



Bank Cottage Church Lane, Stoke-On-Trent, ST10 3EL

Asking price **£290,000**

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

"A cottage will hold as much happiness as would stock a palace." - Unknown

A truly charming stone-built end cottage, perfectly positioned within the peaceful rural setting of Caudon, offering a lifestyle defined by tranquillity and countryside charm. Boasting a generous plot with extensive parking, a substantial garage, and beautifully maintained gardens, this home is ideal for those seeking space and versatility.

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

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Denise White Estate Agent Comments

Tucked away within the peaceful rural setting of Cauldon, this charming stone-built end cottage offers an idyllic blend of character, space, and practicality—perfect for those seeking a countryside retreat.

To the front, the property benefits from off-road parking, while gated access leads to additional parking facilities and a substantial garage extending over 7 metres in length—ideal for car enthusiasts, storage, or workshop use.

Step inside and you are welcomed by a spacious front living room, full of warmth and character, featuring an attractive fireplace and staircase rising to the first floor—creating a cosy setting perfect for relaxing evenings. To the rear, a well-proportioned kitchen diner is fitted with a range of cabinets and offers ample space for dining. Beyond this, a useful downstairs shower room adds convenience, along with access to the enclosed driveway.

Upstairs, the first floor hosts two generously sized bedrooms. The principal bedroom, positioned at the front of the home, is a spacious double complete with built-in storage. The second bedroom offers versatility as a child's room, guest space, or home office. Both are served by a well-appointed family bathroom fitted with a modern three-piece suite.

Externally, the property truly excels, occupying a large and impressive plot. There is ample off-road parking, alongside a substantial detached garage providing excellent additional space. Beyond this, a beautifully maintained lawned garden stretches to the rear, complete with a large summerhouse—perfect for enjoying the outdoors or creating a peaceful retreat.

This delightful cottage combines rural tranquillity with practical living, making it a truly special home.

Location



Cauldon is a charming village located in Staffordshire, England. It is now part of the parish of Waterhouses, situated in the Staffordshire Moorlands district. The village offers easy access to nearby towns and attractions, making it an ideal location for both residents and tourists.

The village of Cauldon is conveniently located just 8 miles away from the town of Leek. By car, the journey takes approximately 15 minutes, providing a quick and convenient commute. Similarly, the town of Ashbourne is also within easy reach, with a distance of approximately 9.34 miles, the drive takes around 15 minutes via the A52 route.

One of the major attractions in the area is the renowned Alton Towers Resort, which is only 4.6 miles away from Cauldon. The journey to Alton Towers takes around 10-15 minutes by car, making it an ideal location for tourists who wish to stay close to the resort.

Waterhouses, the nearest village to Cauldon, is situated in the southern part of the Staffordshire Peak District. It is located approximately 8 miles from both Leek and Ashbourne, making it a convenient midpoint between these two towns along the A523 road. The area is known for its stunning natural beauty, with notable features such as the Manifold Valley.

The Manifold Valley offers breath-taking views of

Thor's Cave, the River Manifold, Dovedale, and Ilam Park. The valley was once home to the Leek and Manifold Valley Light Railway, now known as the Manifold Way, which ran to Hulme End. Thor's Cave, perched above the Manifold Valley, provides magnificent panoramic views and was formed thousands of years ago by underground streams flowing through limestone rock. Over time, the valley has deepened, revealing ancient cave systems.

Overall, Cauldon and its surrounding areas offer a perfect blend of natural beauty, convenient access to nearby towns, and proximity to popular attractions such as Alton Towers Resort. Whether you're seeking a peaceful village lifestyle or a base for exploring the stunning Staffordshire Peak District, Cauldon and Waterhouses provide an ideal location.

Lounge

15'10" x 12'1" (4.84 x 3.70)



Fitted carpet. Radiator. Gas fire. uPVC Window to the front and side aspect. Stair access leading to the first floor accommodation. Door leading into: –

Kitchen

18'2" x 10'3" (5.56 x 3.13)



Fitted with a range of wall and base units. Integrated oven, electric hob, stainless steel drainer style sink unit. Space for American style fridge freezer. uPVC window to the side aspect. Access to outside. Ceiling lights.

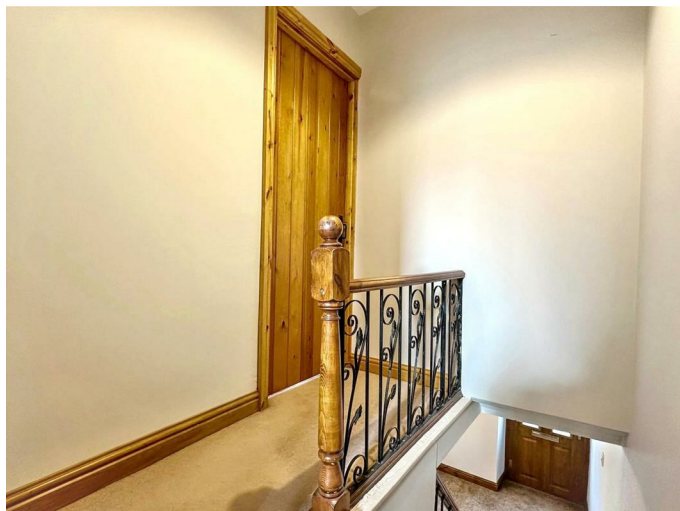
WC

8'2" x 3'11" (2.51 x 1.21)



Tiled flooring. Radiator. Vanity style wash hand basin. Low-level WC. Shower cubicle, shower attachment. Obscured uPVC window. Ceiling light.

