DENISE WHITE™

BESPOKE ESTATE AGENT

# Hall View Black Lane, Stoke-On-Trent, ST10 2HZ

## Guide price £325,000

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** GUIDE PRICE £325,000 TO £350,000 **

"The most successful homes are those that belong - to their surroundings and to the people who live in them" ~ Kevin McCloud

A beautifully presented stone-built semi-detached cottage located in the desirable village of Whiston. Offering a wonderful blend of period charm and modern styling, the property features original parquet flooring, high ceilings and a recently installed multifuel stove. With three bedrooms, a stunning family bathroom, landscaped cottage garden and integral garage, Hall View is perfectly suited to those seeking character and comfort in equal measure.

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**Denise White Estate Agents Comments**

Hall View; a beautifully presented stone-built semi-detached cottage, occupying a delightful position within the sought-after village of Whiston. Brimming with character and charm, this attractive home seamlessly blends period elegance with tasteful modern upgrades, including the installation of solar panels to the roof, creating a warm and inviting living space throughout.

An entrance porch opens into the hallway, where the property's original parquet flooring immediately sets the tone for the quality and heritage within. The lounge is positioned to the front aspect and enjoys high ceilings that enhance the sense of space and light. A recently installed multifuel stove, set upon a slate hearth with an attractive stone surround, forms a striking focal point — perfect for cosy evenings.

To the rear of the property, the breakfast kitchen spans the full width of the cottage and provides an excellent sociable space for everyday living and entertaining. Fitted with a beautiful range of shaker-style units, complemented by quality work surfaces and ample storage, the kitchen enjoys views over the garden and opens directly onto the patio, seamlessly connecting indoor and outdoor living.

To the first floor, the accommodation continues to impress, offering two generous double bedrooms together with a well-proportioned third single bedroom. The stunning family bathroom has been thoughtfully designed and fitted with a contemporary suite featuring a freestanding bath and separate shower cubicle, combining style with practicality.

Externally, the property benefits from a brick-paved driveway providing off-road parking, which in turn leads to an integral single garage. To the rear, a beautifully landscaped cottage garden provides a private and tranquil retreat. Enclosed by traditional dry stone walls, the garden features an Indian stone paved patio and well-kept lawns which lead to a timber garden room, currently utilised as a home office but equally suited to a studio, hobby room or garden retreat.

Hall View is a charming and characterful home, perfectly suited to those seeking village living in a property that effortlessly combines period features with modern comfort.

**Location**

Whiston is a charming rural village nestled in the Staffordshire Moorlands, surrounded by rolling countryside and beautiful views across the Churnet Valley. Set just off the A52 between the historic market towns of Cheadle and Leek, the village enjoys a peaceful setting while remaining well-connected to local amenities and transport links.

Known for its scenic beauty and elevated position, Whiston is a popular choice for those seeking a quieter pace of life, with easy access to walking trails, open fields, and nearby woodland. The River Churnet flows nearby, and the surrounding landscape is a haven for nature lovers, with walks towards Consall, Froghall, and the Peak District National Park, which lies just to the north.

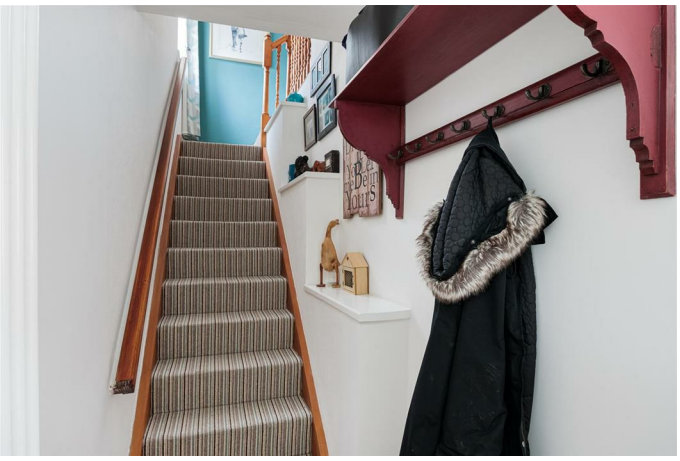
Whiston retains a friendly village atmosphere and a strong sense of community, with the vibrant Village Hall, churches, golf club and local farms contributing to its traditional rural character. Families are well served by a selection of good schools in nearby villages and towns, and commuters benefit from proximity to Stoke-on-Trent, Uttoxeter, and major road networks such as the A50 and M6 corridor.

