



Kingsley Moor Cottage Kingsley Moor

, Staffordshire, ST10 2EN

Offers in excess of £490,000



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"Country living redefined with warmth, character and versatility"

Kingsley Moor Cottage is a stunning and characterful period home, set in a beautiful rural position on Kingsley Moor, enjoying far-reaching countryside views. Lovingly improved by the current owners, the property seamlessly blends charming original features with stylish décor throughout. Offering versatile and deceptively spacious accommodation, including the option for a self-contained annex, it is ideally suited to multi-generational living or holiday letting. With beautifully landscaped gardens, ample parking, and a peaceful yet convenient location close to local amenities, this is a truly unique home full of warmth and personality.



Denise White Estate Agents Comments

Kingsley Moor Cottage is a truly charming period home, set in a picturesque position on Kingsley Moor, enjoying far-reaching views over the surrounding countryside. Brimming with character, the property showcases a wealth of original features typical of its era, including low ceilings with exposed beams, quirky wooden staircases, and striking exposed brick and stone fireplaces. These traditional elements are perfectly complemented by the current owners' thoughtful improvements, with the cottage presented to an exceptional standard throughout, enhanced by stylish and individual décor that beautifully respects the building's heritage whilst providing modern, country living.

The accommodation is both versatile and deceptively spacious, offering a layout ideally suited to multi-generational living or potential holiday letting, with one section of the property capable of being entirely self-contained. To the ground floor, the breakfast kitchen spans one end of the cottage and is fitted with an attractive range of farmhouse-style units, finished with a combination of granite and solid wood work surfaces. This space opens into a delightful breakfast room, centred around an exposed brick fireplace housing a cast iron multi-fuel stove complete with a fully functional oven. A rear porch provides access to the garden, while a staircase rises to the first floor.

Positioned to the front of the property, the dining room offers a wonderful setting for entertaining, combining a cosy atmosphere with an elegant feel, featuring an ornate fireplace and decorative wall panelling. A door leads through to the main lounge, a warm and inviting space with exposed ceiling beams and a multi-fuel stove. From here, access is provided to a further sitting room, which benefits from its own private entrance via the front porch, along with a kitchenette and a separate utility/WC. A second staircase rises from this area to the rear landing, leading to a double bedroom, a shower room, and further bedroom accommodation—perfect for independent living arrangements.

To the first floor at the opposite end of the cottage, the landing leads to a stunning family bathroom, beautifully appointed with a traditional suite including a freestanding slipper bath and high-level WC, and offering Jack and Jill access to Bedroom Two, which is positioned to the front aspect enjoying views over the front garden and surrounding fields. adjacent to Bedroom Two is the Fourth Bedroom, which in turn leads on to Bedroom Three, with a flexible layout that could easily be adapted to create a self-contained two-bedroom annex, alongside the main Two Bedroommed Cottage, if required.

Externally, the property is approached via a sweeping gated tarmac driveway, providing ample off-road parking and leading to an attached double garage. The gardens are a particular feature, having been beautifully landscaped to offer well-maintained lawns, well-stocked borders, and a charming fish pond. To the rear, a paved seating area provides the perfect spot to relax and take in the stunning rural views, complemented by a delightful summer house overlooking the fields and a quirky garden room/store, most recently used as a garden bar, offering potential for a variety of uses.

Despite its tranquil setting, the property remains conveniently located within easy reach of the village of Kingsley, which offers a range of local shops and amenities as well as a popular primary school, while the nearby market town of Cheshire provides a wider selection of facilities, including schools, shops, and leisure options. This is a rare opportunity to acquire a characterful and highly adaptable home in a truly idyllic countryside setting.

Location

Kingsley Moor offers a charming semi-rural lifestyle, set amidst rolling countryside and attractive open landscapes. The area is perfect for those who enjoy outdoor living, with an abundance of scenic walks, quiet lanes, and easy access to the picturesque Churnet Valley, as well as the wider Staffordshire Moorlands and Peak District.

Despite its tranquil setting, Kingsley Moor remains conveniently located, with straightforward access to the market town of Cheshire and the city of Stoke-on-Trent, both offering a comprehensive range of shops, supermarkets, leisure facilities, and healthcare services. A selection of well-regarded primary and secondary schools can also be found within the surrounding villages and towns, making it a practical choice for families.

Combining a peaceful, countryside atmosphere with strong transport links and everyday convenience, Kingsley Moor is ideal for those seeking a balance between rural living and accessibility.

Dining Room 13'0" x 12'1" (3.97 x 3.70)

Composite entrance door to the front aspect. Tiled flooring. Radiator. Feature panelling to the walls. Cast-iron fireplace set on a tile hearth with ornate wooden surround. Exposed beams to the ceiling. uPVC window to the front aspect. Ceiling light. Door leading to the lounge and into:-

Kitchen 23'2" x 6'10" (7.08 x 2.10)

Fitted with wall and base units with wood block worksurface over and a Belfast sink unit with granite worktop with inset drainer and mixer tap. Space for a range style cooker with 'Smeg' extractor hood over. Space for a freestanding under counter fridge. Tiled flooring. Radiator. Two UPVC windows to the rear aspects. Stairs leading to the first floor. Door leading to the rear porch. Three ceiling lights. Opening into:-

Breakfast Room 12'11" x 12'0" (3.94 x 3.66)

Tiled flooring. Radiator. uPVC window to the front aspect. Feature exposed brick and stone fireplace housing an ornate cast iron multi fuel stove with working oven. Exposed beams to the ceiling. Two ceiling lights.

Rear Porch 4'6" x 4'5" (1.39 x 1.35)

Tiled flooring. uPVC windows to the side and rear aspects. Composite door leading to the rear garden. Ceiling light.

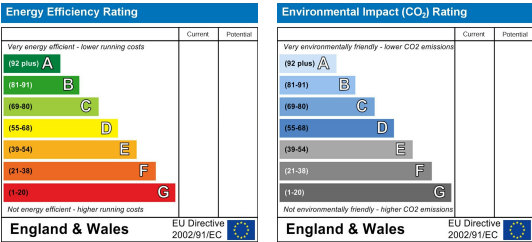
Area Map



Floor Plans



Energy Efficiency Graph



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