First Floor Landing



Fitted carpet. Ceiling light. Doors leading into: –

Bedroom One

13'10" x 12'2" (4.23 x 3.71)



Fitted carpet. Two radiators. Fitted wardrobes. uPVC Window to the front and side aspect. Ceiling light. Two wall lights.

Bedroom Two

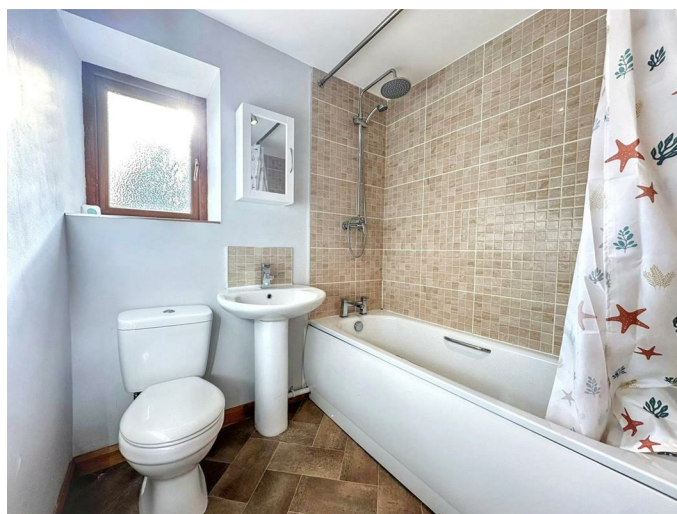
10'6" x 6'11" (3.21 x 2.13)



Fitted carpet. Radiator. uPVC window to the side aspect. Ceiling light.

Bathroom

6'2" x 6'7" (1.90 x 2.01)



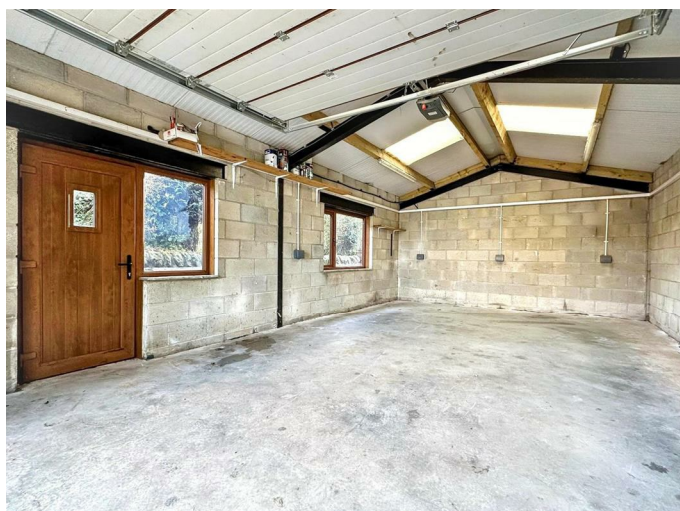
Vinyl flooring. Low-level WC. Pedestal wash hand basin. Bath. Shower attachment. Heated towel rail. uPVC obscured window. Loft access. Ceiling light.

Outside

The property occupies a generous plot with off-road parking to the front, gated access to additional parking, a detached garage exceeding 7 metres in length, and a well-maintained lawned garden to the rear with a summerhouse.

Garage

25'5" x 15'1" (7.77 x 4.62)



Electric garage doors. uPVC Windows to the side aspect. Ceiling lights.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Oil Central heating

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.

Property To Sell Or Rent?

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 Will 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.

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.

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

Approx Gross Internal Area
106 sq m / 1139 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 31 sq m / 337 sq ft

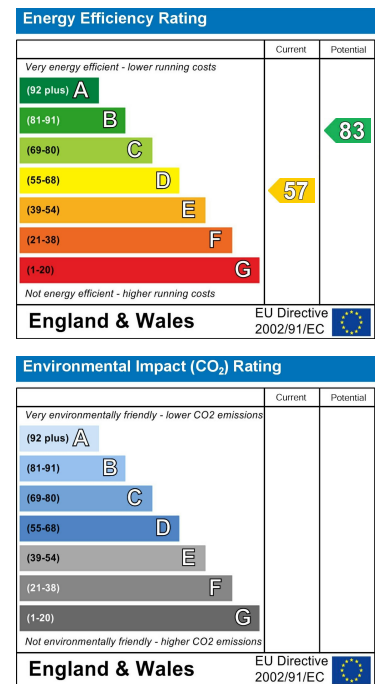
Garage
Approx 35 sq m / 372 sq ft

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.