



Haregate Road, Leek, ST13 6PX
Offers in the region of £525,000

OPEN MORNING TO VIEW- SATURDAY 22ND AUGUST 10AM - 12PM - call to register interest

"Some Homes Are Bought. Others Are Fallen In Love With."

East Wing House is currently undergoing an exciting and sympathetic programme of restoration and development, transforming this impressive period property into an exceptional five-bedroom home. The scheme has been carefully designed to retain and celebrate its original character while introducing contemporary living, including a striking glazed kitchen extension. Once complete, the property will offer generous accommodation over three floors, complemented by gardens and off-road parking

The Development



"Hargegate Hall Development is an exceptional collection of just seven considerably designed, unique, high-specification homes in this magical heritage setting"

Phase One is now available ! These exciting builds combine different genres, eras and materials, contrasting old bones with new additions with intelligence and civility. Situated in one of the most historic grounds in the market town of Leek in Staffordshire,

Hargegate Hall Development is an exceptional collection of just seven considerably designed, high-specification homes influenced by the appreciation and understanding of the 16th – 17th Century stone farmhouse in which the development is centred around. Ideal for those looking for a fresh, modern home with a strong historical cultural association with the town, creating exciting builds with a blend of old and new.

Introduction



A Home Where History Meets Contemporary Luxury

This is a property with a story to tell, with character that has evolved over centuries, and an atmosphere that instantly makes you feel at home.

Beautifully steeped in history, this period residence is currently undergoing an exceptional restoration, carefully preserving the architectural features that make it so special whilst introducing modern luxury which is now expected for contemporary family living. The result will be something truly extraordinary—a magnificent five-bedroom home where timeless elegance and cutting-edge design exist in perfect harmony.

From the moment you step inside, the sense of space, craftsmanship and quality is unmistakable. The impressive entrance hall immediately sets the tone, where the original staircase continues to take centre stage, leading through to beautifully proportioned reception rooms that can effortlessly adapt to family life, entertaining or quieter evenings in front of the fire.

Perhaps the heart of this home, however, is the spectacular kitchen extension. The space is designed with modern living at its very core, there will be striking concrete flooring with underfloor heating, soaring glazed roof, floor-to-ceiling windows and expansive sliding doors flood the room with natural light, seamlessly connecting the indoors with the surrounding gardens. Whether

you're enjoying a quiet morning coffee as the sun rises, gathering family around the table, or entertaining friends long into the evening, this space has been created to bring people together.

Practicality has certainly not been forgotten. The generous utility and boot room is ideal for country living, offering ample storage for muddy boots, dogs, walking gear or children's adventures, while the beautifully retained traditional pantry provides a charming nod to the property's heritage and is a feature that has become highly sought after once again.

Arranged over three spacious floors, the accommodation has been thoughtfully designed to give every member of the family their own space. Five generous bedrooms ensure no one has to compromise, whilst the luxurious bathroom and shower room will be finished to an exceptional standard, complementing the quality found throughout the home.

The accommodation will briefly comprise an impressive entrance hall, stunning open-plan dining kitchen, utility/boot room, pantry, sitting room, three first-floor bedrooms, two second-floor bedrooms, dressing room, family bathroom and shower room.

Outside, the property enjoys generous gardens and ample off-road parking, creating the perfect setting for both family life and entertaining.

Homes of this architectural significance, combined with such an exceptional restoration, rarely become available. This is far more than simply a house purchase—it is the opportunity to become the next custodian of a remarkable home, thoughtfully restored for generations to come.

