



## Cherry Tree Cottage School Lane, Stoke-On-Trent, ST10 4SR

**Asking price £800,000**

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"The reality is that old houses were built by actual craftsmen, the little nuances in the woodwork made the house more inviting and more alive." - Joanna Gaines

A truly charming Grade II listed detached home dating back to circa 1660, offering beautifully presented interiors rich in period features, including exposed beams and inglenook fireplaces. Set on a generous corner plot with mature gardens and a self-contained annex, this remarkable property perfectly blends historic character with versatile modern living. Ideal for families, multi-generational households, or those seeking a distinctive country home with timeless appeal.

## Denise White Estate Agents Comments



Steeped in history and full of character, this beautifully presented Grade II listed detached home dates back to around 1660 and occupies a sizeable corner plot in a delightful village setting. Offering versatile and generous accommodation along with a self-contained annex, this exceptional property combines period charm with modern practicality, making it ideal for multi-generational living or those seeking flexible space.

Internally, the home boasts two spacious and cosy lounges, each featuring inglenook-style fireplaces and exposed beams, creating warm and inviting living areas perfect for family life or entertaining. The kitchen is well appointed with granite worktops, a range-style cooker, and a breakfast bar, while a snug provides an ideal space for a home office or playroom and leads to a useful utility room.

A spacious dining room with built-in storage offers additional flexibility and could easily serve as a fourth bedroom, especially for those requiring single-storey accommodation, being conveniently served by a well-appointed shower room.

To the first floor, a large galleried landing leads to three well-proportioned bedrooms, including a superb principal bedroom with triple-aspect windows enjoying views across the surrounding countryside. The family bathroom is generously sized, light, and neutrally decorated, featuring both a bath and separate shower.

The detached annex offers further versatility with open-plan living, a comfortable double bedroom, and a modern shower room – ideal for guests or independent relatives.

Externally, the property occupies a substantial corner plot with a large gated driveway providing ample off-road parking, and two expansive lawned gardens surrounded by mature hedgerows, creating a private and peaceful setting.

Overall, this remarkable Grade II listed home offers cosy yet spacious interiors, historic charm, and unmatched versatility – a truly special property perfectly suited to those seeking a characterful family home with flexible living options in a picturesque village location.

## Location



Nestled in the heart of Staffordshire, Church Leigh is a picturesque village that effortlessly blends rural tranquillity with accessible everyday conveniences. Situated around 6 miles west of Uttoxeter and approximately 14 miles north-east of Stafford, the village enjoys a countryside setting yet remains well-connected via nearby major roads.

The village is part of the civil parish of Leigh, and carries a rich heritage. A key landmark is the historic church of All Saints' Church.

Surrounded by gently rolling countryside, the area offers excellent opportunities for outdoor living and

leisure—from country walks through fields and hedgerows to scenic rural drives. The village features amenities such as a village hall, a well-supported primary school, and a traditional pub adding to its charm.

Church Leigh offers a rare combination of historic village charm, rural peace, and everyday practicality—making it a superb choice for families, downsizers, or anyone seeking a tranquil base with good access to town amenities and transport links.

### Entrance Porch

4'3" x 7'2" (1.32 x 2.20 )



LVT herringbone flooring, wooden door to the front aspect, wooden double glazed window to the side aspect, ceiling light, access into:-

### Inner Hall

3'0" x 4'5" (0.92 x 1.35 )

Continued LVT herringbone flooring, wall light.

### Kitchen

16'7" x 10'8" (5.07 x 3.26 )



Continued LVT herringbone flooring, a range of wooden shaker style wall and base units with granite work tops above, integrated breakfast bar, Belfast sink with mixer tap above, dishwasher, ESSE range style electric / gas cooker. Two wooden double glazed window to the side aspect. Wall mounted radiator. Large pantry cupboard with built in shelving, and two ceiling lights.

### Study

10'5" x 8'3" (3.19 x 2.52)



Continued LVT herringbone flooring, feature column radiator, wooden double glazed window to the side aspect, vaulted ceiling with exposed beams, and ceiling light.

### Utility

5'4" x 8'2" (1.65 x 2.50 )

Tiled flooring, a range of gloss wall and base units with laminate work tops, undercounter space for

washing machine and tumble dryer, space for American style fridge freezer, wooden double glazed window to the side aspect, and ceiling light.

### Rear Porch

7'6" x 4'8" (2.29 x 1.44)



Continued LVT herringbone flooring, wall mounted radiator, cloakroom, wooden door to the side aspect, loft access, inset spotlights, access into:-

### Shower Room

5'6" x 8'7" (1.69 x 2.63 )



Tiled flooring, low level WC, shower cubicle with fitted shower, wash hand basin with storage underneath, wooden obscured double glazed window to the side aspect, Extractor fan, and inset spotlights.

### Dining Room / Bedroom Four

10'6" x 12'7" (3.22 x 3.84)



Continued LVT herringbone flooring, feature column radiator, wooden double glazed window to the side aspect, built in storage, and pendant light.

### Living Room

12'11" x 16'0" (3.96 x 4.90 )

Continued LVT herringbone flooring, inglenook style fireplace with tiled hearth and brick surround, exposed beams, feature column radiator, two wooden double glazed windows to the front and rear aspect, two wall lights, four ceiling lights, stairs to the first floor accommodation, access into:-

### Main Lounge

16'0" x 16'10" (4.90 x 5.15 )



Fitted carpet, feature column radiator, wooden double glazed windows to the front side and rear aspects, exposed beams, three wall lights, four ceiling lights.

## Galleried Landing



Fitted carpet, wall mounted column radiator, wooden double glazed window to the rear aspect, three wall lights, and exposed beams.

