



Leveston Clewlow Bank, Staffordshire, ST9 9LP

Offers in the region of £615,000

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

'In the country, you breathe freedom and harvest life's simplest joys.' - Unknown

Set on a generous plot with stunning countryside views, this delightful two-bedroom detached bungalow presents a rare and exciting opportunity with approx 1.75 acres of land. Offering peace, privacy, and a highly sought-after village location, don't miss out on this outstanding residence!

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

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Denise White Estate Agents Comments

Nestled in the heart of a highly sought-after semi-rural village, this exceptional detached bungalow presents a rare opportunity to acquire a beautifully maintained home with approximately 1.75 acres of land and panoramic views over open countryside.

Set back from the road on a substantial plot, the property is approached via an impressive tarmac driveway offering ample off-road parking for multiple vehicles. Mature borders and a neatly lawned front garden provide a welcoming first impression, while a detached garage with electric door adds further practicality.

Internally, the bungalow offers spacious and light-filled living accommodation throughout. The entrance hall is bright and welcoming, enhanced by a distinctive turret-style window that adds architectural interest. A generously sized living room spans the full depth of the property, flooded with natural light from triple aspects and offering an ideal space to relax and entertain.

The farmhouse-style kitchen diner is perfectly positioned to take advantage of the breathtaking views, with granite worktops, ample cabinetry, and a large picture window that frames the rolling hills beyond. A separate utility room leads into a large conservatory, which enjoys views over the manicured rear garden and open fields—a tranquil space to enjoy all year round.

There are two spacious double bedrooms, both with fitted wardrobes, providing excellent storage. The main bedroom is located at the front of the home and features a beautiful bay window, while the second bedroom enjoys views over the garden. A well-proportioned shower room offers enough space to incorporate a bath if desired, and a separate WC adds further convenience.

Externally, the property boasts a large, flat lawned garden enclosed by mature hedgerow and fencing, ideal for children, pets, or outdoor entertaining. There is also a greenhouse and storage shed to support a variety of gardening or hobby needs.

Beyond the garden, the property truly excels with two generous grass paddocks, extending to approximately 1.75 acres in total. Whether you're looking for equestrian facilities, a smallholding, or simply space to enjoy the outdoors, this land offers remarkable versatility in a stunning countryside setting.

Location

Bagnall is a popular semi-rural village North East of Stoke On Trent and has been described as one of the most tranquil villages in Staffordshire. Set within the picturesque area of rural Staffordshire, characterized by rolling hills and scenic landscapes, which makes it a desirable location for those seeking a quiet countryside lifestyle.

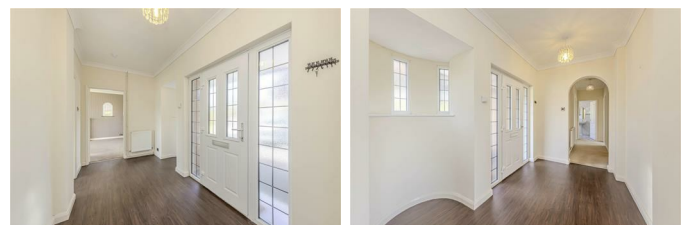
The village is home to several traditional stone houses which adds to its historical charm. A notable feature is St Chads Church which dates back to the 1800's and is Grade II listed.

The village is served by a popular public house called The Stafford Arms as well as a village hall which acts as a hub. There are also playing fields beyond the village hall perfect for children to explore and play.

There is also a popular high school and primary schools less than a 10 minute drive away with a bus route through the village.

Entrance Hall

12'5" x 6'5" (3.79 x 1.97)



Wood effect flooring. Composite door to the front aspect. Turret style, obscured UPVC double glazed window to the front aspect. Wall mounted radiator. Coving. Ceiling light.

Living Room

12'4" x 19'8" into bay (3.77 x 6.00 into bay)



Fitted carpet. Two wall mounted radiators. Electric fireplace. UPVC double glazed window to the front aspect. Two obscured UPVC double glazed arch windows to the side aspect. UPVC double glazed bay window to the rear aspect. Two wall lights. Ceiling light.

