



60 Folly Lane, Staffordshire, ST13 7DA

£340,000

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"There is a kind of magic in the little village lanes - where every path tells a story"

A beautifully renovated three-bedroom detached dormer style house positioned on Folly Lane, Cheddleton, offering spacious accommodation ideal for modern family life. The property features a Cosy Lounge, a stunning open-plan Living Kitchen with quartz work surfaces, a downstairs WC, Three Generous Bedrooms, an Ensuite Shower Room and Modern Family Bathroom. Externally, the property benefits from a paved driveway, attached single garage, and a rear garden backing onto open fields. Set in the heart of the Staffordshire Moorlands, the home enjoys rural walks on the doorstep and is within easy reach of Cheddleton Village Centre and it's amenities, as well as the vibrant Market Town and Leek and Stoke on Trent City Centre.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

This beautifully renovated three-bedroom detached dormer-style home is situated on Folly Lane, on the outskirts of the village of Cheddleton, offering spacious, well-proportioned accommodation ideal for modern family living.

The property is accessed via an Entrance Porch which in turn leads to a Generous Entrance Hall, from which stairs rise to the First Floor and doors provide access to a Cosy Lounge to the front and a stunning open-plan Living Kitchen at the rear. The Kitchen has been fitted to an excellent standard with quality units, quartz work surfaces, a central island with breakfast bar, and an exposed brick chimney breast providing a charming rustic focal point. French doors open onto the rear garden, while a convenient downstairs WC completes the ground floor.

To the First Floor, the Principal Bedroom is a generously sized double overlooking the rear garden and benefits from a contemporary En-Suite Shower Room with rainfall shower. Two further well-proportioned Bedrooms, both with built-in wardrobes, share the modern Family Bathroom, also fitted with a rainfall shower.

Externally, the property features a paved driveway providing ample off-road parking and an attached single garage. The rear garden, backing onto open fields, offers a wonderful space for children, pets, and outdoor entertaining. Nestled in the heart of the Staffordshire Moorlands, the location enjoys beautiful rural walks on the doorstep and is close to attractions such as the Churnet Valley Steam Railway, Consall Valley, Alton Towers, and areas of natural beauty including Dimmingsdale, The Roaches, and the Peak District National Park.

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way

Entrance Porch

4'3" x 3'1" (1.30 x 0.94)



Oak veneer door to the front aspect. Laminate flooring. Wall light. Oak veneer door leading into:-

Entrance Hallway



Laminate flooring. Radiator. Under stairs storage cupboards one of which houses plumbing for an automatic washing machine. uPVC window to the front aspect. Ceiling spotlights. Stairs off leading to the first floor. Doors leading into L:-

Lounge

11'3" x 10'3" (3.43 x 3.14)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

Kitchen

11'0" extending to 14'9" max x 29'11" (3.36 extending to 4.51 max x 9.14)



Fitted with a range of wall and base units with Quartz work surfaces over incorporating an inset one and a half bowl stainless steel sink unit with hose mixer tap. Space for range style cooker with extractor hood over. Space for an dishwasher and American style fridge freezer. Centre Island with breakfast bar. Laminate flooring. Two radiators. uPVC window to the rear aspect. UPVC French doors leading to the rear garden. Feature exposed brick fireplace. Ceiling light and spotlights. Door leading into: -

Inner Hall

Laminate flooring. Ceiling spotlight. Door leading into: -

WC

5'2" x 2'7" (1.59 x 0.80)



Fitted with a low-level WC and vanity wash hand basin unit. Laminate flooring. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlight.

First Floor Landing



Carpet. Storage cupboard off. Ceiling spotlights. Doors leading into: –

Bedroom One

11'1" x 12'11" extending to 18'2" max (3.38 x 3.95 extending to 5.55 max)



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

Ensuite

6'8" x 4'9" (2.05 x 1.46)



Fitted with a suite comprising of walk-in shower with rainfall showerhead and vanity unit housing a countertop wash hand basin with mixer tap and low-level WC. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Bedroom Two

7'11" extending to 11'1" max x 11'3" (2.42 extending to 3.40 max x 3.45)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling spotlights. Built-in wardrobe.

