



## 3 Wall Grange Cottages Park Lane, ST13 7JS

Asking price **£240,000**

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

"There is nothing like staying at home for real comfort." – Jane Austen

Positioned on the sought-after border of Cheddleton and Longson, this charming three-bedroom mid-terrace cottage offers characterful accommodation arranged over three floors. Featuring a log-burning stove, generous garden, parking, and stunning countryside views, the property is perfectly suited to those seeking a peaceful rural lifestyle close to the canal and surrounding Staffordshire countryside.

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

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## Denise White Agent Comments

Nestled on the picturesque border of Cheddleton and Longsdon, Wall Grange Cottages offers a wonderful opportunity to embrace a peaceful rural lifestyle while remaining conveniently connected to nearby amenities. Surrounded by beautiful Staffordshire countryside and just a short distance from the scenic Caldon Canal, this charming mid-terrace cottage combines character, practicality, and stunning views.

Upon entering the property, you are welcomed into a highly versatile entrance porch, currently utilised as a practical boot room and utility area, ideal for country living. A convenient downstairs WC is accessed from this space, while the accommodation flows seamlessly into the heart of the home.

The lounge is full of character and warmth, boasting exposed ceiling beams, a cosy log-burning stove, and an open-plan layout that continues naturally into the dining area, creating a sociable and inviting living space. Also accessed from the entrance porch is the galley-style kitchen, offering excellent workspace and storage. Beyond the kitchen is a rear hallway, with a useful home office, providing additional flexibility for modern living.

To the first floor are two well-proportioned bedrooms alongside a family bathroom. Ascending to the second floor, the principal bedroom occupies the entire upper level and enjoys beautiful countryside views, particularly to the rear, creating a peaceful retreat away from the demands of everyday life.

Externally, the property continues to impress. There is parking available to the rear together with a double garage, while the generous garden provides an excellent space for relaxing, entertaining, or simply enjoying the surrounding countryside. The far-reaching rural views are a true highlight, offering an ever-changing backdrop throughout the seasons.

Whether you're looking for scenic canal-side walks, access to beautiful countryside, or the charm of village life between Cheddleton and Longsdon, Wall Grange Cottages presents an enviable lifestyle opportunity in a highly desirable location.

## Location



Wall Grange Cottages is situated on Park Lane, on the border of the popular villages of Cheddleton and Longsdon, offering a pleasant semi-rural setting with a wonderful balance of countryside and convenience. The property is just a short walk from the picturesque Caldon Canal and the well-regarded Hollybush Inn, with scenic canal-side walks right on the doorstep. Both villages provide a range of everyday amenities, while the nearby market town of Leek offers a wider selection of shops, schools, cafés and leisure facilities, with excellent road links to the surrounding Staffordshire Moorlands.

## Entrance Porch/Boot Room

18'1" x 13'6" max overall (5.52 x 4.13 max overall)



Composite door to the front aspect. Tiled flooring. Solid fuel boiler. uPVC windows to the front aspect. Ceiling light. Doors leading into:-

## WC/ Utility

6'1" x 4'1" (1.86 x 1.25)



Vinyl flooring. Low level WC, Pedestal wash hand basin. Plumbing for washing machine. Ceiling light.

## Kitchen

22'10" x 6'0" (6.98 x 1.84)



Fitted with a range of wall and base units with work surfaces over incorporating a Belfast style drainer sink unit with mixer tap. Laminate flooring. Radiator. Space for cooker. Space dishwasher. Space for fridge freezer. Ceiling light. Inset spotlights. Doors leading into:-

## Lounge Dining room

11'5" x 24'0" (3.49 x 7.32)



Laminate flooring. Log burner. uPVC window to the rear aspect. Ceiling light.

### Rear Hall

9'8" x 6'0" (2.96 x 1.84)



Laminate flooring. Radiator. uPVC door to the rear aspect. uPVC window to the rear aspect. Stair access leading to first floor accommodation. Ceiling light.

### First Floor Landing



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Stair access leading to second floor accommodation.

### Bedroom Two

13'3" x 10'11" (4.04 x 3.35)



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

### Bedroom Three

11'7" x 10'4" (3.54 x 3.15)



Carpet. Radiator. uPVC window to rear aspect. Ceiling light.

## Bathroom

9'11" x 6'8" (3.04 x 2.04)



Fitted with a suite comprising of bath with shower with rainfall shower over, low-level WC, Bidet and wash hand basin. Vinyl flooring. Heated towel rail. Airing cupboard. Obscured uPVC window. Ceiling light.

## Second Floor Landing

Carpet. Storage cupboard into eaves. Ceiling light. Door leading into: –

## Bedroom One

12'5" x 11'5" (3.79 x 3.50)



Carpet. uPVC windows to the front and rear aspect. Ceiling light.

## Outside



The property enjoys a generously sized and well-established rear garden, offering a substantial outdoor space with a pleasant, semi-rural feel. Immediately to the rear of the house is the first of three lawns, which leads to the patio seating area, providing an ideal spot for outdoor dining and entertaining, surrounded by mature planting and established borders.

Leading down from the patio to an extensive lawned garden which stretches away from the property, creating a sense of space and privacy. The garden is divided into three distinct sections, connected by a paved pathway that runs through the length of the plot. Mature trees, shrubs and established planting line both sides of the garden, providing a green backdrop and excellent screening.

The long rear garden enjoys attractive open aspects and a greenhouse and offers significant potential for gardening enthusiasts, family use or further enhancement. A pathway continues through the grounds and leads towards the rear of the plot, where access is provided to the parking area and double garage.

