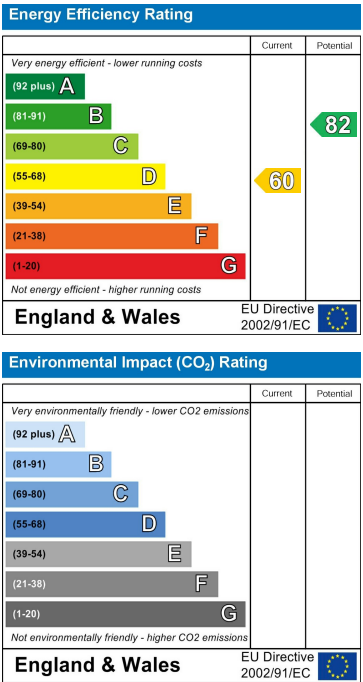


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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