Kitchen

12'4" max x 12'1" (3.76 max x 3.70)



Tiled effect flooring. A range of wooden wall and base units with granite work surfaces above. Integrated sink and drainer unit with mixer tap above, dishwasher. Granite built in dining area. Space for rain style cooker. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights. Access into: –

Utility

7'2" x 5'10" (2.19 x 1.78)



Tiled effect flooring. Base unit with laminate work surface above undercounter storage space. Obscured double glazed window to the front aspect. Obscured UPVC door into: –

Conservatory

13'8" x 17'5" (4.17 x 5.32)



Continued tiled effect flooring. Two wall mounted radiators. Three PowerPoint. Door to the side aspect. French doors to the rear aspect. Spotlights.

Inner Hall

11'10" x 3'6" (3.63 x 1.09)



Fitted carpet. Wall mounted radiator. Cloakroom. Coving. Ceiling light.

Bedroom One

11'10" x 13'8" into bay (3.62 x 4.18 into bay)



Fitted carpet. Built-in wardrobes. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Ceiling light. Coving.

Bedroom Two

12'2" max x 10'4" to fitted wardrobes (3.71 max x 3.16 to fitted wardrobes)



Fitted carpet. Fitted wardrobes. Wall mounted radiator. UPVC double glazed window into conservatory. Coving. Ceiling light.

Bathroom

6'2". x 7'10" (1.89. x 2.39)



Tiled effect. Tiled walls. Wall mounted radiator. Obscured UPVC double glazed window to the front aspect. Pedestal wash handbasin. Walk in shower. Ceiling light.

WC

5'7" max x 5'8" (1.72 max x 1.74 Max)



Tiled effect flooring. Partially tiled walls. Wall mounted radiator. Low-level WC. Wall mounted wash hand basin. Obscured UPVC double glazed window into utility. Ceiling light. Loft access.

Garage

18'2" x 9'8" (5.56 x 2.97)



Concrete flooring. Two obscure UPVC double glazed windows to the side and rear aspect. Access to rear. Electric open over door to the front aspect. Wall mounted combination boiler. Wall mounted radiator. Power and lighting. Tap with Belfast sink.

Outside



Land



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

No chain involved with the sale

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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

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

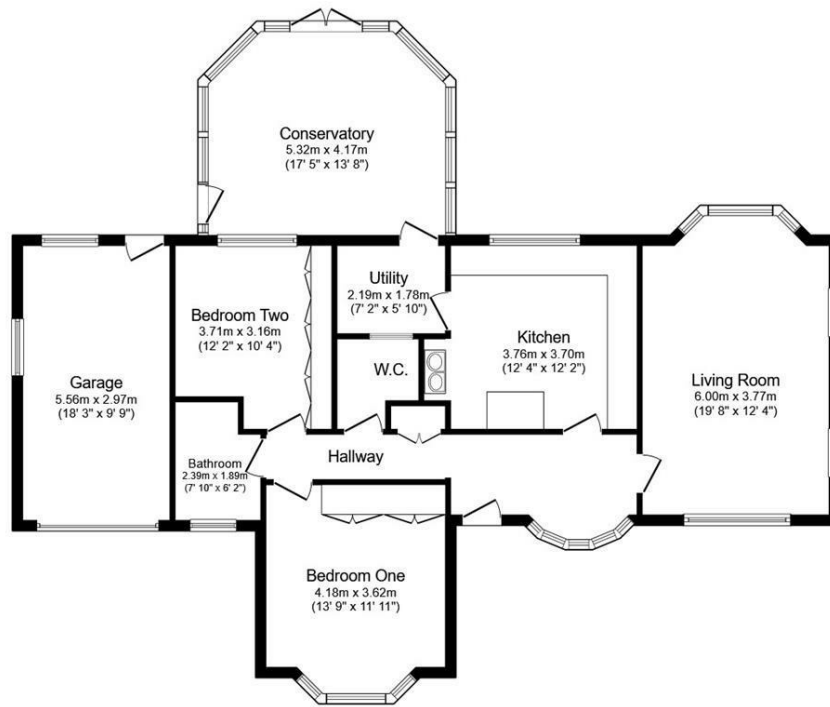
The British Property Awards, renowned for their

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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Floor Plan

Floor area 122.2 sq.m. (1,315 sq.ft.)

Total floor area: 122.2 sq.m. (1,315 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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