



## Ridgeway House Leek Road, Longsdon, Staffordshire, ST9 9QF

**Guide price £600,000**

Guide Price £600,000 - £625,000

To me, a house is like a piece of art that you can live in. — Tom Bilyeu

Introducing an exceptional residence that embodies artistry and functionality. This unique home boasts a thoughtfully designed floorplan, catering to the diverse needs of modern families. With its character and charm, this property is not just a house; it's a distinguished family home ready to nurture lasting memories.

## Denise White Agent Comments



This most attractive and elegant home offers well-proportioned five-bedroom accommodation, situated on an excellent-sized plot of, approximately 1/2 an acre, in the charming village of Longsdon, on the outskirts of the market town of Leek, Staffordshire.

This substantial period detached property is full of character throughout and features two separate driveways, a detached garage, and an adjoining annexe to the main accommodation. It has been a cherished family home for many years, presenting a unique opportunity for a buyer to acquire an individual period property with versatile family accommodation that can be tailored to suit various needs. The annexe offers potential for multi-generational living, teenage accommodation, a workspace, or even generating income through Airbnb rentals.

The accommodation spans over three floors. It consists of a generous entrance hall with stairs leading to the first floor, a comfortable sitting room, a spacious lounge, and an open-plan kitchen that flows into a snug area and a large orangery, which provides access to the annexe. The annexe itself features its own entrance at the front, double doors to the rear, a good-sized lounge, a utility/cloakroom, a first-floor bedroom, and a bathroom.

On the first floor of the main house, a large landing area leads to the principal bedroom, which is

generously proportioned and includes an en-suite bathroom. There are two additional bedrooms on this floor, along with a separate toilet, and a further bedroom located on the second floor, accompanied by a landing room.

The gardens are located to the front, side, and rear aspects of the house, featuring various seating areas set amidst mature and private lawned gardens, shielded by trees, shrubs, and hedging. A driveway leads to the front of the property, providing ample off-road parking, while an additional gated driveway grants access to a large detached double garage, currently utilized as workshop space, with access to the main rear garden.

Overall, this home presents a unique blend of charm, space, and flexibility, making it an ideal 'forever' home for families looking to establish roots in a beautiful and character-filled environment.

## Location



Longsdon is a pretty village two miles west of Leek. The village is located on A53 Stoke-on-Trent Road and is surrounded by beautiful countryside. Longsdon is the centre of an extensive and wooded parish that extends to the Churnet and includes the high land of Ladderedge as well as the hamlet of Horse Bridge. Longsdon has a lovely country park, Deep Hayes Country Park, with small visitor centre. Take a walk out of the village and connect to parts

of the Staffordshire Way or Caldon Canal with numerous self-guided walks to follow including the 'Longsdon Walk' and the 'Deep Hayes Walks'.

### Entrance Vestibule



As you step through the main entrance, you are greeted by breathtaking stained glass windows, elegantly framing the main doors and flanked by the same intricately designed leaded windows on either side. The entrance features exquisite wooden panelling along the side walls, adding a touch of timeless sophistication. Above, the ceiling showcases coving, enhancing the grandeur of the space. The elegant parquet flooring adds warmth and character, leading seamlessly into the main reception hallway.

### Entrance Hallway



Upon entering the grand hallway, you are welcomed by the rich wooden parquet flooring that sets a luxurious tone. A radiator, complete with an ornate cover, complements the overall aesthetic.

The walls are adorned with wooden panelling, sectioned off by a classic picture rail, which adds visual interest and depth. Ambient wall lights are cleverly integrated into the ceiling, providing soft illumination throughout the space alongside a central light. A striking Art Deco-style fireplace serves as a focal point, featuring an open fire with a bottle-green tiled inset and a matching hearth and mantle. The intricate joinery surrounding the chimney breast further enhances the character of the room. From here, a staircase leads to the first-floor accommodation, while convenient access to the main ground floor living areas is readily available, making this space both functional and inviting.