Location

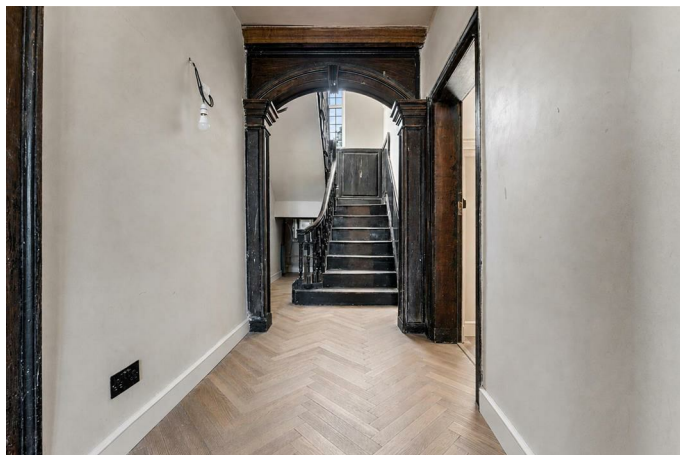


Perfectly positioned in one of the most desirable parts of the Staffordshire Moorlands, offering an incredible outdoor lifestyle. Tittesworth Reservoir is within walking distance, offering waterside walks, sailing, cycling and nature right on your doorstep. A little further on, The Roaches provides some of the country's most breath-taking scenery, whether you enjoy walking, climbing or simply escaping into the countryside. Beyond that lies the magnificent Peak District National Park, offering endless opportunities to explore, meaning weekends can be spent discovering new landscapes rather than sitting in traffic.

When it's time to enjoy a slower pace, the thriving market town of Leek is just minutes away. Full of independent shops, welcoming cafés, artisan bakeries, antique stores and a vibrant calendar of community events, it offers everything that makes market town living so appealing. Equally, the beautiful spa town of Buxton is within easy reach, adding theatres, festivals, restaurants and further countryside to enjoy.

For those needing to commute, excellent transport connections are available via Stoke-on-Trent, with links to the A50, A500 and M6, while both Macclesfield and Buxton offer direct rail services to larger towns and cities.

Entrance Hallway



Boot Room

7'2" x 7'1" (2.19 x 2.17)



Lounge

24'3" x 11'9" (7.41 x 3.59)



Utility

10'3" x 6'4" (3.13 x 1.95)

First Floor



Kitchen

13'8" x 15'7" (4.17 x 4.77)



Bedroom 5

10'6" x 11'9" (3.22 x 3.59)

Bedroom One

14'3" x 12'7" (4.36 x 3.85)

Bathroom

9'11" x 5'11" (3.03 x 1.81)



Bathroom

14'2" x 8'1" (4.32 x 2.47)

Second Floor

Bedroom Four

11'9" x 12'11" (3.60 x 3.96)

Bedroom Two

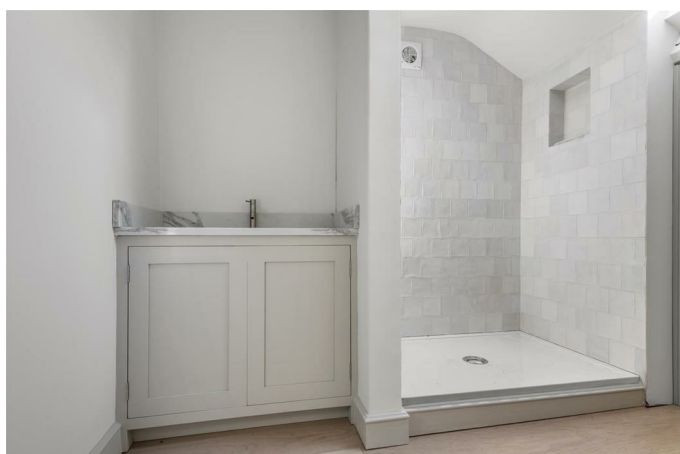
12'11" x 12'8" (3.95 x 3.88)

