



Green Acres High Street, Staffordshire, ST10 2PE

Offers in excess of £550,000

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"A country home is not just a place; it's a way of life"

Green Acres is a charming smallholding in the heart of Dilhorne, offering around 2.5 acres of paddocks with three stables, poultry pens and a large workshop, ideal for equestrian or smallholding use. The spacious family home features four double bedrooms (one en-suite), generous living areas including a lounge, a breakfast kitchen with island, plus versatile ground floor rooms offering annex potential. Outside, wrap-around gardens with seating areas, a nature pond and outdoor bar enjoy open countryside views, with ample parking and a carport. One not to be missed!

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

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Denise White Estate Agents Comments

Set in the heart of the picturesque village of Dilhorne, Green Acres offers an exciting opportunity to enjoy a wonderful rural lifestyle. Extending to approximately 2.5 acres, the property includes three paddocks, a block of three stables, duck and chicken pens, and a large detached workshop/shed—making it ideal for equestrian use or those wishing to keep smallholding stock such as horses, goats, or sheep.

The property itself provides spacious, versatile accommodation, which is in need of some cosmetic improvement. An Entrance Hall welcomes you in, with stairs rising to the first floor and doors leading through to the ground floor accommodation. The Lounge, which spans one side of the property, is a generous and inviting space, featuring a multi-fuel stove and French doors that open onto the rear garden. A formal dining room sits alongside the spacious breakfast kitchen, complete with a central island and a feature fireplace housing a further multi-fuel stove. From here, you will find a walk-in pantry, a home office, and a useful utility room with access to both the garden and a versatile reception room. This additional space lends itself to a variety of uses and offers excellent potential for conversion into an annex, benefitting from its own private external access.

To the first floor, there are four double bedrooms. Bedroom One enjoys its own En-Suite Shower Room, while the remaining Bedrooms are served by a practical Family Wet Room.

Externally, a tarmac driveway provides ample parking, together with a carport to the side of the property. The gardens wrap around the side and rear, offering decked and paved seating areas overlooking a lawned garden with a nature pond, all set against the backdrop of uninterrupted countryside views. The garden also features a timber-built log store and outdoor bar—perfect for entertaining.

Beyond the garden lie three paddocks, complete

with stables, poultry pens, and a large detached workshop. Previously utilised as a dog kennels, the workshop provides excellent flexibility and could easily be re-converted or adapted for a wide range of uses.

Green Acres combines comfortable family accommodation with highly desirable equestrian and smallholding facilities, all in a delightful village setting with far-reaching rural views—a rare opportunity not to be missed.

Location

Dilhorne is a charming, historic village located in the Staffordshire Moorlands, just a few miles from Cheadle and within easy reach of Stoke on Trent. Known for its peaceful rural setting, the village offers picturesque countryside views and a strong sense of community.

The village is home to All Saints Church, a Norman-era church with an octagonal tower, as well as a primary school and two traditional pubs, providing both history and local amenities. The Recreation Centre offers well-maintained grounds, a playground, bowling green, and hosts community activities throughout the year. Dilhorne also features a number of listed buildings, including historic farmhouses and cottages, reflecting its rich heritage.

With its combination of tranquillity, scenic surroundings, and convenient access to nearby towns, Dilhorne offers an ideal setting for those seeking a rural lifestyle with community spirit and character.

Entrance Hall

15'2" x 7'7" extending to 11'3" (4.63 x 2.32 extending to 3.45)



uPVC entrance door to the front aspect. Tiled flooring. Radiator. Stairs off leading to the first floor. Cloaks cupboard off. Doors leading into:-

Lounge

25'11" x 12'11" (7.91 x 3.94)



Tiled flooring. Two radiators. uPVC box bay window to the front aspect. Inglenook fireplace housing a cast-iron multi fuel stove set in a brick surround with wooden mantle and two uPVC windows to the side aspect. uPVC French doors leading to the rear garden. Two ceiling lights. Two wall lights.

WC

6'3" x 3'1" (1.93 x 0.96)



Fitted with a low-level WC and countertop wash hand basin with mixer tap. Tiled flooring. Fully tiled walls. Obscure uPVC window to the front aspect. Ceiling light.

Dining Room

12'0" x 11'4" (3.67 x 3.46)



Tile flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Kitchen

18'2" x 13'10" (5.56 x 4.24)



Fitted with a range of base units with work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap. Centre Island housing a four ring induction hob with extractor over and double electric oven. Tiled flooring. Fully tiled fireplace housing a cast-iron multi fuel stove. Radiator. uPVC window to the rear aspect. Two ceiling lights. Doors leading to the pantry, Office and Utility Room.

Pantry

6'4" x 4'2" (1.95 x 1.28)

Tiled flooring. Wall mounted shelving. uPVC window to the front aspect. Ceiling light.