### Snug Area

15'0" x 12'0" max (4.59 x 3.67 max )



This thoughtfully designed kitchen embodies the essence of modern open-plan living while maintaining a sense of cosiness and warmth. The layout seamlessly integrates the main kitchen area with a charming snug, creating a multifunctional space perfect for both cooking and relaxation.

The snug area serves as a delightful retreat within the kitchen, featuring a log-burning fire that invites comfort and warmth on cooler days. The space is enhanced by double glazed windows at the front aspect, allowing natural light to flood in and creating an inviting atmosphere. The tiled flooring is both practical and aesthetically pleasing, complementing the overall design. There is coving to the ceiling, with a central light fixture that provides illumination.

## Kitchen

11'1" x 12'2" max (3.39 x 3.71 max )



The main kitchen area is skilfully sectioned off with a stylish corner unit, providing a clear distinction while still maintaining an open feel. An extensive range of wall and base units offers ample storage, with work surfaces that provide both functionality. The kitchen is equipped with a traditional style Belfast sink unit, featuring a central tap and a wooden-style drainer, which adds a rustic touch.

For convenience, there is space allocated for a dishwasher and a fridge, ensuring that all your culinary needs are met. The feature arch window to the side aspect, complete with brick edging, allows for additional natural light. Culinary enthusiasts will appreciate the gas range-style cooker, complemented by a matching extractor hood and tiled splashbacks, making cooking both a practical and enjoyable experience. The coving to the ceiling continues into this area.

This open-plan kitchen area transitions beautifully into a stunning bespoke orangery that currently serves as a living and dining space. This versatile area is perfect for entertaining guests or enjoying family meals, fostering a sense of togetherness. A door from the kitchen provides access to the cellar perfect for storage space.

Overall, this kitchen and snug area exemplify the perfect blend of style, functionality, and comfort, making it an ideal setting for everyday living and entertaining.

## Orangery/Dining Area/ Conservatory

23'5" x 12'4" max (7.14 x 3.77 max )



The Orangery serves as an exceptional extension of the property, offering versatile accommodation that beautifully connects to the adjoining annex. This stunning space is characterised by its vaulted glass roof and expansive panes of glass, which flood the area with natural light and create a bright, airy atmosphere. Double doors open out to both the rear and side aspects of the garden, providing a seamless transition between indoor and outdoor living.

This delightful family space is currently utilised as a dining and living area, making it an ideal setting for gatherings and everyday family activities. The practical tiled flooring not only enhances the aesthetic appeal but also ensures durability and ease of maintenance, making it perfect for high-traffic areas.

Feature lighting over the dining area adds a touch of elegance and warmth, creating a welcoming ambiance for meals and entertaining guests. The thoughtfully designed layout fosters a sense of connection between family members, making it a cherished space for shared experiences.

An internal door leads through to the annex space, further enhancing the property's versatility. Whether used as guest accommodations, a home office, or additional living space, the annex provides added functionality that can adapt to your family's needs.

Overall, the Orangery is a charming and practical addition to the home, offering a unique blend of style, comfort, and connectivity that makes it a truly special place to enjoy family life.

### Lounge

14'1" x 14'10" max (4.30 x 4.54 max )



This stunning reception room exemplifies the elegance and sophistication that defines the property, offering a generous and inviting space that caters to the needs of modern families. A deep feature bay window, designed in a box style, adorns the front aspect, framed by exquisite wooden panelling and detailed architrave, creating a focal point that draws the eye and enhances the room's charm. An additional window to the side aspect allows for an abundance of natural light, further brightening the space.

The exposed wooden flooring adds warmth and character, complementing the refined aesthetic of the room. At the heart of this inviting space is a beautifully crafted wooden fireplace, featuring intricate detailing and a marble-style inset that houses a log-burning stove. This central focal point not only provides warmth but also adds a touch of grandeur to the room. There is also a wall mounted radiator.

The ceiling features wooden panels that harmonise with the framework of the bay window, creating a cohesive design that flows throughout the space. A central light fixture illuminates the room, while the picture rail and thoughtfully placed wall lights

enhance the overall ambiance, contributing to a homely and welcoming atmosphere.