Bedroom Three

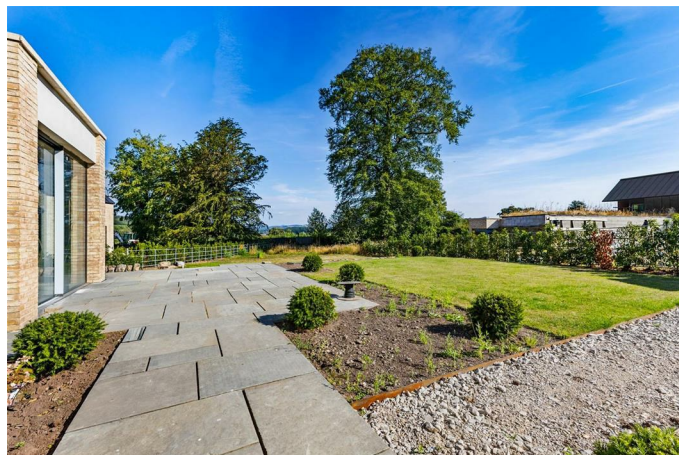
13'8" x 12'9" (4.17 x 3.90)

Shower Room

7'8" x 6'2" (2.36 x 1.89)



Outside



Garden

The property benefits from a generous garden, predominantly laid to lawn and enclosed by established boundaries. Traditional stone walling provides attractive definition within the garden, including a raised section immediately adjoining the property. A paved terrace sits outside the contemporary glazed extension, with steps providing access down into the garden. There are a number of established shrubs and mature planting around the boundaries. The garden provides an open outlook towards the rear elevation of the property and its impressive contemporary extension, while the stone walling complements the character and architecture of the original building.

Agents Notes

Freehold

All mains services connected

Council Tax Band - TBC

Please Note that there are CGI images on here - which are computer generated images.

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 Denise White Estate Agents



"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 ?

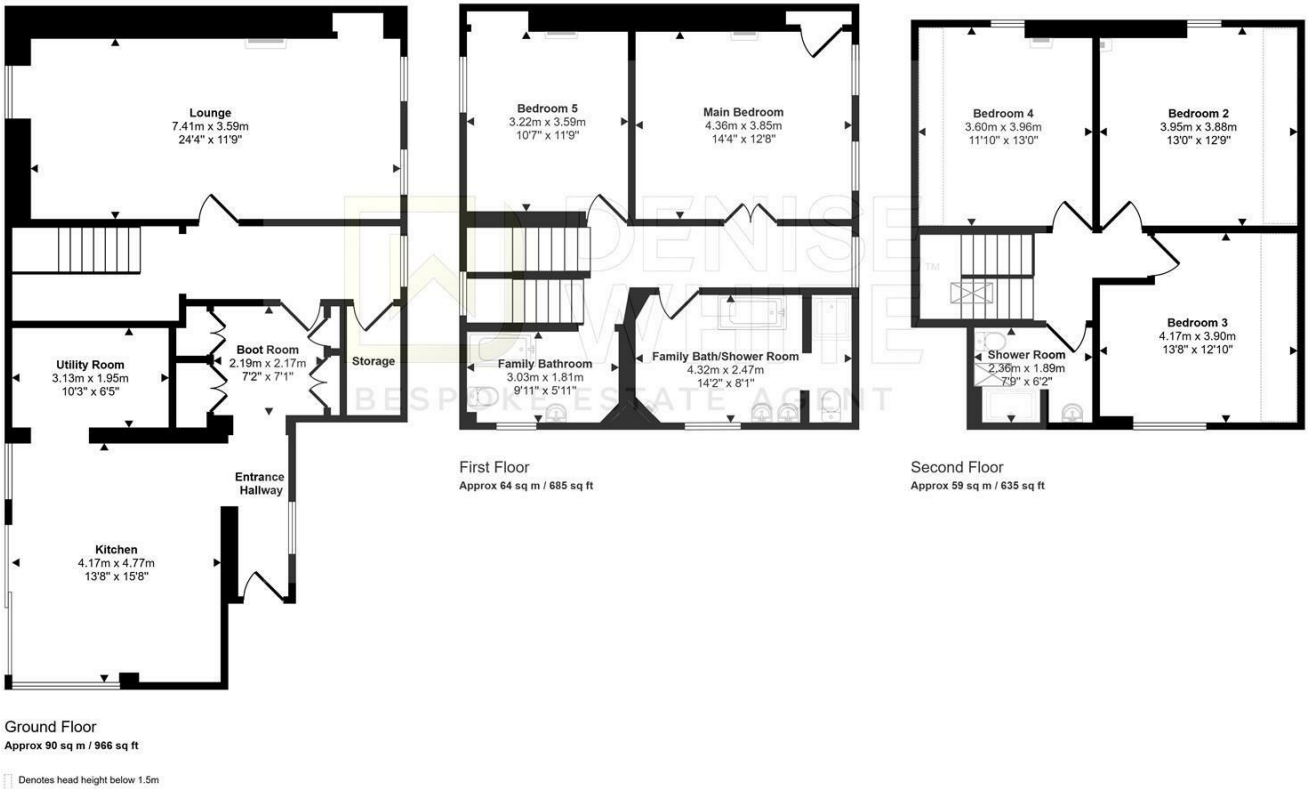
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