With its mix of countryside charm, attractive homes, and a tranquil, elevated position, Whiston offers a wonderful lifestyle for those looking to enjoy the best of Staffordshire's rural beauty without feeling isolated.

## Entrance Porch

uPVC entrance door. Tiled flooring. uPVC windows to the front aspect. Door leading in to the Garage. Door leading into:-

## Entrance Hall



Parquet flooring. Radiator. Stairs leading to the first floor. Ceiling light. Cloaks hanging space. Door leading into:-

## Lounge

14'9" x 13'1" (4.5 x 4.0)

Parquet flooring. Radiator. Fireplace housing a multi-fuel stove set on a slate hearth with stone surround. uPVC window to the front aspect. Coving to the ceiling. Ceiling light. Door leading into:-

## Dining Kitchen

18'0" x 11'5" (5.5 x 3.5)

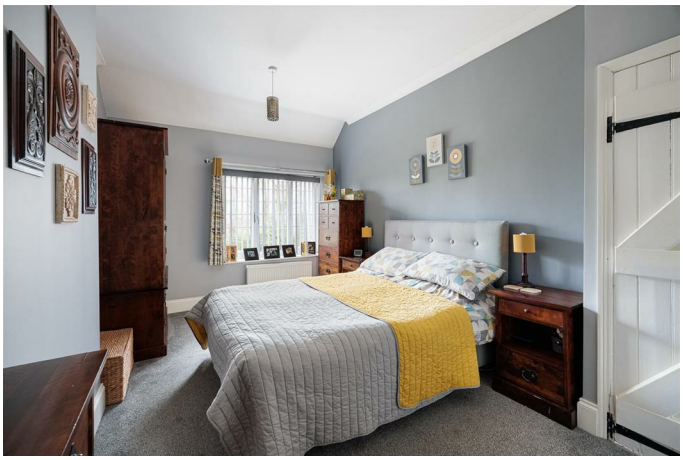
Fitted with a contemporary range of wall and base units with wood effect work surfaces over incorporating a Belfast sink with mixer tap. Integrated induction hob with extractor over, double electric oven, dishwasher and fridge freezer. Tiled flooring with underfloor heating. uPVC windows to the side and rear aspects. Radiator. Two ceiling lights. Understairs storage cupboard. uPVC door leading to rear garden.

### First Floor Landing

Carpet. uPVC window to the side aspect. Ceiling light. Access to the loft with a pull down ladder. Doors leading into:-

### Bedroom One

11'5" x 9'10" (3.5 x 3.0)



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

### Bedroom Two

10'5" x 8'6" (3.2 x 2.6)

Carpet. Radiator. Feature cast iron fireplace. uPVC window to the rear aspect. Ceiling light.

### Bedroom Three

11'1" x 7'10" (3.4 x 2.4)

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

### Family Bathroom

8'6" x 6'2" (2.6 x 1.9)

Fitted with a beautiful bathroom suite comprising of a contemporary freestanding bath with freestanding chrome shower mixer tap, vanity wash hand basin, low level WC and separate corner shower cubicle. Tiled flooring with underfloor heating. Wall mounted heated towel rail. uPVC window to the rear aspect. Ceiling light.

### Outside

To the front of the property there is a brick paved driveway providing off road parking which in turn leads to an integral single garage. There is also a small dry-stone walled courtyard.

### Garage

18'8" x 9'10" (5.7 x 3.0)

Recently fitted with traditional side hung garage doors to the front aspect. Internal door leading to the Entrance Porch. Power and light. Plumbing for autmotatic washing machine.

### Gardens

The rear garden is a true highlight of the property – a charming cottage-style space enclosed by traditional dry stone walls, offering both privacy and character. An Indian stone paved patio provides the ideal setting for outdoor dining and entertaining, while the well-kept lawn extends towards the rear where mature planting softens the borders. At the far end of the garden sits a timber garden room, currently utilised as a home office, offering excellent versatility as a studio, hobby room or peaceful retreat.

### Garden Room

10'4" x 6'9" (vendors measurement) (3.15 x 2.08 (vendors measurement))

Timber built. Fully insulated, with double glazing, power and light. Currently utilised as a home office but would be suitable for a variety of uses.