Office

9'4" x 6'5" (2.86 x 1.96)

Tile flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Utility Room

11'3" x 10'0" (3.44 x 3.05)



Fitted with a stainless steel sink and drainer unit with worksurface and storage cupboard below. Plumbing for automatic washing machine and dishwasher. Space for American style fridge freezer. Tiled flooring. Part tiled walls. Radiator. uPVC window to the rear aspect. uPVC stable door leading to the rear garden. Ceiling light. Door leading into: –

Gym/Office/Sitting Room

17'8" x 11'2" (5.41 x 3.41)

Laminate flooring. Radiator. uPVC door to the front aspect. Two uPVC windows to the side aspect. Ceiling light. Stairs leading to a loft storage room. Suitable for a variety of uses.

Loft Storage Room

11'4" x 9'8" plus eaves (3.46 x 2.95 plus eaves)

With power and light. Suitable for a variety of uses subject to obtaining the necessary consents.

First Floor Landing

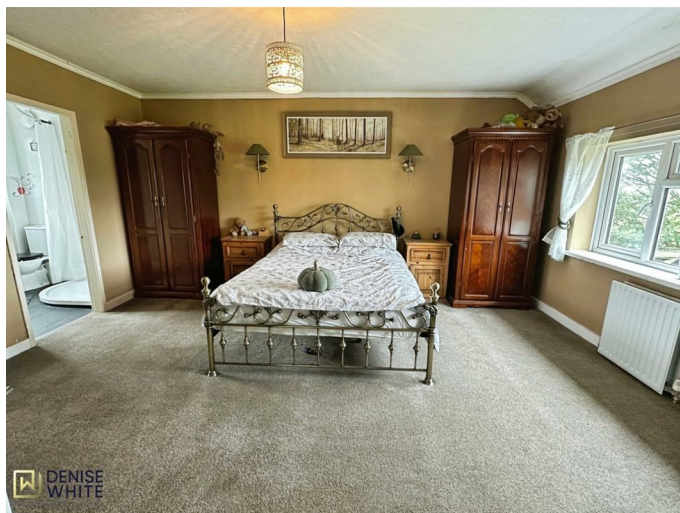
16'9" x 6'11" extending to 11'3" max (5.12 x 2.13
extending to 3.45 max)



Carpet. Radiator. uPVC window to the front aspect. Loft access. Ceiling light. Large airing cupboard off housing the hot water cylinder and providing ample storage. Doors leading into: –

Bedroom One

15'11" x 13'11" (4.87 x 4.25)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Door leading into: –

Ensuite

6'5" x 6'3" (1.98 x 1.92)



Fitted with a suite comprising of pedestal wash hand basin, low-level WC and electric Triton shower with rainfall showerhead. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'11" x 12'9" (3.94 x 3.89)



Carpet. Radiator. uPVC window to the side and rear aspects. Ceiling light.

Bedroom Three

12'10" x 12'10" (3.92 x 3.92)



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling lights.

Bedroom Four

11'4" x 9'10" (3.47 x 3.00)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Shower Room

10'7" x 6'4" (3.25 x 1.94)



Fitted with a suite comprising of low-level WC, wall mounted wash hand basin and electric shower. Wall mounted heated towel rail. Partially tiled walls. Obscure uPVC window to the front aspect.

Outside



The property is approached over a tarmac driveway which provides extensive off road parking and leads to a carport which is attached to the side of the property.

Gardens



The gardens and land at Green Acres are a true highlight, combining private outdoor space with smallholding facilities. Wrap-around gardens frame the property to the side and rear, offering a mix of paved and decked seating areas that are perfect for entertaining and alfresco dining. The lawn features a charming nature pond, while a timber-built log store and outdoor bar add both character and practicality.

Beyond the formal gardens lie approximately 2.5 acres of paddocks, divided into three sections and ideally suited for horses, goats, sheep or other livestock. A block of three stables sits conveniently alongside, together with secure duck and chicken pens. A large detached workshop/shed provides further versatility, having previously been utilised as dog kennels and easily adaptable for a range of uses, from equestrian storage to hobby or business space. With uninterrupted countryside views as the backdrop, the gardens and land at Green Acres perfectly balance leisure, lifestyle and practicality.

Bar

17'5" x 11'2" (5.31 x 3.41)



Stables and Land



Green Acres sits adjacent to approximately 2.5 acres of land, which together with a block of three stables is ideal for housing horses, goats, sheep and other smallholding livestock.

Stable One - 3.51m x 3.42m

Stable Two – 3.51m x 3.63 m
Stable Three – 3.59m x 3.44m

What3Words location

Struggling to locate the property? Use this What3words location which will take you right to their front door!

[///ringside.campsites.plug](https://www.ringside.campsites.plug)

Agents Notes

Tenure: Freehold

Services: Mains Electricity, water and drainage connected. Oil fired central heating.