## Bathroom

11'2" x 9'1" (3.41 x 2.77 )



LVT herringbone flooring, wooden double glazed window to the side aspect, low level WC, pedestal style wash hand basin, fitted bath, shower cubicle with fitted shower, loft access and inset spotlights,

## Bedroom Two

11'1" x 10'2" (3.39 x 3.10 )



Fitted carpet, wall mounted column radiator, wooden double glazed window to the front aspect, built in wardrobes and desk unit, wall light, and ceiling light.

## Bedroom Three

11'8" x 8'2" (3.57 x 2.51 )



Fitted carpet, wall mounted column radiator, wooden double glazed window to the side aspect, built in wardrobes, ceiling light, and exposed beams.

## Bedroom One

17'1" x 17'4" (5.22 x 5.29 )



Fitted carpet, wall mounted column radiator, three wall lights, four wooden double glazed windows to the front, side and rear aspect, exposed beams, loft access, and ceiling light.

## Annex Accommodation



## Kitchen Living Dining Room

18'5" max x 14'1" max (5.63 max x 4.30 max )



LVT flooring, two wall mounted radiators, composite door to the side aspect, uPVC double glazed window to the side aspect, a range of wall and base units with laminate worktops above, integrated fridge freezer, lamona oven and hob with extractor fan above, and stainless steel sink and drainer unit with mixer tap above, and two ceiling lights.

## Bedroom

11'0" x 10'11" (3.37 x 3.35 )



Fitted carpet, wall mounted radiator, uPVC double glazed window to the side aspect, loft access, ceiling light, and access into:-

## Shower Room

7'4" x 6'3" (2.26 x 1.91 )



Tiled flooring, tiled walls, vanity unit incorporating wash hand basin and low level WC, wall mounted ladder style towel rail, walk in shower with rain style shower, extractor fan, and inset spotlights.

## Outside



## Agents Notes

Tenure: Freehold

Services: Mains services connected, Oil fired central heating

Council Tax: Staffordshire Moorlands Band

## 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.

## 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 Require 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.

## 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

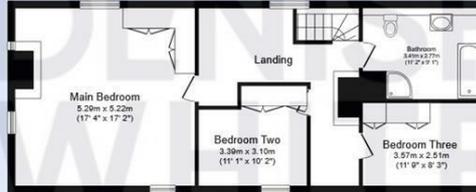
receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

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!

## Anti-Money Laundering & 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

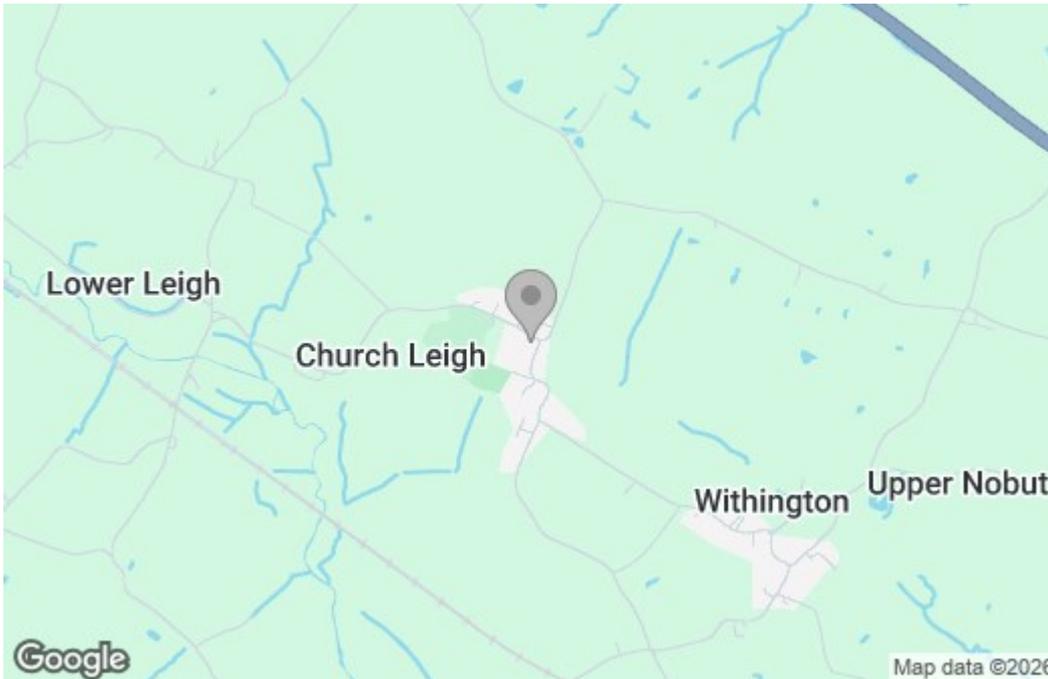


Total floor area: 221.4 sq.m. (2,383 sq.ft.)

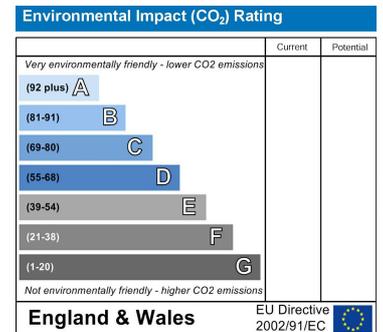
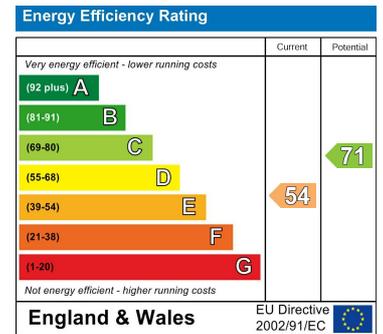
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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