With its calm décor and well-considered design, this reception room serves as a perfect retreat for relaxation or entertaining guests, making it a cherished space that embodies comfort and elegance within the home.

### Living Room

16'7" x 16'7" (5.07 x 5.06 )



This charming reception room is yet another delightful addition to the property, offering a light and spacious atmosphere perfect for family gatherings or quiet moments of relaxation. A deep bay window at the front aspect serves as a stunning focal point, complemented by a feature arch window that enhances the room's character and allows for ample natural light to fill the space.

The bay window is elegantly framed with exquisite wooden panelling, adding a touch of sophistication and depth. The continuation of detailed coving along the ceiling further enhances the room's elegance, creating a seamless transition between the walls and ceiling. An additional sash style window to the side aspect provides further light and views, contributing to the room's airy feel.

Wall lights are thoughtfully positioned, providing a warm ambiance that complements the natural light. The exposed painted wooden flooring adds charm and character, creating a cosy yet stylish foundation for the room.

At the centre of this inviting reception room is a feature wooden fireplace, complete with a black granite-style inset that houses an open fire. This element not only offers warmth but also serves as a striking visual centerpiece. A central light fixture further illuminates the room, ensuring it remains bright and welcoming at all times.

Overall, this reception room exemplifies a perfect blend of elegance and comfort, making it an ideal space for both entertaining guests and enjoying tranquil family moments. Its thoughtful design and attention to detail ensure it fits beautifully within the overall aesthetic of the home.

### First Floor Landing



A graceful staircase ascends to the first floor landing, showcasing a beautifully crafted wooden balustrade and spindles that add an element of elegance and charm. The landing is illuminated by a feature window on the side aspect, with stained glass panelling in the upper sections, allowing soft, coloured light to filter into the space and further enhancing its inviting atmosphere.

The ceiling, complete with coving and a central light fixture brightens the area, ensuring it remains welcoming. Elegant archway's provides access to the bedrooms and bathroom.

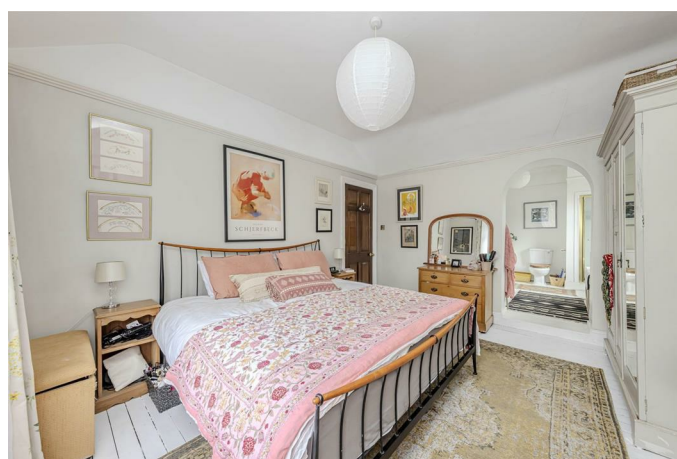
Additionally, a door leads to another landing space, which houses an extra bedroom, providing flexibility for family needs or guest accommodations. From this area, stairs continue

upward to the second-floor accommodation, enhancing the property's spaciousness and functionality.

Overall, the first floor landing is not only a practical transition point but also a beautifully designed space that reflects the home's character and attention to detail, making it a warm and inviting part of the property.

### Bedroom One

13'10" x 12'0" max (4.23 x 3.67 max )



This beautifully designed double bedroom is a light-filled retreat, characterised by its neutral décor that creates a calming atmosphere. The exposed painted wooden flooring adds warmth and character, while a picture rail enhances the room's elegance. A window to the front aspect allows for plenty of natural light, complemented by a radiator that ensures comfort throughout the seasons.

The room is generously sized, providing ample space for bedroom furniture, making it a comfortable and functional area for rest and relaxation. An archway leads through to the en-suite bathroom, seamlessly connecting the two spaces.