Council Tax: Staffordshire Moorlands Band G

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.

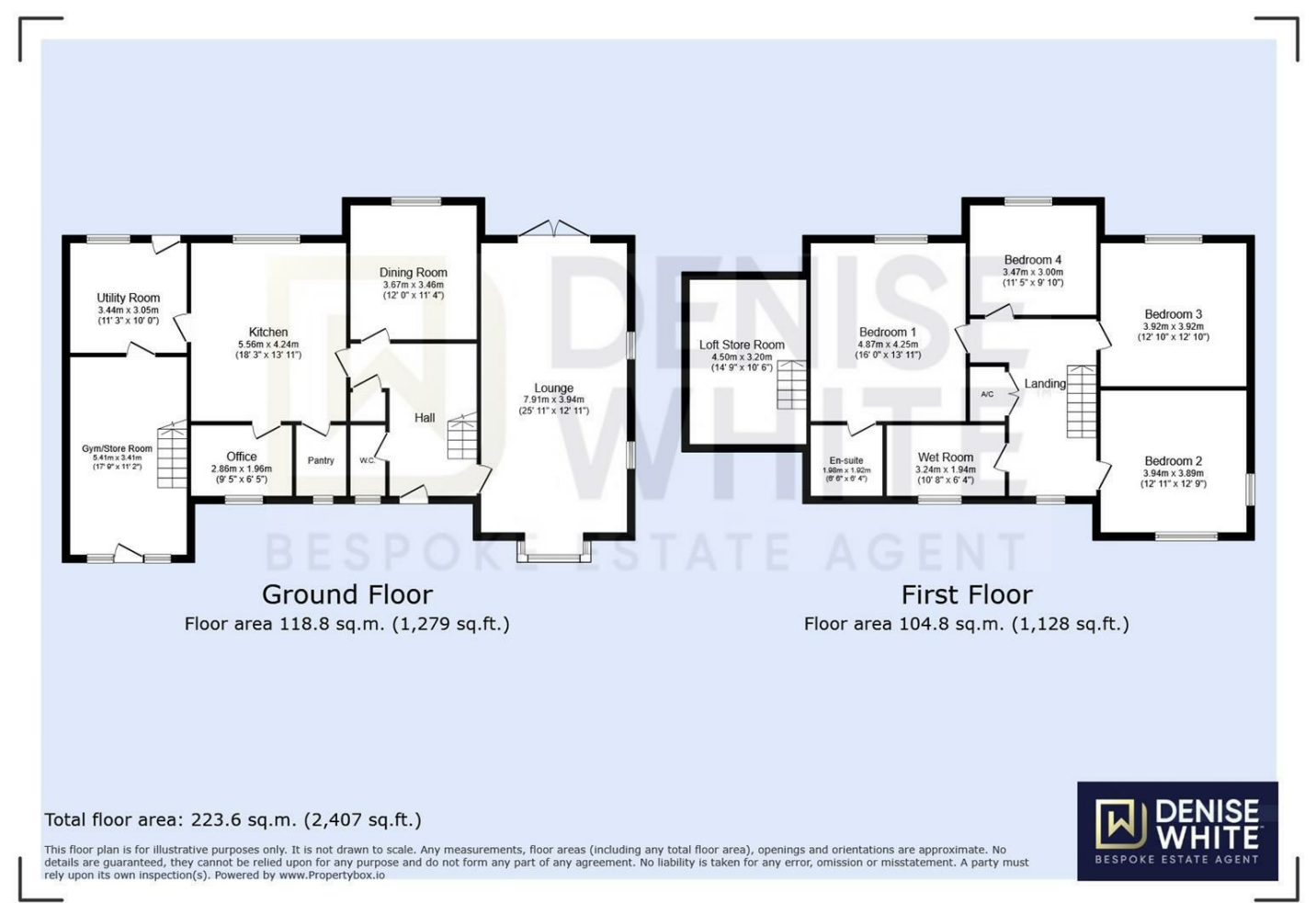
You Need A Solicitor!

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.

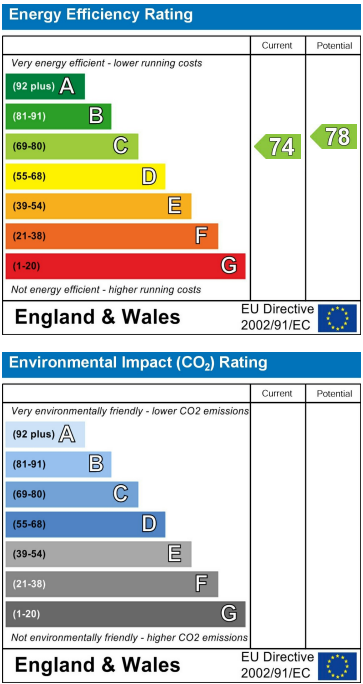
Floor Plan



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.