



Hoobrook Cottage , Leek, ST13 7TD

£1,350 Per month

Call us to arrange a viewing 9am - 9pm 7 days a week!

Charming three-bedroom semi-detached cottage in the heart of Butterton, surrounded by beautiful countryside and scenic walks, with a stream running to the rear.

Offering off-road parking, a spacious porch, fitted kitchen, cosy lounge with log burner, stylish ground-floor bathroom, three bedrooms (two doubles plus a versatile third) and a garden, this property is ideal for tenants seeking a peaceful rural lifestyle. Available to let from late April.

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

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Denise White Agent Comments

Nestled in the heart of the picturesque village of Butterton, this charming three-bedroom semi-detached cottage offers an exceptional opportunity to embrace true rural living. Surrounded by rolling countryside, far-reaching views, and an abundance of scenic walking routes right from your doorstep, this is a home perfectly suited to those seeking peace, space and a slower pace of life.

A particular highlight of the property is the delightful stream that runs to the rear, creating a tranquil backdrop and adding to the idyllic setting. The surrounding landscape provides endless opportunities for countryside walks, outdoor pursuits and simply enjoying the natural beauty of the Staffordshire Moorlands.

Upon entering the property, you are welcomed into a spacious entrance porch – an incredibly practical feature for country living, ideal for coats, boots and everyday essentials. This leads into a well-proportioned kitchen, offering ample space for cooking and dining. The kitchen flows naturally into the cosy lounge, where a log burner takes centre stage, creating a warm and inviting atmosphere with an authentic cottage feel – perfect for relaxing evenings in.

Also accessed from the kitchen is a rear hallway providing stair access to the first floor and entry to the beautifully presented ground-floor bathroom. Finished to an impeccable standard, the bathroom boasts fully tiled walls and flooring, along with a contemporary walk-in shower featuring a rainfall-style showerhead – combining modern comfort with countryside charm.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous double overlooking the front aspect, enjoying peaceful village views. The second bedroom is also a comfortable double, again positioned to the front. The third bedroom is slightly smaller and would lend itself perfectly as a single bedroom, nursery or home office – ideal for those embracing remote working in a rural setting.

Outside, the cottage benefits from off-road parking for two cars and a garden with lawn, patio and gazebo, set beside the stream for a peaceful, picturesque setting.

Location

Nestled in the heart of the Staffordshire Moorlands, Butterton is a charming village that offers a serene escape above the breathtaking Manifold Valley, all within the esteemed Peak District National Park. This idyllic location is a paradise for nature enthusiasts, with the renowned Thor's Cave and the picturesque Dovedale Valley just a short distance away.

Butterton's strategic position also provides easy access to nearby towns and attractions, including Leek (just 5 miles to the east), Ashbourne, Buxton, Bakewell, and Matlock, making it an ideal base for exploring the rich heritage and stunning landscapes of the region.

Furthermore, the village is situated in close proximity to the Manifold Way, a scenic trail that follows a former railway line operated by the North Staffordshire Railway until its closure in 1934. This 8-mile route offers walkers and cyclists a delightful journey through the captivating White Peak countryside.

Entrance Porch/ Utility

8'7" x 5'9" (2.62 x 1.76)

Tiled flooring. UPVC windows. Ceiling light.

Kitchen

10'6" x 9'10" (3.21 x 3.00)



Tiled flooring. Fitted with a range of wall and base units. Integrated cooker. Stainless steel drainer style sink unit. UPVC windows to the rear aspect. Ceiling light.

Lounge

18'1" x 10'4" (5.52 x 3.17)



wooden flooring. Log burner. UPVC Windows to the front and side aspect. Access to outside. Ceiling lights.

Bathroom

10'4" x 6'7" (3.16 x 2.03)



Wooden design flooring. WC. Pedestal style wash hand basin. Walk-in shower. Rain style shower. Shower attachment. Obscured UPVC window. Inset spotlights.

First Floor Landing

Bedroom One

12'7" x 10'3" (3.86 x 3.13)



Fitted carpet. Wall mounted radiator. UPVC window to the front aspect. Ceiling light.

