



## **2 Weaver Cottages , Staffordshire, ST10 3HD**

**£250,000**

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

"A life close to nature is the true luxury" ~ Leo Tolstoy

Set in a beautiful rural location with multi-aspect far-reaching views, this three-bedroom cottage offers spacious accommodation with huge potential. Requiring modernisation, the property presents an exciting opportunity to create a bespoke countryside home. With generous gardens to both the front and rear and beautiful walks and local attractions nearby, this is a rare and sought-after purchase. A truly charming cottage ready to be transformed.

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

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### Denise White Estate Agents Comments

Nestled in an idyllic setting in the hamlet of Cauldon Low and surrounded by wonderful panoramic views of rolling Staffordshire countryside, this charming three-bedroom cottage offers a rare and exciting opportunity for those seeking a peaceful rural lifestyle. Brimming with potential, the property provides generous accommodation now ready for modernisation, allowing purchasers to create a beautiful home tailored to their own style and requirements.

The ground floor accommodation includes an entrance porch and hallway, a sitting room and separate lounge—offering flexible living and entertaining spaces—and a well-proportioned kitchen with access to a rear porch. Upstairs, the first floor features three double bedrooms, each enjoying stunning rural outlooks, along with a bathroom and separate WC.

Externally, the property stands proudly within sizeable gardens to both the front and rear, thoughtfully laid out with paved patios and pathways, lawns, and an array of established, mature planting. These outdoor spaces offer wonderful potential for landscaping, gardening, or simple enjoyment of the peaceful surroundings and far-reaching views. To the side of the cottages there is also a separate private driveway and detached timber garage.

Ideally located, the cottage sits within easy reach of the market towns of Leek, Cheadle and Ashbourne, as well as a wealth of local attractions including the Churnet Valley Railway, Dimmingsdale, the Manifold Valley and Alton Towers—perfect for families, walkers and those who love the outdoors.

A fantastic opportunity to create a dream countryside home in one of Staffordshire Moorlands' most picturesque settings.

### Location



This area is well-connected by road, allowing easy access to nearby towns like Ashbourne and Leek, as well as the stunning countryside of the Peak District. This location is perfect for those seeking a blend of rural charm and accessibility to urban amenities.

#### Surrounding Areas:

**\*\*Cheadle\*\*:** The town itself boasts a rich history, with attractions such as the Cheadle Heritage Centre and various local shops and eateries. It serves as a centre for the surrounding rural areas.

**\*\*Ashbourne\*\*:** Located approximately 10 miles to the south, Ashbourne is a charming market town famous for its beautiful architecture and the start of the Peak District National Park. It offers a variety of shops, restaurants, and outdoor activities in the surrounding countryside.

**\*\*Leek\*\*:** About 10 miles to the northwest, Leek is known for its historic wool trade and picturesque town centre. It also serves as a gateway to the scenic landscapes of the Peak District, offering many walking and cycling routes.

**\*\*Countryside\*\*:** The area around Cheadle is characterised by rolling hills, lush fields, and quaint villages, making it ideal for outdoor activities such as hiking, cycling, and exploring nature. The proximity to the Peak District National Park provides numerous opportunities for adventure and

relaxation in a stunning natural setting.

Road Links:

1. **\*\*A521\*\***: This road connects Cheadle to Uttoxeter to the east and provides access to the A50, which links to the M1 and M6 motorways, making it convenient for longer journeys.
2. **\*\*A522\*\***: Running towards Tean, this road connects Cheadle with other nearby villages and enhances local travel.
3. **\*\*B5417\*\***: This road connects Cheadle to the surrounding countryside and smaller communities, facilitating access to rural areas.

**Entrance Porch**

uPVC entrance door to the front aspect. uPVC window to the front aspect. Carpet tiled flooring. Door leading into: –

**Entrance Hall**

Carpet. Radiator. Stairs leading to the first floor. Ceiling light. Doors leading into:-

**Lounge**

17'8" x 8'3" extending to 11'11" max (5.41 x 2.54 extending to 3.64 max)



Carpet. Radiator. uPVC windows to the front and rear aspects. Open fire with a tiled fire surround. Two ceiling lights.

