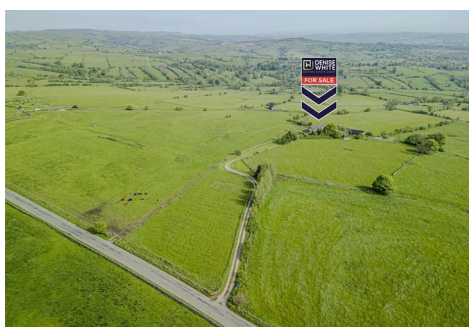




Pen Farm Parsons Lane, Leek, ST13 7RJ

Guide price £925,000

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** GUIDE PRICE £925,000 to £950,000 **

"I love the rhythm of rural life - the changing seasons, the landscape and the connection with nature." ~ Matt Baker

Pen Farm; a stunning stone-built farmhouse occupying an elevated position overlooking the breathtaking Manifold Valley, set within approximately five acres of gardens and grazing land. Rich in history

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

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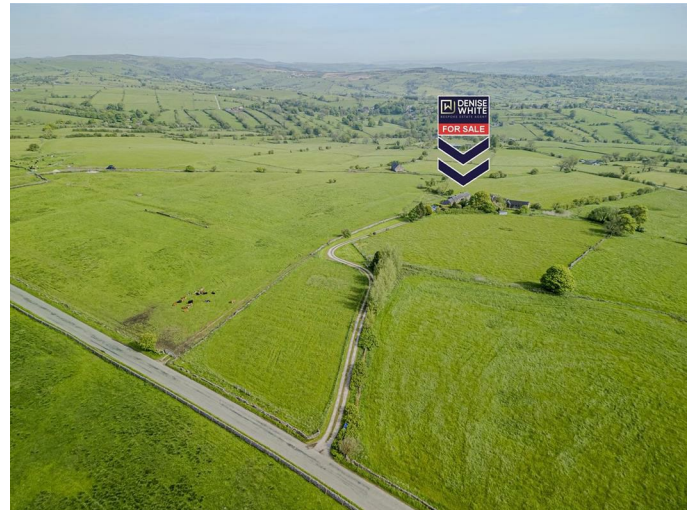
Denise White Estate Agents Comments

Pen Farm is a truly characterful stone-built farmhouse with origins dating back to the 18th century, and later extended during the 19th century. Formerly part of the historic Devonshire Estate, the property is believed to have served as a resting and holding point for packhorses transporting copper ore from the nearby Ecton Hill mines through the picturesque Manifold Valley, giving the home a fascinating connection to the rich industrial and agricultural heritage of the Staffordshire Moorlands.

Occupying an enviable elevated position with breathtaking panoramic views across the stunning Manifold Valley, Pen Farm enjoys an exceptional sense of peace, privacy and seclusion, surrounded by unspoilt countryside and rolling pastureland. Steeped in original charm and period character, the property retains an abundance of authentic features including exposed timber beams, quarry tiled flooring, stone fireplaces and traditional farmhouse detailing, whilst offering extensive and highly versatile accommodation ideally suited to family living, multi-generational occupation or potential holiday accommodation opportunities.

Set within approximately five acres of beautifully maintained gardens and grazing paddocks, Pen Farm is further complemented by an impressive range of outbuildings including stables, workshops, garaging and a superbly converted barn finished to an exceptional standard, offering excellent flexibility for a variety of uses. Rarely does a property combine such historic significance, lifestyle appeal, versatility and breathtaking surroundings, making Pen Farm a remarkable opportunity to acquire a truly distinctive country residence in one of the Staffordshire Moorlands' most idyllic settings.

Location



Nestled within the heart of the Staffordshire Moorlands, the picturesque village of Grindon offers an exceptional lifestyle surrounded by some of the most breathtaking countryside the Peak District has to offer. Set amidst rolling hills and unspoilt landscapes, the village enjoys a peaceful rural atmosphere whilst remaining well connected to a range of nearby market towns and local amenities.

Grindon sits on the edge of the spectacular Manifold Valley, a renowned destination celebrated for its scenic walking routes, cycling trails and dramatic limestone scenery. Nearby natural landmarks including Thor's Cave and Acton Hill provide endless opportunities for outdoor pursuits, from hiking and horse riding to wildlife spotting and photography. The surrounding countryside is rich in beauty throughout every season, making it an ideal setting for those seeking a quieter pace of life immersed in nature.