## En Suite

10'7" x 8'0" max (3.24 x 2.46 max )



The en-suite bathroom is thoughtfully designed, featuring a panelled bath with a tiled splashback. A heritage-style vanity wash hand basin is equipped with useful storage space underneath, combining practicality with classic design, completed with the W.C and a walk-in shower cubicle. There is a window to the rear aspect allowing for ventilation and natural light, while a picture rail in the bathroom continues the elegant theme found throughout the home. The ceiling light provides ample illumination, and there is loft access. A heated towel rail enhances comfort and luxury, completing this well-appointed en-suite bathroom.

The ceiling light provides ample illumination, and loft access adds practicality for storage solutions. A heated towel rail enhances comfort and luxury, completing this well-appointed en-suite bathroom.

Overall, this double bedroom with en-suite is a perfect blend of style, comfort, and functionality, making it an ideal personal sanctuary within the home.

## Bathroom

9'6" x 9'8" max (2.92 x 2.95 max )



This heritage-style bathroom suite is a stunning blend of classic design and modern functionality, creating an elegant space for relaxation and refreshment. The centrepiece of this bathroom is the beautifully crafted vanity sink unit, featuring a marble-style top that adds a touch of luxury, complemented by brass-style taps that enhance its vintage charm. Beneath the sink, the storage unit provides practical solutions for keeping bathroom essentials organised and accessible.

A deep bath is elegantly enclosed with wooden panelling. Surrounding the bath is feature heritage-style wooden panelling that adds depth and character to the space. The central brass style tap further enhances the traditional aesthetic.

The continuation of the wooden-style panelling extends just past the bath, coving into the ceiling. Two windows allow natural light to filter in, brightening the space while providing ventilation.

The bathroom is equipped with a heated towel rail and a radiator. Exposed painted wooden flooring adds to the charm and character, providing a stylish yet practical foundation.

Additionally, an airing cupboard is conveniently located within the space, offering extra storage for linens and towels. Overall, this heritage-style bathroom combines timeless elegance with modern amenities.

## WC

3'0" x 6'5" (0.92 x 1.98 )



Wooden flooring. WC. Obscured window. Ceiling light. Loft hatch. Wooden panelling to dado height.

## Bedroom Two

12'5" x 13'10" max (3.81 x 4.24 max )



This spacious double bedroom offers a bright and inviting atmosphere, characterised by its light décor that enhances the sense of openness. With windows positioned on two aspects, the room benefits from an abundance of natural light, creating a warm and welcoming environment throughout the day.

The picture rail adds a touch of elegance to the room, framing the walls beautifully and enhancing the overall aesthetic. A centrally placed ceiling light provides ample illumination, ensuring the space remains bright and airy.

The exposed wooden flooring adds both warmth

and character, contributing to the room's cosy feel while being practical and easy to maintain. A radiator is thoughtfully positioned to ensure comfort during the cooler months.

Overall, this double bedroom is a well-designed space that combines functionality with style, making it an ideal sanctuary within the home. Its generous size and thoughtful features provide the perfect backdrop for personal touches and furnishings.

## Landing

Wooden flooring. Access into bedroom three. Storage cupboard. Stairs leading to bedroom four and five. Ceiling light.

## Bedroom Three

13'6" x 10'1" max (4.13 x 3.08 max )



Bedroom three is a spacious double room that exudes a welcoming and airy ambiance, enhanced by its light décor. This neutral palette provides a versatile backdrop, making it easy to personalise the space with various furnishings and accents.

The room features exposed Oakdale flooring, which adds warmth and character while offering a natural aesthetic that complements the light décor beautifully. The large radiator is strategically placed to ensure comfort throughout the year, keeping the room cosy during colder months.

