



Holly Cottage Broad Lane, Stoke-On-Trent, ST6 8TU

Guide price £275,000

** GUIDE PRICE £275,000 to £300,000 **

A charming three-bedroom semi-detached cottage, dating back to 1890, occupying a delightful semi-rural position on the outskirts of Brown Edge. Extended over the years to provide spacious family accommodation, the property enjoys generous living space, a private garden backing onto open fields, ample off-road parking and far-reaching countryside views, all within the catchment area for the highly regarded Endon High School.

Denise White Estate Agents Comments

Holly Cottage is a delightful traditional semi-detached cottage, dating back to 1890, occupying an enviable semi-rural setting on the outskirts of the popular village of Brown Edge. Having been thoughtfully extended over the years, the property offers spacious and versatile accommodation that perfectly blends period character with the practicalities of modern family living. Enjoying open countryside to both the front and rear aspects with stunning rural views from the first floor, this charming home offers an idyllic lifestyle whilst remaining within easy reach of excellent local amenities and commuter links.

The accommodation begins with an entrance porch, which opens into a generous open-plan lounge and dining room. This welcoming living space offers ample room for both comfortable seating and a family dining table, making it ideal for everyday living and entertaining alike. A beautiful exposed brick fireplace, complete with a multi-fuel stove, forms an attractive focal point and creates a warm and inviting atmosphere throughout the colder months.

Stairs rise from the lounge to the first floor, whilst a door leads through to an inner hallway providing access to the remaining ground floor accommodation. A useful utility room offers excellent additional storage and laundry facilities.

Positioned to the rear of the property is the kitchen, enjoying delightful views across the rear garden and the open fields beyond. Offering a pleasant outlook whilst preparing meals, the kitchen provides a practical and functional workspace. A family bathroom completes the ground floor accommodation.

The first floor offers three well-proportioned double bedrooms, each benefiting from beautiful far-reaching views across the surrounding countryside, creating a peaceful retreat at the end of the day. The bedrooms are served by a stylish, modern shower room, fitted to a high standard.

Externally, the property is approached via a tarmac driveway providing ample off-road parking for several vehicles. To the rear, the private and enclosed garden has been designed for ease of maintenance and family enjoyment, featuring a paved patio ideal for outdoor dining, together with a lawned garden that backs directly onto open fields, creating a wonderful sense of space and tranquillity.

Location

Occupying a sought-after position on the outskirts of the popular village of Brown Edge, Holly Cottage enjoys the perfect balance of countryside living and everyday convenience. The village offers a range of local shops, pubs, cafés and essential amenities, together with a strong sense of community. The property also falls within the catchment area for the highly regarded Endon High School, making it an excellent choice for families. The nearby market town of Leek provides a wider selection of independent shops, supermarkets and leisure facilities, whilst Stoke-on-Trent offers comprehensive retail, rail and recreational amenities. Excellent road links ensure convenient access to the A53, A50 and M6, making the property well suited for commuters seeking a rural lifestyle without compromising on connectivity.

Entrance Porch

4'11" x 2'9" (1.50 x 0.84)



Partially glazed wooden entrance door to the front aspect. Sealed unit double glazed windows to the front and side aspects. Quarry tiled flooring. uPVC door leading into: –

Lounge

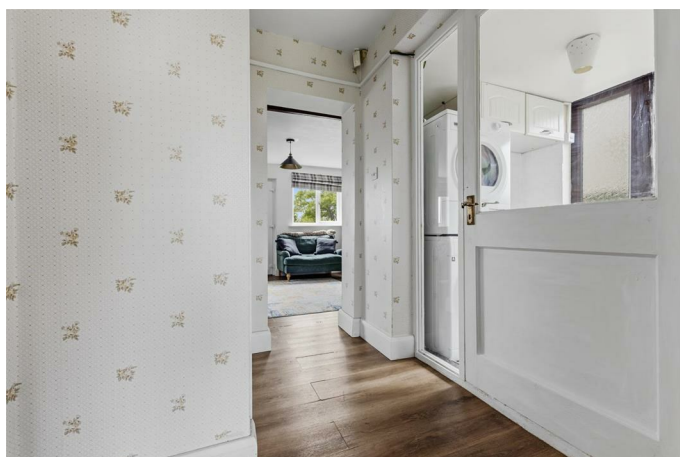
22'0" x 11'10" (6.72 x 3.63)



Laminate flooring. Wall mounted column style radiator. Two uPVC windows to the front aspect. uPVC window to the side aspect. Multi fuel stove set in an exposed brick fire recess with wooden mantle and stone hearth. Two ceiling lights. Stairs leading to the first floor. Exposed beam to the ceiling. Opening into:-

Inner Hall

6'10" x 5'1" (2.10 x 1.55)



Laminate flooring. Wall mounted upright column style radiator. Storage cupboard off. Ceiling light. Doors leading into: -

Bathroom

6'9" x 6'1" (2.08 x 1.87)



Fitted with a suite comprising of panelled bath with shower mixer tap, pedestal wash hand basin and low level WC. Quarry tiled flooring. Part tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

Utility Room

6'7" x 5'9" (2.03 x 1.77)



Fitted with wall storage cupboards and a base unit with wooden worksurface over. Plumbing for automatic washing machine. Quarry tile flooring. uPVC door and window to the side aspect. Ceiling light.