Despite its tranquil setting, Grindon remains conveniently positioned for access to a number of thriving market towns. The historic town of Leek offers an excellent range of independent shops, cafés, restaurants and traditional pubs, alongside regular markets and community events. The elegant spa town of Buxton is easily accessible and provides further amenities including theatres, supermarkets and leisure facilities, whilst the charming market town of Ashbourne is famed for

its cobbled streets, boutique shopping and gateway access to the southern Peak District.

The village itself enjoys a welcoming community feel, with a traditional country pub, village hall and nearby schooling options contributing to its enduring appeal for families, retirees and those looking for a countryside retreat alike. Combining rural charm with accessibility to both natural beauty and everyday conveniences, Grindon represents an idyllic location in which to enjoy the very best of Staffordshire Moorlands living.

Entrance Porch

9'2" x 6'7" (2.81 x 2.02)

Wooden entrance door to the front aspect. Tiled floor. Sealed unit double glazed windows to the side aspects. Ceiling light. Door leading into:-

Sitting Room

13'11" x 11'8" (4.25 x 3.56)



Original quarry tiled flooring. Radiator. Sealed unit double window to the front aspect. Exposed beams to the ceiling. Multi fuel 'Esse' range with two hot plates and oven set in an exposed stone surround with tiled inset. Three wall lights. Ceiling light. Door leading into the study and into:-

Kitchen

16'6" x 8'9" (5.04 x 2.67)



Fitted with a range of farmhouse style wall and base units with partial wood block surfaces and partial granite surfaces incorporating a Belfast sink unit with mixer tap. Electric 'Everhot' range cooker featuring two ovens, two induction hobs and a hot plate. Quarry tiled flooring. Part tiled walls. Two sealed unit double glazed windows to the rear aspects. Exposed beams to the ceiling. Three ceiling lights. Three wall lights. Door leading to the utility room and into: -

Utility Room

6'7" x 6'7" (2.01 x 2.01)

Fitted with farmhouse style wall cupboards. Quarry tiled flooring. Floor mounted 'Bolter Budrus' oil fired central heating boiler. Plumbing for automatic washing machine. Space for a condensing tumble dryer. Sealed unit double glazed window to the aspect. Ceiling light. Exposed beams to the ceiling.

Inner Hall

14'9" x 6'11" (4.50 x 2.11)



Stone flagged flooring with underfloor heating. Vaulted ceiling with exposed beam and Velux window. Stairs leading to the first floor with understairs storage cupboard. Hatch leading down to the cellar. Storage cupboard off. Doors leading into: –

Dining Room

15'0" x 12'4" (4.59 x 3.77)



Stone flagged flooring with underfloor heating. Radiator. Sealed unit double glazed window to the front aspect. Feature double sided multi fuel stove set in an exposed stone fireplace. Exposed beams to the ceiling. Ceiling light.

Lounge

7'10" extending to 14'8" x 21'3" max (2.41 extending to 4.49 x 6.50 max)



Partial stone flagged flooring with Underfall heating and partial carpeted flooring. Radiator. Sealed unit double glazed window to the front aspect. Feature double sided multi fuel stove set in an exposed stone fireplace. Exposed beam to the ceiling. Four wall lights. Ceiling light. Partial vaulted ceiling to the rear with velux window. Ceiling spotlights.

Rear Hall

7'4" x 3'9" (2.25 x 1.16)

Stone flagged flooring with underfloor heating. Door leading to the boot room. Ceiling light. Door leading into: –

WC

6'2" x 3'8" (1.88 x 1.13)

Fitted with a low-level WC and wall mounted wash hand basin. Stone flagged flooring. Sealed unit double glazed window to the rear aspect. Ceiling light.

Boot Room

12'6" x 6'5" (3.83 x 1.96)



Stone flagged flooring. Sealed unit double glazed windows to the front side and rear aspects. Exposed beam to the ceiling. Feature exposed stone wall. Wall light. Partially glazed wooden entrance door to the front aspect.

Cellar

Accessed via a hatch in the floor of the Entrance Hall. Original stone workbenches. Ceiling light.