With two windows positioned on two aspects of the property, this bedroom is flooded with natural light, creating a bright and inviting atmosphere. The ample sunlight enhances the feeling of

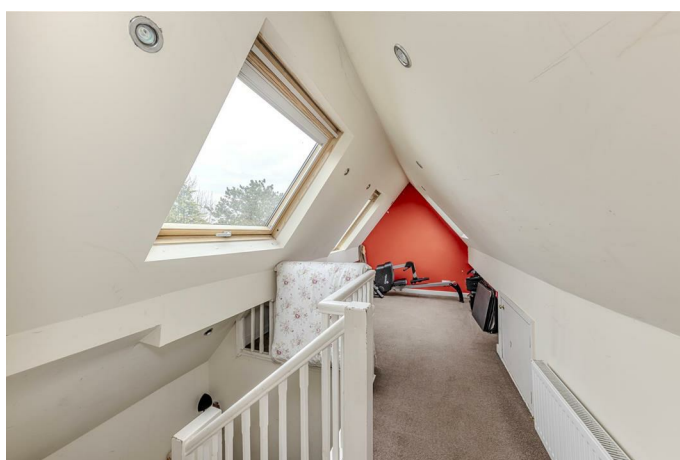
spaciousness, making it a perfect retreat for relaxation.

A ceiling light provides additional illumination, ensuring that the room remains bright and welcoming at all times. Overall, bedroom three is a well-designed, comfortable space that balances style and functionality, making it an ideal sanctuary for rest and rejuvenation.

### **Second Floor Accommodation**

#### **Landing/Storage/Office Space**

16'2" x 9'10" max (4.94 x 3.00 max )



Very versatile space to suit a buyers needs. Fitted carpet. Wall mounted radiator. Storage into eaves. Skylight windows. Access to bedroom. Stairs leading down to first floor landing. Inset spotlights.

#### **Bedroom Four**

11'0" x 10'10" max (3.37 x 3.31 max )



Fitted carpet. Wall mounted radiator. Storage into eaves. Skylight windows. Inset spotlights.

### **Cellar**

12'11" x 16'2" (3.95 x 4.93 )

Useful space which is ideal for storage space.

### **Adjoining Annexe Accommodation**



The adjoining annexe space offers a versatile accommodation solution that caters to a variety of family needs. This thoughtfully designed area is perfect for multi-generational living, accommodating elderly relatives, or providing a private space for dependent teenagers. Additionally, it presents an opportunity for potential income through Airbnb rentals, subject to any necessary planning permissions.

Upon entering the annex, you are greeted by an entrance space that includes a utility area housing a convenient WC, ensuring practicality and ease of use for residents and guests alike.

The excellent-sized lounge features double doors that open out to the outside, enhancing the connection between indoor and outdoor living and allowing natural light to flood the space. This room is well-suited for relaxation and entertaining, providing a comfortable setting for family gatherings or quiet evenings.

The annexe has its own entrance space, complemented by an additional singular front door, ensuring privacy and independence for those utilising the space. Stairs lead up to an adequately sized bedroom that is brightened by skylights, providing a unique architectural element and a

sense of openness.

The adjoining en-suite bathroom features a stunning freestanding rolltop bath, a pedestal wash hand basin, and a WC, creating a luxurious retreat for relaxation. This elegant bathroom design adds charm and functionality, making it a perfect complement to the bedroom.

Overall, the annexe space is a highly adaptable area that meets the diverse needs of modern families while offering potential for additional income or a dedicated workspace, making it a valuable asset to the property.

### **Annexe Utility**

6'1" x 4'9" (1.87 x 1.47 )



Tiled flooring. WC. Wall mounted radiator. Pedestal style wash and basin. Plumbing for washing machine. Obscured window. Ceiling light.

### **Annexe Living Area**

14'10" x 18'4" (4.54 x 5.61 )



Fitted carpet. Access to garden. Wall mounted radiator. Window to the front and side aspect. Stairs leading to 1st floor accommodation. Access into utility. Inset spotlights.

