



## **Linron 14 Randles Lane, Staffordshire, ST9 0AT**

**Offers over £225,000**

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"The country is a place where you can breathe deeply and fill your soul with peace." - Unknown

An attractive three bedroom semi-detached home tucked away in the heart of Wetley Rocks. With functional living space designed with family in mind, the property boasts a beautiful outlook over fields creating a calm and peaceful home in a popular Staffordshire village.

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

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### Denise White Estate Agents Comments

Nestled in a peaceful, tucked-away position within the highly sought-after village of Wetley Rocks, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living.

As you approach the property, you are welcomed by a generous paved driveway providing off-road parking for two large vehicles. Gated access leads to a detached single garage, offering additional storage or secure parking.

Step inside to a spacious entrance hall with stairs rising to the first floor and the added benefit of substantial under-stairs storage solutions. To the front of the property, a well-proportioned living room features a large bay window, flooding the space with natural light.

To the rear, the heart of the home is the impressive kitchen diner, fitted with a range of cabinets and complete with a charming log burner – perfect for cosy evenings cooking and dining with family or friends. Double doors open into a conservatory that enjoys delightful views over the fields beyond. This versatile space is ideal for summer entertaining and could also serve as a playroom or additional sitting area. French doors lead out to a low-maintenance stone-paved patio, providing the perfect spot to relax and enjoy long summer evenings.

Upstairs, the first floor offers two generous double bedrooms – one benefiting from a bay window to the front aspect, and the other featuring built-in wardrobes and a pleasant outlook to the rear. A third single bedroom provides flexibility and would make an excellent home office or cot room. The extended family bathroom is well-appointed, offering both a separate bath and shower.

Overall, this delightful home presents an excellent opportunity for growing families or those seeking a peaceful, low-maintenance property in a charming rural setting.

### Location

Wetley Rocks is a Staffordshire Moorlands Village located approximately 2 miles from the village of Cheddleton, 6 Miles from the Market Towns of Leek and Cheadle, and 7 miles from Stoke on Trent City Centre.

The village itself enjoys the benefit of a local petrol station which has a shop and post office, as well as a popular public house, a Church, Village Hall and Primary School.

The village lies on a small north-south ridge; immediately to the east is the edge of a plateau, and there are rock outcrops of millstone grit along the northern part of the ridgeline; the outcrops have restricted the growth of the village east of the A520. The name of the village comes from these rock outcrops, and from the nature of the pasture land (ley or lea being pasture). A local quarry, part of the same outcrop, provided the stone for many of the original buildings.

Wetley Abbey, about half a mile south of the village, is a large building built in the early 19th century in Gothic style although it has no religious connections; it is now a care home but was at one time the home of the 19th-century painter George Hemming Mason.

### Entrance Hall

5'10" x 7'2" (1.80 x 2.20 )



Wood effect flooring. Composite door to the front

aspect. Under stairs storage. Wall mounted radiator. Stairs to the first floor accommodation. Coving. Ceiling light.

### Living Room

12'7" x 10'11" (3.84 x 3.35)



Wood effect flooring. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Electric fire with wooden surround. Coving. Two wall lights.

### Kitchen Diner

15'10" max x 15'1" max (4.83 max x 4.61 max )



Tiled flooring. A range of wooden wall and base units with laminate worktops above. Space for range style cooker. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated dishwasher. obscured uPVC double glazed window to the side aspect. uPVC double glazed window to

the rear aspect. Log burner. Built in display cabinets. Wall mounted radiator. Coving. Three ceiling lights. Access into:-

### Conservatory

12'1" x 7'7" (3.70 x 2.33 )



Continued tiled flooring. Wall mounted radiator. French doors to the side aspect. Ceiling light and fan.

### First Floor Landing

Fitted carpet. uPVC double glazed window to the side aspect. Coving. Ceiling light. Loft access.

### Bedroom One

13'2" x 10'11" (4.03 x 3.35 )



Fitted carpet. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Coving. Ceiling light.

## Bedroom Two

12'3" x 10'11" (3.75 x 3.34 )



Wood effect flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Built in wardrobes. Ceiling light.

## Bedroom Three

5'10" x 6'9" (1.80 x 2.07 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Coving. Ceiling light.

## Bathroom

13'9" max x 7'8" max (4.20 max x 2.36 max )



Vinyl flooring. Wall mounted radiator. Low level WC. Walk in shower. Fitted bath with shower attachment. Obscured uPVC double glazed window to the rear aspect. Airing cupboard housing combination boiler. Extractor fan. Coving. Inset spotlights.

## Garage

9'0" x 17'5" (2.76 x 5.33 )

Up and over door to the front aspect. uPVC double glazed window to the side aspect. uPVC door to the side aspect. Power and lighting.

## Outside



The property features a paved driveway to the front aspect providing off road parking for multiple vehicles with gated access to the side aspect

leading to a detached single garage and a low maintenance paved garden which overlooks fields beyond.

#### **Agents Notes**

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No upward chain involved

#### **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.

#### **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 Require 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.