### Agents Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

**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.

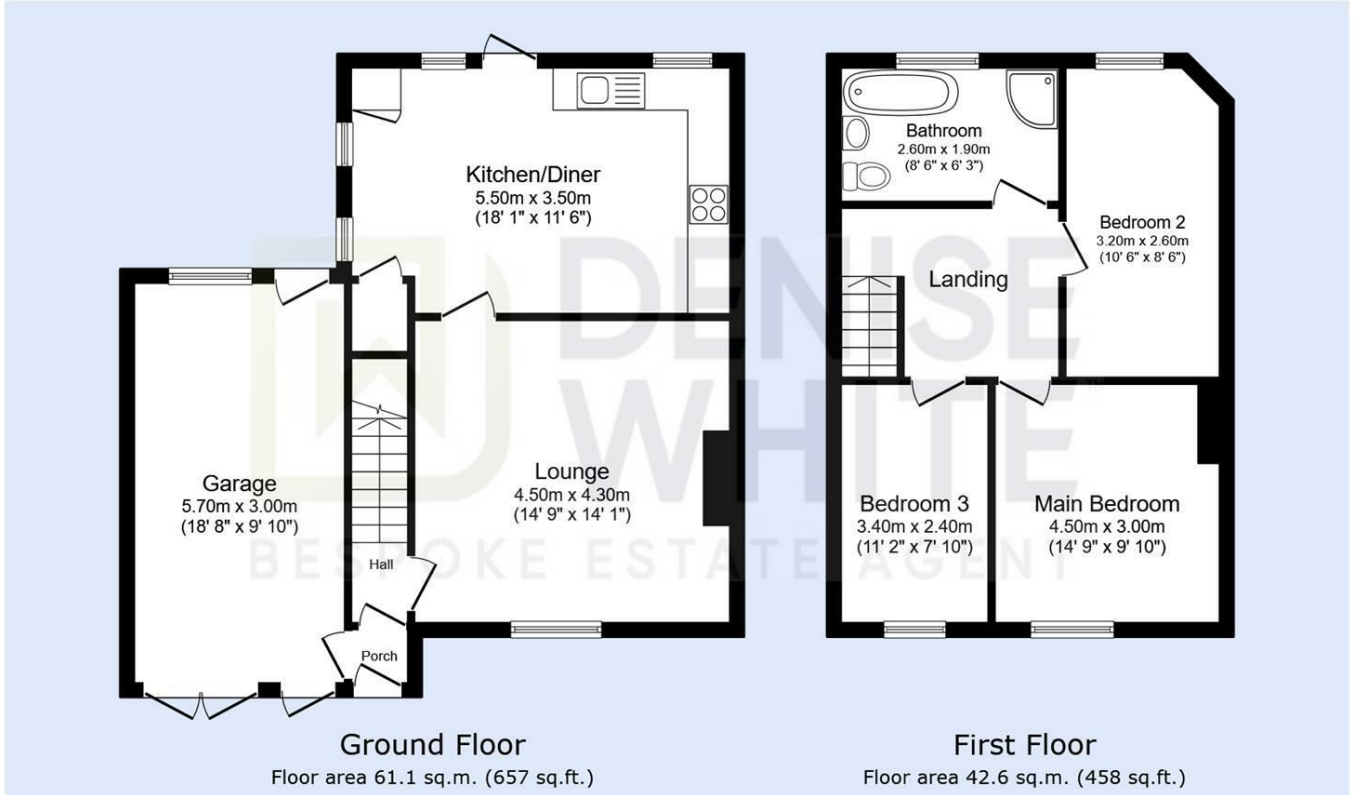
**Do You Need A Mortgage?**

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

**Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan

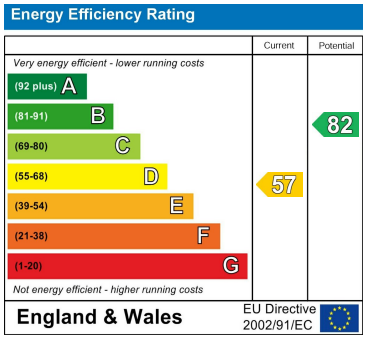


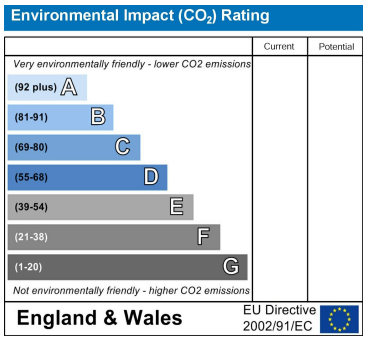

Total floor area: 103.6 sq.m. (1,116 sq.ft.)

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.

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