## Agent Notes

Tenure: Freehold

Services: Mains water, Septic tank, Solid fuel heating

Council Tax: Staffordshire Moorlands Band B

## 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 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?**

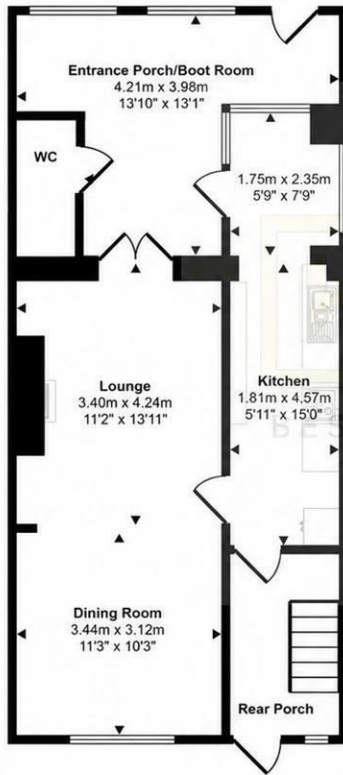
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

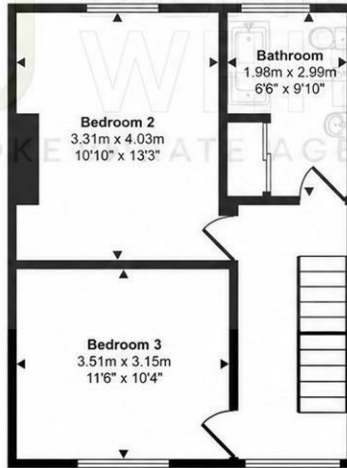
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

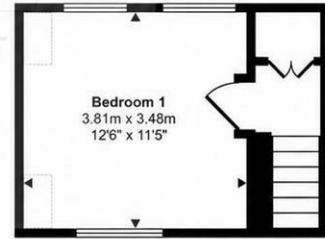
Approx Gross Internal Area  
120 sq m / 1297 sq ft



Ground Floor  
Approx 63 sq m / 680 sq ft



First Floor  
Approx 40 sq m / 427 sq ft

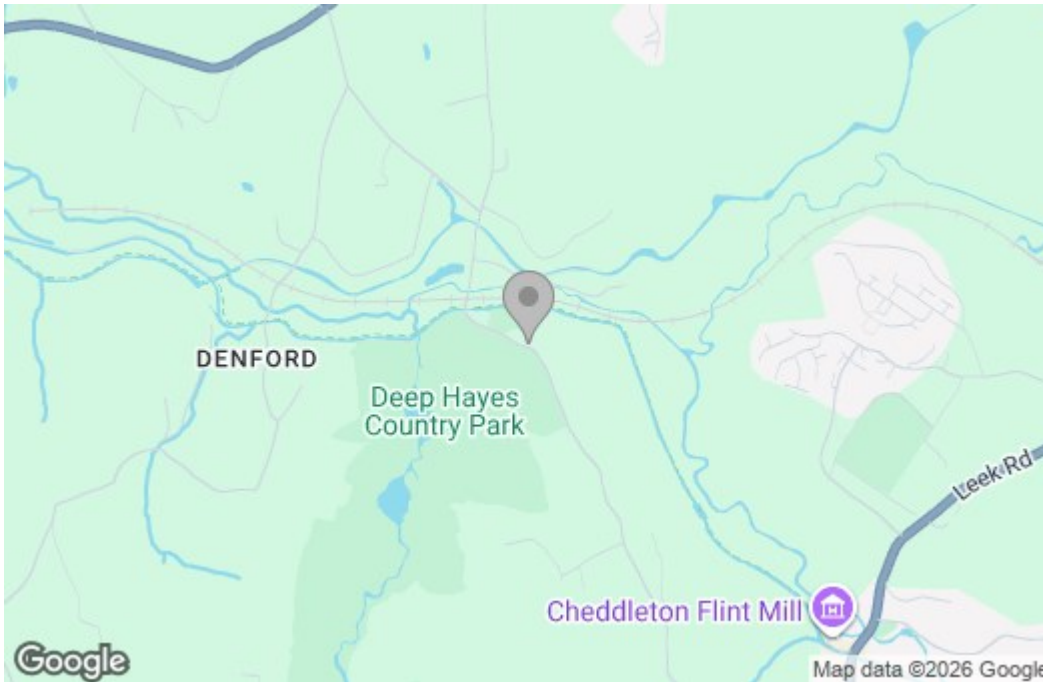


Second Floor  
Approx 18 sq m / 189 sq ft

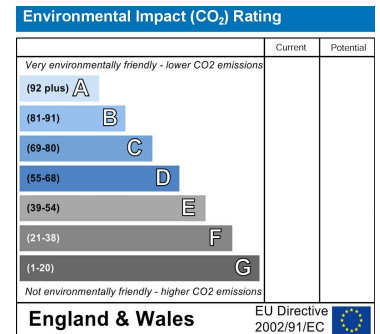
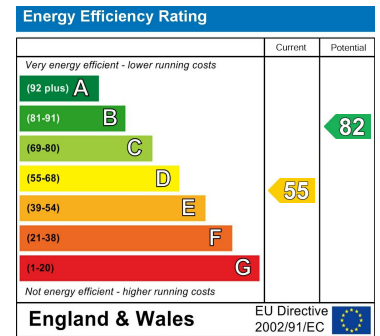
Denotes head height below 1.5m

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



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.