Bedroom Three

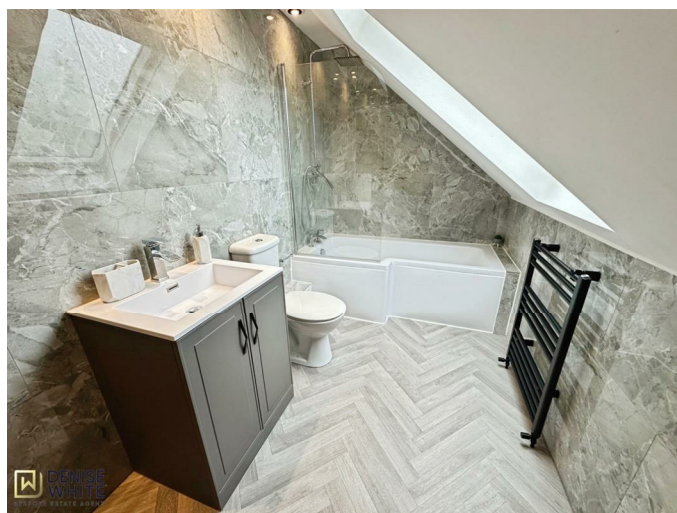
7'7" x 7'7" (2.32 x 2.32)



Carpet. Radiator. Velux window to the front aspect. Ceiling spotlights. Loft access. Built-in wardrobe.

Bathroom

10'0" x 5'9" (3.07 x 1.77)



Fitted with a suite comprising of 'P' shaped bath with rainfall shower over, low-level WC and vanity wash hand basin unit. Vinyl flooring. Fully tiled walls. Velux window to the front aspect. Ceiling spotlights. Wall mounted heated towel rail.

Outdoors



To the front of the property there is a paved driveway which provides off road parking for up to Three Vehicles and leads to:-

Garage

16'9" x 8'0" (5.11 x 2.45)

Up and over the front aspect. Power and light. Wall mounted 'Worcester' combination boiler newly installed in January 2025. Obscured uPVC window to the side aspect.

Garden



To the rear of the property there is a private and enclosed garden which is laid mainly to lawn and backs on to open fields, offering a good degree of privacy and wonderful views over the surrounding area.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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



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.

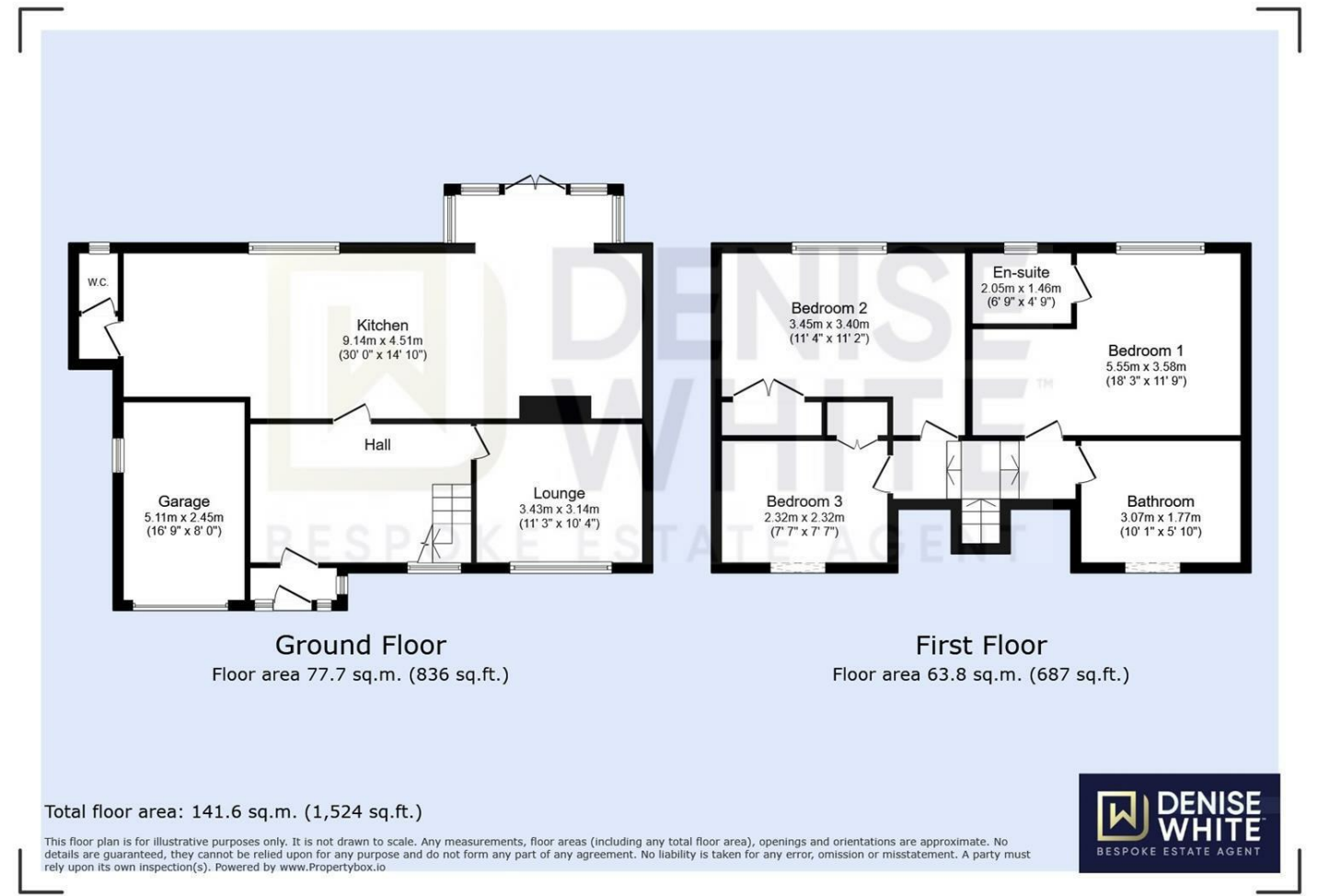
You Need A Solicitor!