Kitchen

11'9" x 7'9" (3.59 x 2.38)



Fitted with a range of wall and base units with wood effect worksurfaces over incorporating one and a half bowl ceramic sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over and double electric oven. Plumbing for a dishwasher. Space for a freestanding fridge freezer. Laminate flooring. uPVC windows to the side and rear aspects. Ceiling light. Cupboard housing the 'Glowworm' gas combination boiler.

First Floor Landing

Carpet. Storage cupboards off. Loft access. Ceiling light. Doors leading into:-

Bedroom One

12'0" x 11'10" (3.66 x 3.61)



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

Bedroom Two

11'10" x 9'0" (3.62 x 2.76)



Carpet. Radiator. uPVC window to the front aspect. Exposed beams to the ceiling.

Bedroom Three

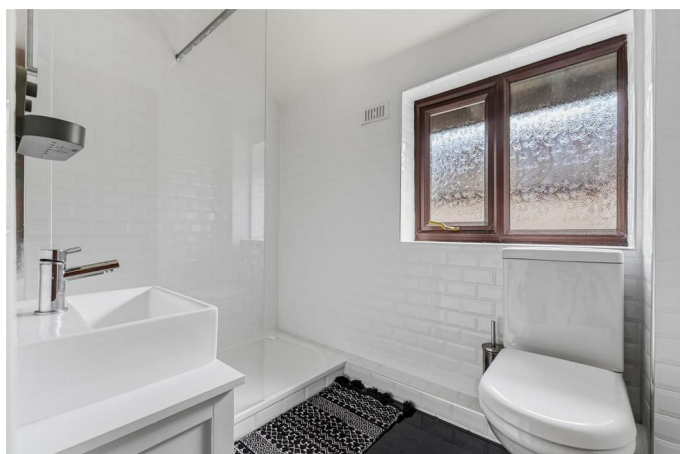
12'2" x 8'8" (3.71 x 2.66)



Carpet. Radiator. uPVC window to the front aspect. Storage cupboard off. Exposed beam to the ceiling. Ceiling light.

Shower Room

7'6" x 4'9" (2.29 x 1.46)



Fitted with a suite comprising of walk-in shower with 'Trito'n electric shower, low-level WC and vanity wash hand basin. Tiled flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

Outside

The rear garden provides a peaceful and private outdoor space, enjoying an attractive backdrop of open countryside. A paved patio offers the perfect setting for al fresco dining, summer entertaining or simply relaxing whilst taking in the rural surroundings. Beyond, a well-maintained lawn provides plenty of space for children to play or keen gardeners to enjoy, with uninterrupted views across the adjoining fields adding to the property's charming semi-rural appeal.

Agents Notes

Tenure: Freehold

Services: All mains services connected

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.

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 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.

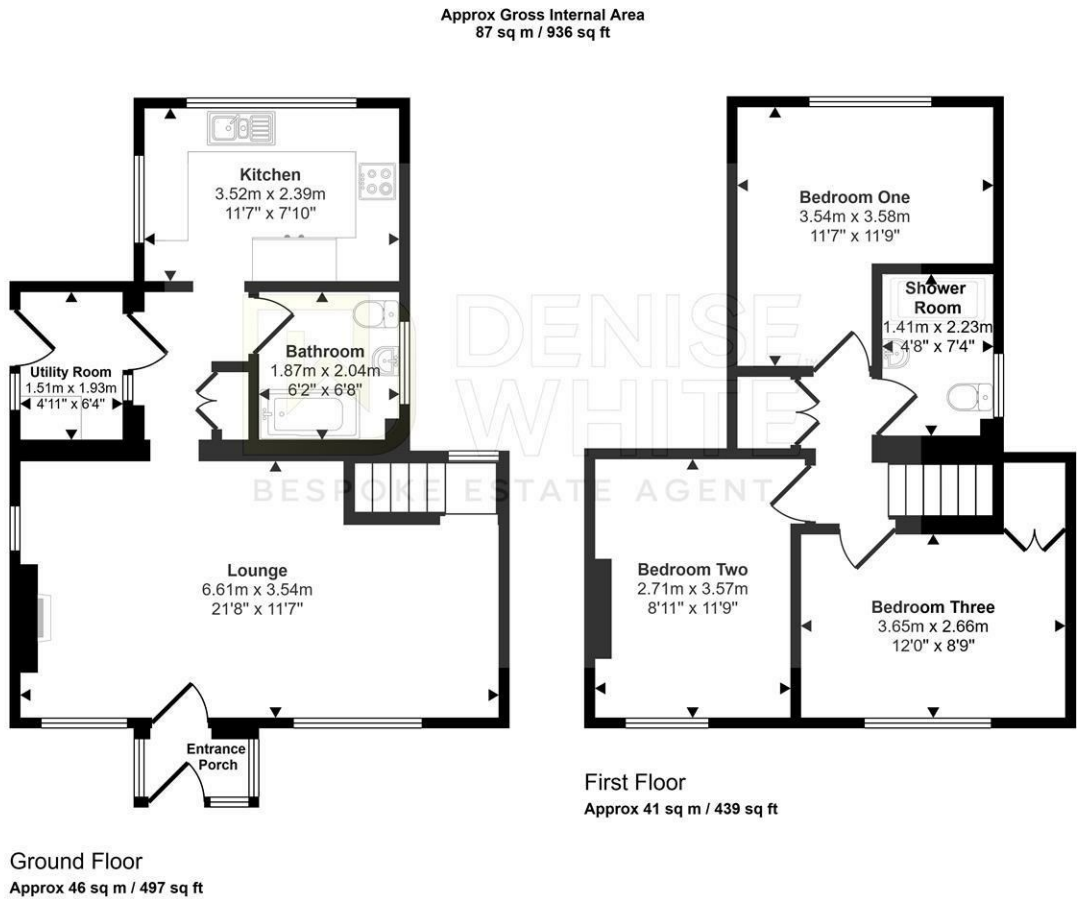
Do You Need A Mortgage?