Bedroom Two

12'0" x 10'2" (3.66 x 3.12)



Fitted carpet. Wall mounted radiator. UPVC window to the front aspect. Ceiling light.

Bedroom Three

10'5" x 6'8" (3.19 x 2.05)



Fitted carpet. Wall mounted radiator. UPVC window to the rear aspect. Ceiling light.

Outside



To the front of the cottage, there is off-road parking for two cars. The outdoor space has been thoughtfully arranged to make the most of its peaceful setting featuring a lawn to one side and a patio area to the other. A wooden gazebo provides a sheltered spot, offering plenty of options for outdoor dining and unwinding. Adding to the sense of tranquility, a stream runs gently behind and along the side of the property.

Please note: The hot tub is not included in the tenancy, however, it is available to purchase. Please inform the agent if this is of interest.

Security Deposit

£1557

Holding Deposit

£311.40

Agent Notes

Tenure: Freehold

Services: Oil

Council Tax: Staffordshire Moorlands Band TBC (previously D)

EPC: C

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!!!

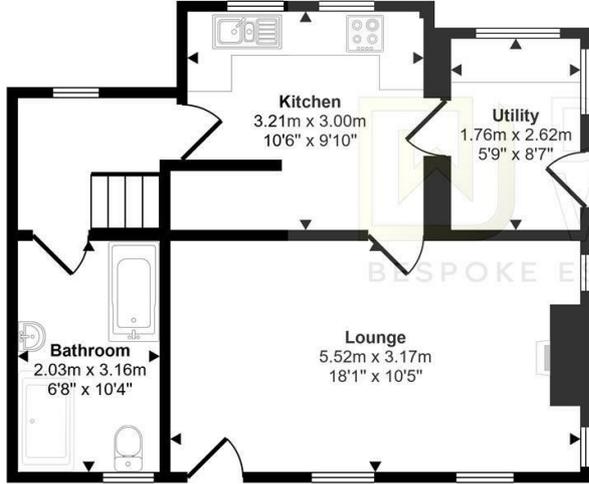
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

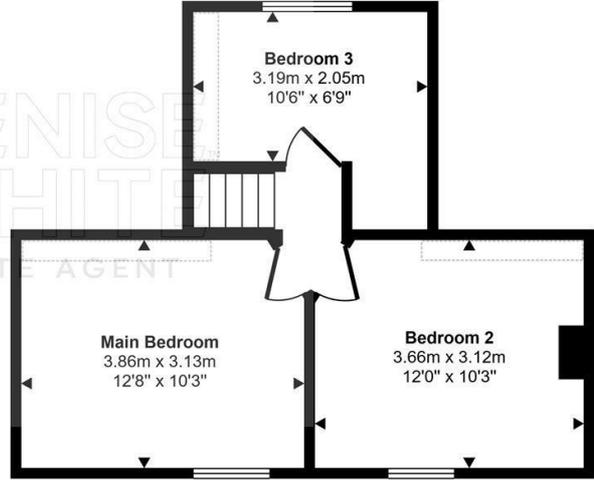
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 34 sq m / 364 sq ft

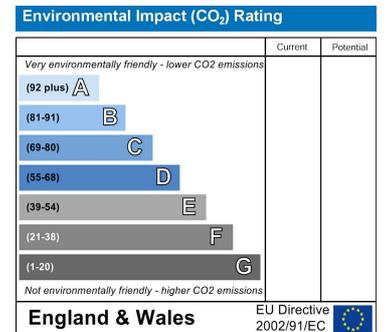
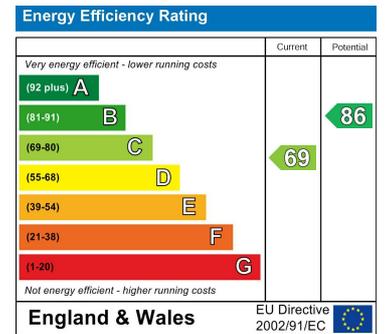
Denotes head height below 1.5m

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



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