### **Annexe Bedroom**

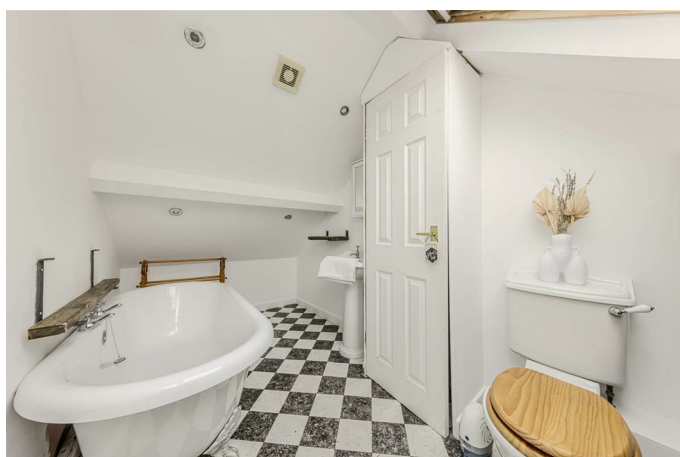
19'1" x 14'4" max (5.82 x 4.37 max )



Fitted carpet. Wall mounted radiators. Skylight windows. Access into ensuite. Stairs leading down to living area. In set spotlights.

### Annexe En Suite

13'10" x 6'0" max (4.22 x 1.83 max )



Vinyl flooring. WC. Bath tub. Pedestal style wash handbasin. Access to boiler. Skylight window. Inset spotlights.

### Garage

18'2" x 10'11" (5.56 x 3.33 )



### Garage Room Two

18'2" x 11'5" (5.56 x 3.49 )



### Outside



The property is situated on a substantial plot, providing ample outdoor space for both functionality and enjoyment. A well-designed driveway leads to the front entrance, offering convenient off-road parking for multiple vehicles. This part of the driveway has an easement across to access the neighbouring property. Additionally, there is an extra driveway located on the adjacent side of the property, which leads to a detached brick-built garage. This garage is currently used as workshop areas, benefiting from ample illumination and power supply.

Access from the first driveway allows for pedestrian entry into the main property, as well as direct access to the annex accommodation, enhancing

the versatility of the layout.

As you walk around the front of the house, you will encounter a couple of storage sheds that provide practical solutions for keeping outdoor items organised and accessible.

The gardens are located at the rear and side aspects of the house, featuring various seating areas perfect for relaxation and outdoor entertaining. Paved patio areas create ideal spots for dining al fresco, while extensive flower beds and shrubs add colour and vibrancy to the landscape.

Mature trees and hedging provide privacy and a natural ambiance, enhancing the overall charm of the outdoor space. A pathway leads down to a well-maintained lawn area, offering a lush green space for children to play or for gardening enthusiasts to cultivate their plants. There are various more sheds providing more useful space.

Overall, the outdoor space is thoughtfully designed to provide both functionality and beauty, making it an ideal environment for family gatherings, quiet reflection, or simply enjoying the beauty of nature.

### **Development Potential**



The property offers an intriguing potential for further development, particularly with the second driveway. There is the possibility to section off this area and apply for planning permission to

construct another residential unit. However, it's important to note that this idea has not been pursued, and the viability of such a project has not been assessed.

If you're considering this option, it is essential to conduct thorough research regarding local planning regulations and guidelines. Engaging with local authorities or planning consultants can provide valuable insights into the feasibility of the project and any necessary steps to take.

Overall, while the potential for additional development exists, careful consideration and due diligence will be crucial to understanding the possibilities and limitations associated with this opportunity.

### **Agent Notes**

Tenure: Freehold

Services: Mains Electric, Main Gas, Septic Tank Drainage/ The vendors are in the process of having a new sewage treatment plant installed.

The garage has its own separate power supply with a meter.

Council Tax: Staffordshire Moorlands Band G

### **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!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **what3words**



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What is what3words

Divided the world into 3 metre squares and gave each square a unique combination of three words. It's the easiest way to find and share exact locations.