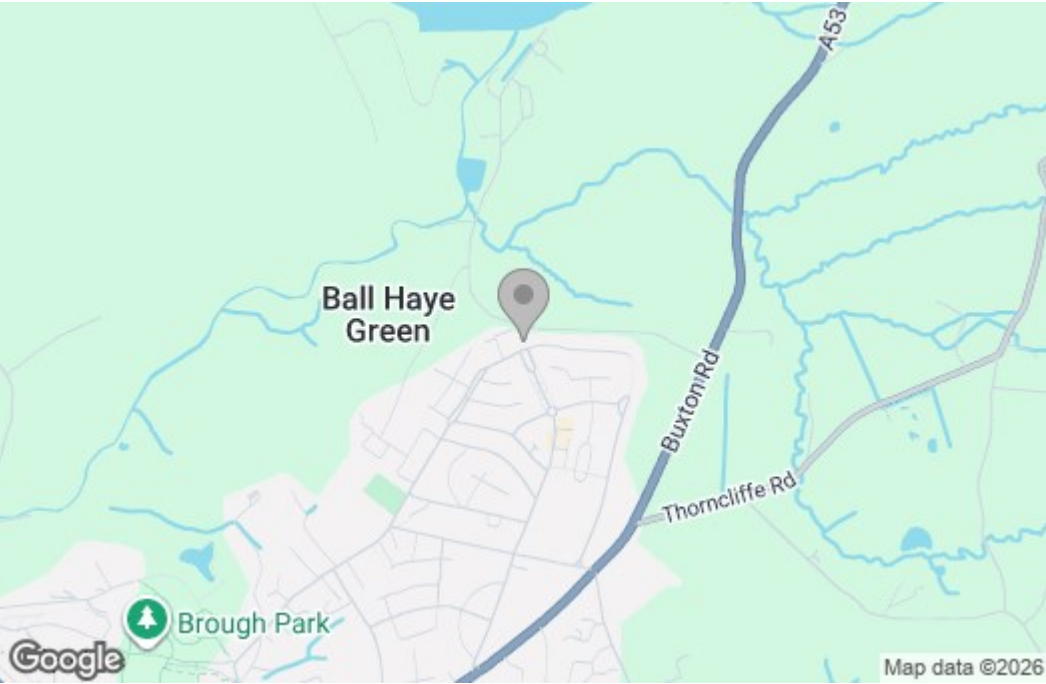
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

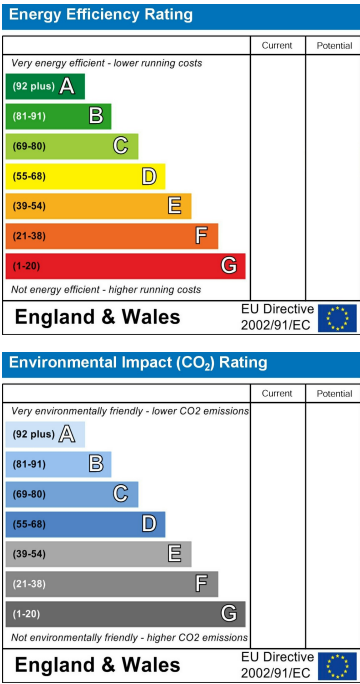
Approx Gross Internal Area
212 sq m / 2287 sq ft



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.