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.

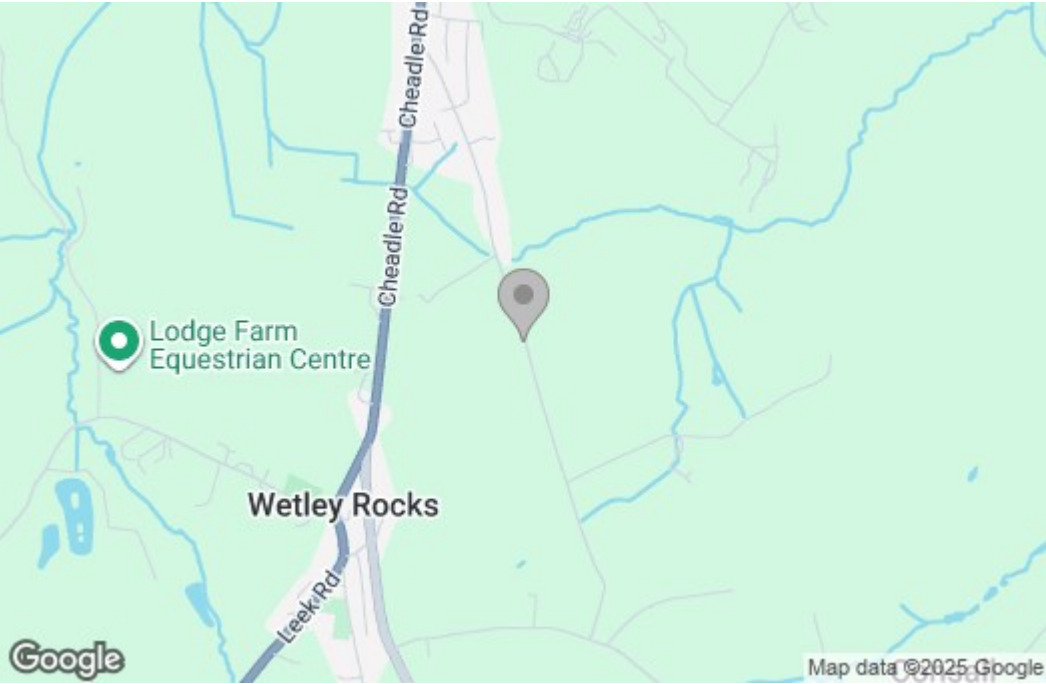
Need A Mortgage?

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

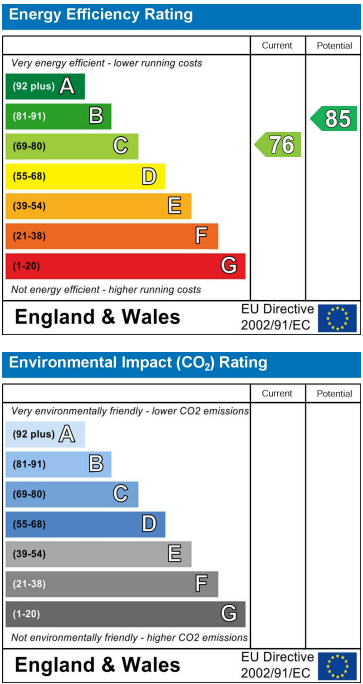
Floor Plan



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.