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

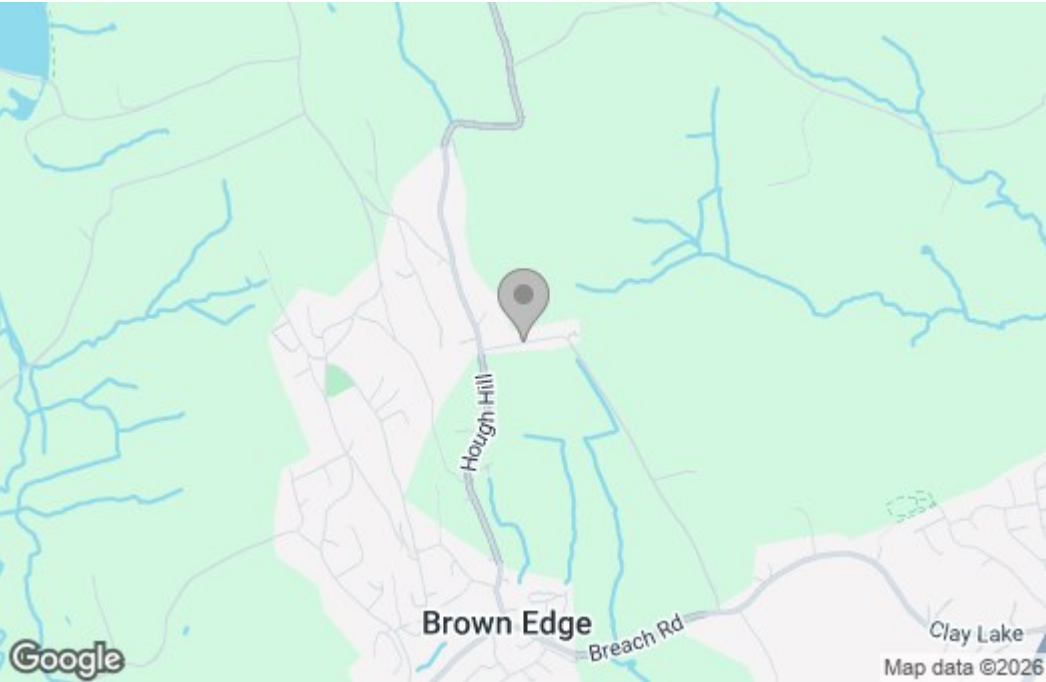
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

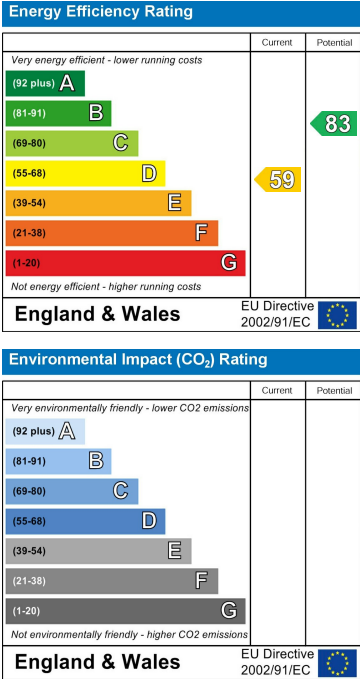


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.