## 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

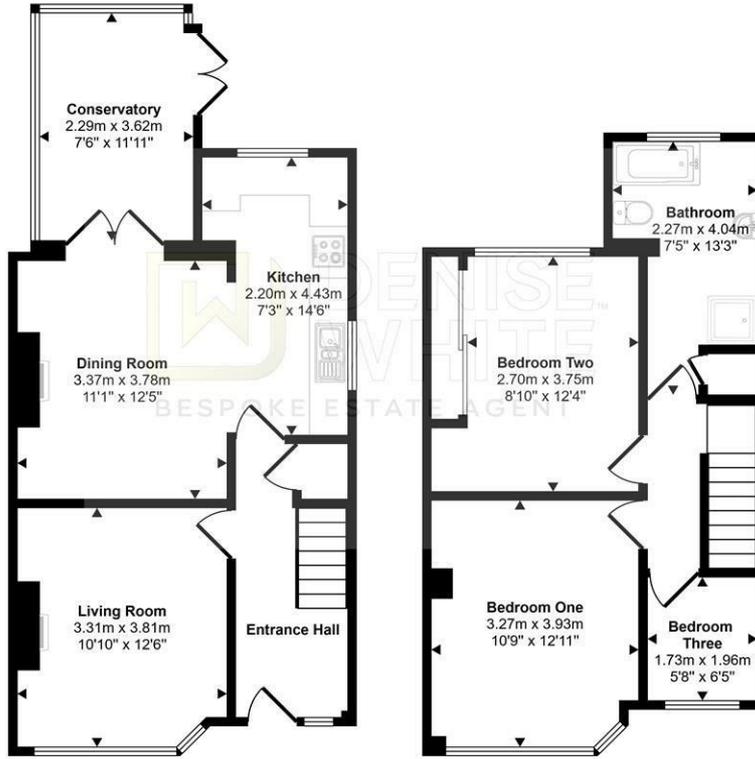
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & 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

Approx Gross Internal Area  
94 sq m / 1017 sq ft

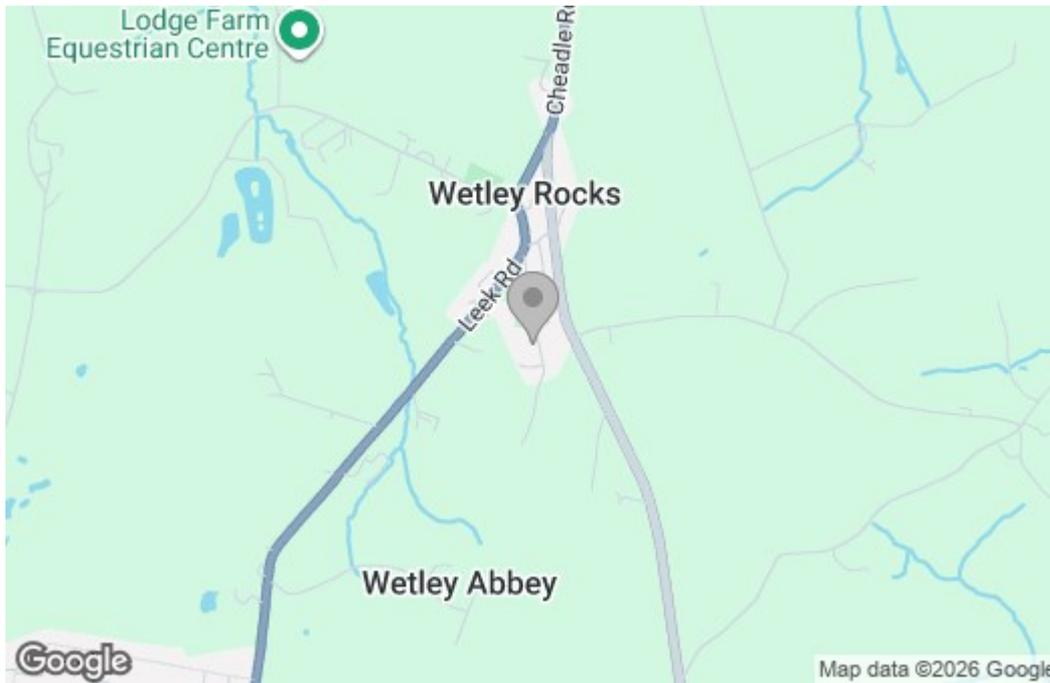


Ground Floor  
Approx 52 sq m / 558 sq ft

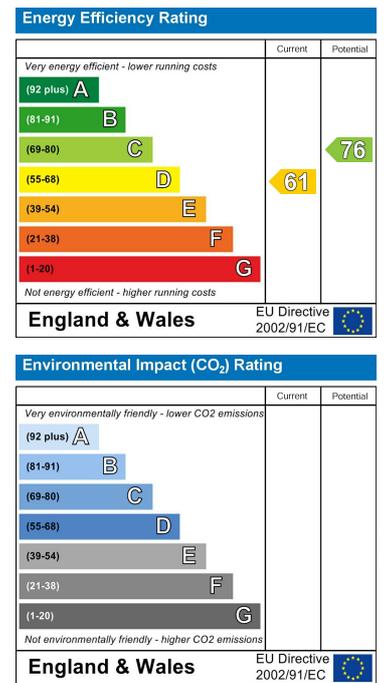
First Floor  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.