Study

11'3" x 8'10" (3.43 x 2.70)



Original Quarry tile floor. Sealed unit double glazed window to the front aspect. Feature exposed to stone fireplace with Stone hearth. Built in storage cupboard. Exposed beams to the ceiling. Two wall lights. Door leading into:-

Sitting Room

19'4" x 10'11" (5.91 x 3.33)



Carpet. Two radiators. Sealed unit double glazed windows to the front and rear aspects. Feature stone fireplace housing a multi fuel stove. Exposed beams. Ceiling light. Opening into:-

Dining Area

19'9" x 6'3" (6.04 x 1.92)



Vinyl flooring. Radiator. Sealed unit double glazed window to the rear aspect. Hardwood partially glazed door to the front aspect. Exposed beam. Two ceiling lights. Stairs leading to the first floor. Door leading to the rear hallway and into:-

Kitchen

11'2" x 11'0" (3.42 x 3.36)



Fitted with a range of farmhouse style wall and base units with wood block work surfaces over incorporating a Belfast sink unit with mixer tap. Freestanding oil fired Rayburn. Quarry tiled flooring. Sealed unit double glazed windows to the front and side aspects. Plumbing automatic washing machine. Beams to the ceiling. Ceiling light.

Side hall

11'2" x 3'2" extending to 6'4" (3.41 x 0.98 extending to 1.94)

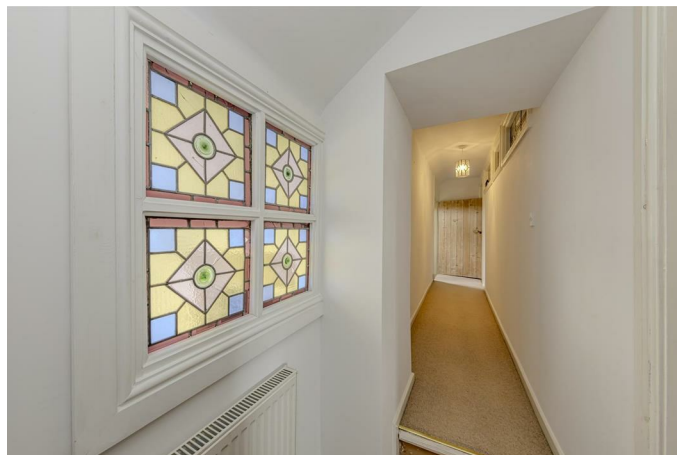
Stone flagged flooring. Radiator. Utility space. Partially glazed hardwood door to the side aspect. Ceiling light. Door leading into:-

WC

4'9" x 2'7" (1.47 x 0.80)

Fitted with a low-level WC and wall mounted corner wash hand basin. Stone flagged flooring. Ceiling light.

First Floor Landing



Carpet. Radiator. Ceiling light. Feature stained glass window to the rear aspect. Doors leading into:-

Bedroom One

14'11" x 9'0" (4.56 x 2.76)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Ceiling light.

Bedroom Two

12'2" x 8'7" (3.72 x 2.62)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Built-in wardrobes and storage. Loft access. Ceiling light.

Bathroom

10'0" x 7'8" (3.06 x 2.35)



Fitted with a suite comprising of paneled bath with shower mixer tap, low-level WC, pedestal wash hand basin and shower cubicle with rainfall showerhead. Engineered oak flooring. Part tiled and part wooden panelled walls. Two Wall mounted heated towel rails. Velux window to the rear aspect. Exposed beam. Ceiling spotlights.

Derbyshire landing

16'2" x 8'9" (4.95 x 2.69)



Carpet. Radiator. Exposed beam. Floor level sealed unit double glazed window to the rear aspect. veluxwindow. Two wall lights. Doors leading into: –

Bedroom Three

11'7" x 11'3" (3.54 x 3.44)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Two storage cupboards off. Airing cupboard off housing the hot water cylinder. Ceiling light. Two built in wardrobes.

Bedroom Four

11'3" x 8'10" (3.43 x 2.71)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Ceiling light.

Bathroom

6'8" x 8'10" (2.04 x 2.70)



Fitted with a suite comprising of panelled bath, pedestal wash hand basin and low-level WC. Vinyl flooring. Part tiled walls. Exposed beam. Velux window to the rear aspect. Ceiling light.

Rear Landing



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

Bedroom Five

15'11" plus under eaves x 10'11" (4.87 plus under eaves x 3.33)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Roof window to the rear aspect. Loft access. Ceiling light. Door leading into:-

En-suite Bathroom

6'1" x 4'6" (1.87 x 1.38)



Fitted with a suite comprising of paneled bath with shower mixer tap, low-level WC and wall mounted corner wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Ceiling light.

Bedroom Six

11'3" x 8'0" minimum (3.43 x 2.46 minimum)



Carpet. Radiator. Sealed unit double glazed windows to the front and side aspects. Ceiling light. Sliding door leading into:-

En-suite Shower Room

7'7" x 2'10" (2.33 x 0.87)



Fitted with a fully tiled shower cubicle with rainfall showerhead, wall mounted wash hand basin and low-level WC. Tiled flooring. Fully tiled walls. Wall heated tower rail. Ceiling light.