**Sitting Room**

17'8" x 11'8" (5.41 x 3.58)



Carpet. Radiator. Inset 'Aga' multi fuel stove with a tiled hearth and surround. uPVC windows to the front and rear aspects. Built-in storage cupboards. Stainless steel sink and drainer unit. Wall mounted hot water tank. Part tiled walls. Walk-in pantry off. Two ceiling lights. Door leading into:-

**Kitchen**

11'11" x 6'5" (3.64 x 1.98)



Fitted with wall and base units with work surfaces over. Space for an electric cooker. Plumbing for automatic washing machine. Space for a tumble dryer. Carpet tiled flooring. Radiator. uPVC window to the side aspect. Door leading to the rear porch. Ceiling light.



### Rear Porch

uPVC windows to the side and rear aspects. uPVC door leading to the rear garden.

### First Floor Landing



Carpet. uPVC window to the rear aspect. Loft access. Ceiling light. Doors leading into: –

### Bedroom One

16'2" x 8'10" extending to 11'5" (4.93 x 2.70 extending to 3.49)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Feature tiled fireplace. Built-in storage cupboard.

### Bedroom Two

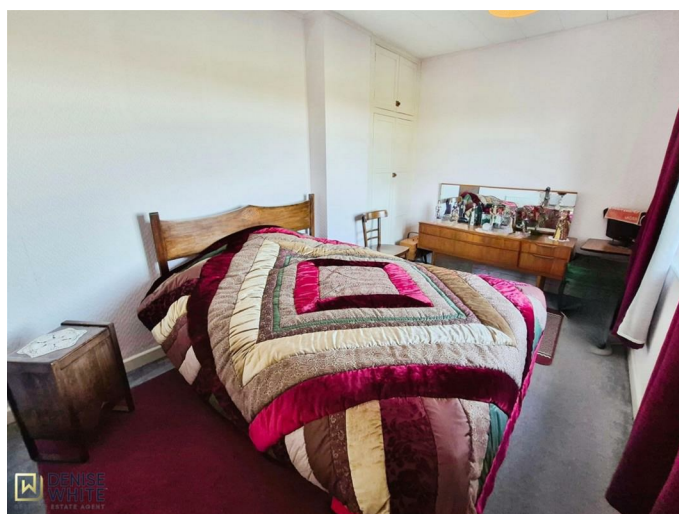
11'5" x 11'9" extending to 15'7" (3.50 x 3.59 extending to 4.76)



Carpet. Radiator. uPVC window to the front aspect. Feature tiled fireplace. Two built-in storage cupboards. Ceiling light.

### Bedroom Three

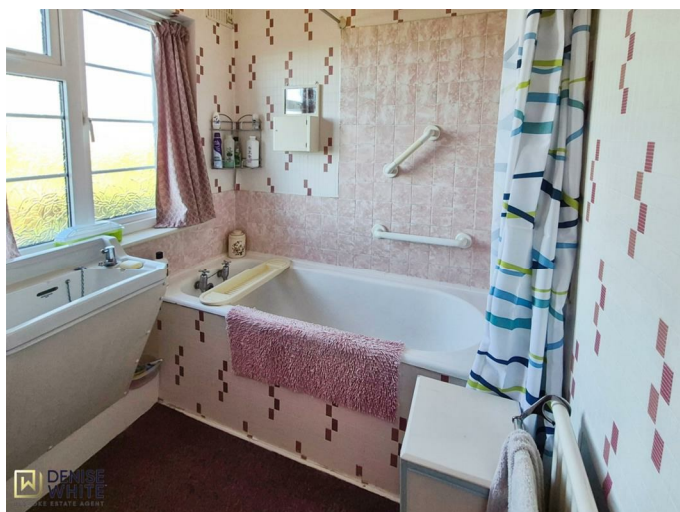
13'2" x 8'5" (4.02 x 2.59)



Carpet. Radiator. uPVC window to the rear aspect. Built-in storage cupboard. Ceiling light.

## Bathroom

5'10" x 5'4" extending to 8'9" (1.80 x 1.65 extending to 2.68)



Fitted with a suite comprising of panelled bath with electric 'Triton' shower over and wall mounted wash hand basin. Carpet tiled flooring. Radiator. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling light. Wall mounted electric heater.