### **Property To Sell Or Rent?**

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 Advisor?**

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

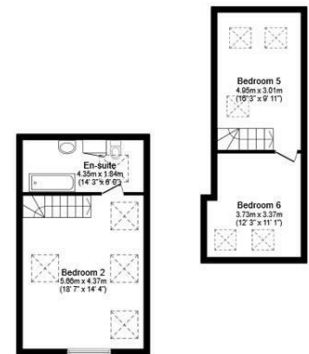
## Floor Plan



Ground Floor  
Floor area 156.1 m<sup>2</sup> (1,680 sq.ft.)



First Floor  
Floor area 120.5 m<sup>2</sup> (1,297 sq.ft.)



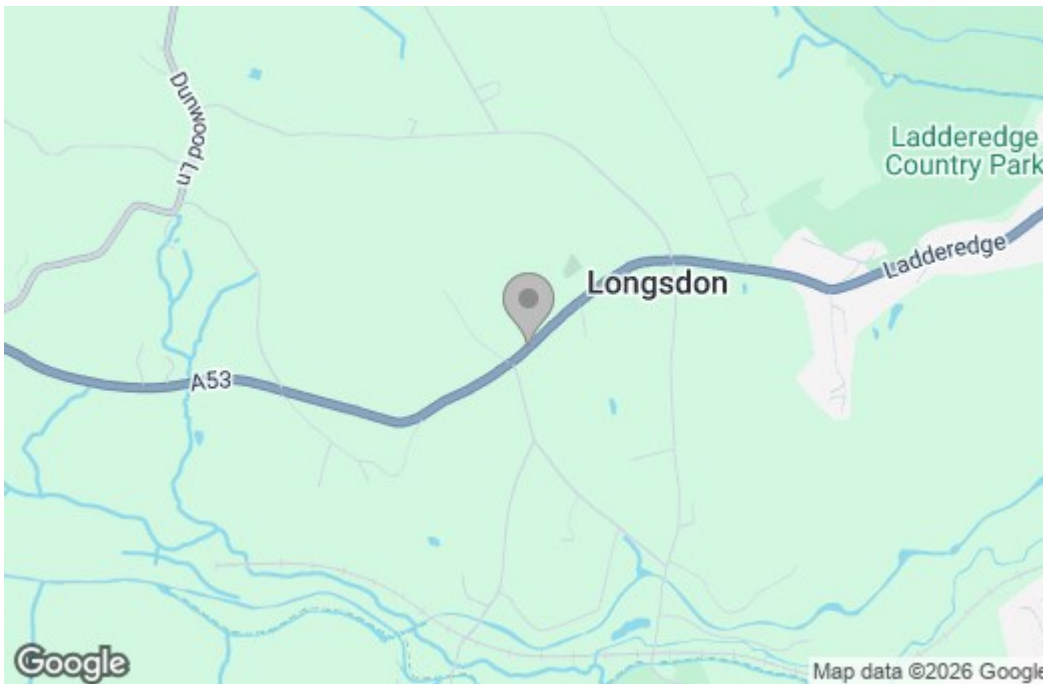
Second Floor  
Floor area 27.2 m<sup>2</sup> (292 sq.ft.)

TOTAL: 303.7 m<sup>2</sup> (3,269 sq.ft.)

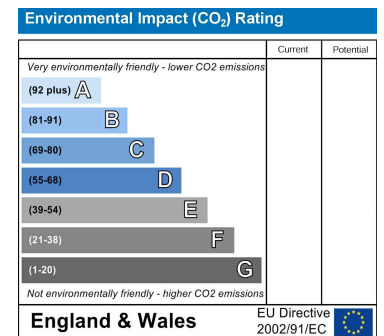
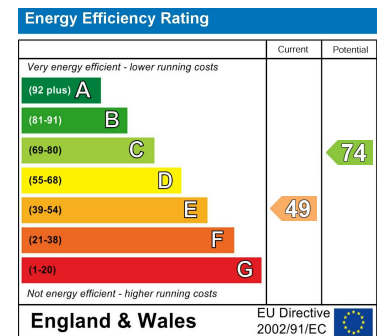
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.