Outside



Pen Farm is approached via a long sweeping driveway which winds gracefully through paddocks of grazing land before opening out on to a spacious courtyard providing extensive off-road parking and access to the array of outbuildings. The grounds extend to approximately 5 acres in total, offering an excellent opportunity for those with equestrian interests, grazing livestock or simply those seeking the lifestyle afforded by a manageable smallholding.

A superb range of traditional outbuildings accompany the property, including a barn, garage, workshop and two stables, all of which provide

excellent practicality and versatility. Of particular note is the beautifully converted barn which has been thoughtfully finished to an exceptionally high standard, creating impressive ancillary accommodation ideally suited for use as a home office, gymnasium, studio or leisure space, whilst also offering exciting potential for further ancillary or holiday accommodation subject to the necessary consents.

Gardens surround the farmhouse and have been designed to make the most of the property's truly spectacular setting. To the side aspect, a wonderful seating terrace enjoys uninterrupted panoramic views across the Manifold Valley and surrounding countryside, providing the perfect place for outdoor dining, entertaining or simply relaxing whilst taking in the peaceful rural surroundings.

Outbuildings



The property is complemented by a fabulous stone built outbuilding incorporating two stables, a traditional barn, garage and workshop. One section of the building has been thoughtfully converted to an exceptional standard, creating a range of versatile spaces ideally suited for use as a home office, gym or exercise studio. The outbuilding also offers exciting potential for further conversion to ancillary or holiday accommodation, subject to obtaining the necessary planning consents.

Entrance Hall

11'1" x 6'9" (3.40 x 2.07)



Hardwood stable door to the front aspect. Stone flagged flooring with underfloor heating. Fitted with an extensive range of built-in storage. Sealed unit double glazed window to the front aspect. Exposed beam to the ceiling. Two ceiling lights. Doors leading into the yoga room and into:-

Meeting Room

19'11" x 10'0" (6.08 x 3.06)



Stone flagged flooring with underfloor heating. Hardwood stable door to the front aspect. Sealed unit double glazed windows to the front and rear aspects. Four wall lights. Three ceiling lights.

Office

11'6" x 9'8" (3.51 x 2.95)



Stone flagged flooring with underfloor heating. Radiator. Sealed unit double glazed window to the front aspect. Hardwood door to the front aspect. Stairs leading to the first floor. Understairs storage cupboards. Exposed beams to ceiling. Two ceiling lights.

First Floor Yoga Room

9'8" x 9'6" minimum (2.95 x 2.90 minimum)



Oak flooring. Sealed unit double glazed window to the front aspect. Vaulted ceiling with exposed beams. Ceiling light.

Barn

27'3" x 13'6" (8.31 x 4.13)

Hardwood sliding door to the front aspect. Power and light. Two Velux windows to the rear aspect. Hardwood window to the front aspect.

Garage

17'4" x 9'8" (5.29 x 2.96)

Up and over door to the front aspect. Power and light. Door leading into: –

Workshop

13'5" x 13'1" (4.11 x 4.00)

Sealed unit double glazed windows to the front and rear aspects. Power and light.

Stables

Hardwood stable door to the front aspect. Two hardwood windows to the front aspect. Power and light. Housing two stables measuring as follows.

Stable one 4.63 x 3.12

Stable two 3.03 x 3.13

Land



The property sits in approximately 5 acres of land offering two paddocks of grazing land ideally suited to equine and smallholding use.

Agents Notes

Tenure: Freehold

Services: Mains Water and Electricity. Septic Tank Drainage. Oil Fired Central Heating.

Council Tax: Staffordshire Moorlands Band F

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.

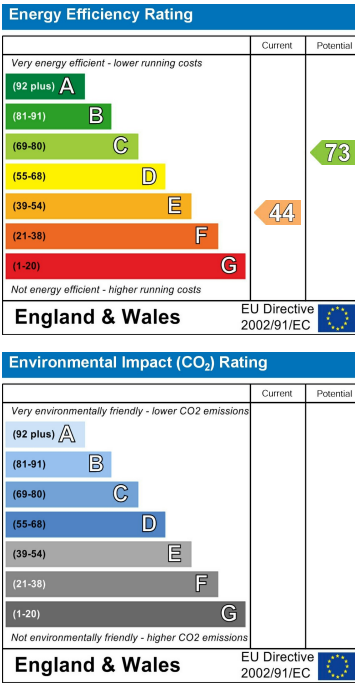
Floor Plan



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.