## WC

5'4" x 2'11" (1.65 x 0.91)

Carpet tile flooring. uPVC window to the rear aspect. Fitted with a low-level WC. Ceiling light.

## Outside



The property enjoys lovely mature gardens to both the front and rear, perfectly complementing the cottage's rural charm. Generously sized, the grounds feature paved patios and pathways, ideal

for seating, outdoor dining and taking in the wonderful panoramic outlook. Well-kept lawns sit alongside a variety of established shrubs, plants and mature trees, offering year-round colour and structure. The space feels private, peaceful and full of potential — with ample room for landscaping, vegetable beds, play space, or simply relaxing in a stunning countryside setting.

## Garage



To the side of the Cottages there is a separate private driveway and detached timber garage.

## Agents Notes

Tenure: Freehold

Services: mains electricity and water, oil central heating and septic tank sewerage.

Council Tax: Staffordshire Moorlands Band B

## 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.

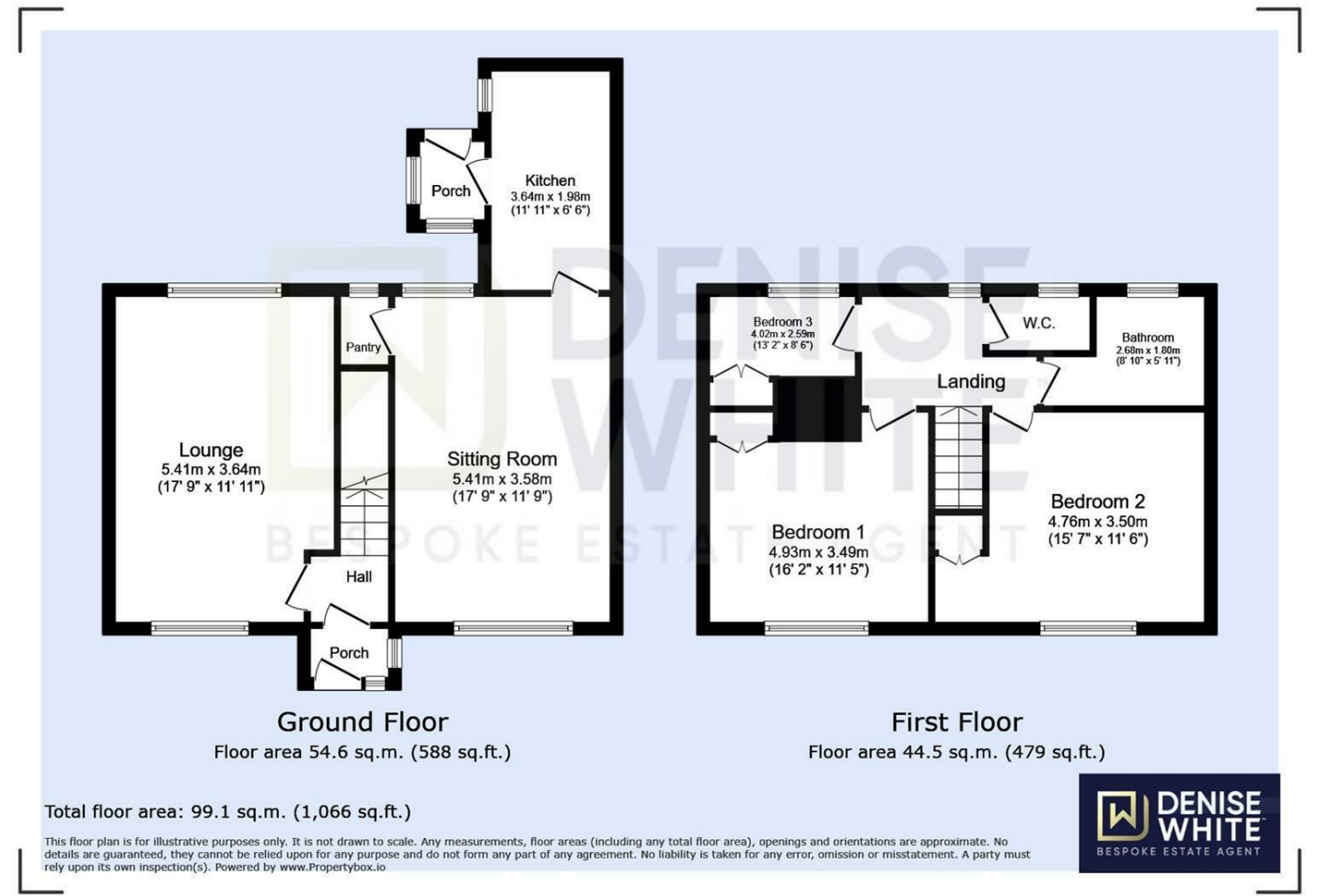
### **You Need A Solicitor!**

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.

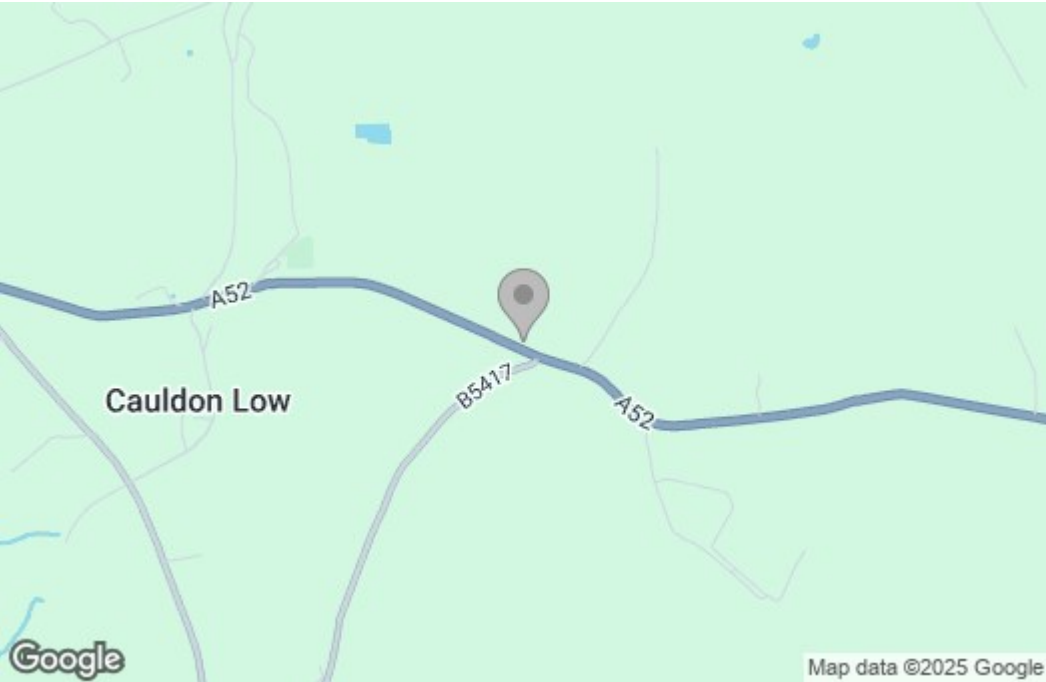
### **Do You Need A Mortgage?**

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

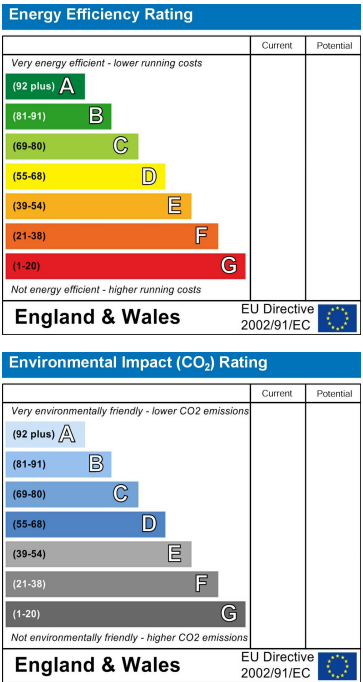
Floor Plan



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.