

## Ivy Cottage Tompkin Lane, Stoke-On-Trent, ST9 9LX

Offers in the region of £325,000

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"Country villages are built not only from stone and timber, but from laughter, shared memories and generations of gentle living"

Ivy Cottage is a charming, stone-built period home set in the heart of the desirable village of Stanley. Dating back to the early 1900s, the property is full of character features including exposed beams, low ceilings and a delightful cobbled courtyard. The accommodation includes a cosy lounge with a log-burning stove, a spacious modern dining kitchen, a ground floor bathroom, and two well-sized double bedrooms. Externally, secure electric gates open into a courtyard offering private outdoor space or potential off-road parking. With countryside walks on the doorstep, the Travellers Rest pub moments away, and nearby amenities in Endon, Ivy Cottage perfectly blends rural charm with convenience.

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

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## Denise White Estate Agents Comments

Ivy Cottage is a quintessential stone-built home nestled in the heart of the highly regarded village of Stanley. Dating back to the early 1900s, the property is brimming with character and delightfully traditional features, including low ceilings, exposed beams, ledge-and-brace doors with wrought iron latches, and a charming cobbled courtyard. Warm, welcoming and full of storybook charm, this beautiful cottage offers the perfect blend of period appeal and modern comfort.

A small entrance hall greets you as you step inside, with stairs rising to the first floor and doors leading to both the lounge and the dining kitchen. The lounge is a cosy yet surprisingly generous space, complete with a log-burning stove—perfect for curling up beside on cooler evenings. The kitchen is bright, spacious, and thoughtfully designed, fitted with a modern range of units and high-quality integrated appliances, while still offering ample space for a dining table and chairs. From the dining area, a door leads to an inner hallway, giving access to the downstairs bathroom.

To the first floor, there are two well-proportioned double bedrooms, each boasting views across the cobbled courtyard and the pretty village rooftops beyond.

Outside, electric gates provide secure access to the courtyard, which offers the versatility of off-road parking or a private outdoor space, ideal for garden furniture and al fresco dining in the warmer months. With its rustic charm and sheltered setting, the courtyard is a true extension of the living space.

Ivy Cottage also benefits from a fitted alarm system and CCTV cameras, providing enhanced security and added peace of mind for the homeowner.

Perfectly positioned in the heart of Stanley, just a stone's throw from the popular Travellers Rest pub and surrounded by the rolling Staffordshire Moorlands countryside, this property is ideally placed for those who enjoy scenic walks and rural

tranquillity. The neighbouring village of Endon is only a short drive away and offers a selection of independent shops, eateries and two highly regarded schools.

Whether you are seeking a peaceful rural retreat or a taste of idyllic village life with amenities close by, Ivy Cottage offers the best of both worlds—a place to unwind, breathe deeply and truly feel at home.

## Entrance Hall

Wooden entrance door to the front aspect. Oak effect flooring. Stairs leading to the first floor. Exposed beams to the ceiling. Ceiling light. Doors leading into:—

## Lounge

9'2" extending to 12'7" x 18'9" (2.81 extending to 3.85 x 5.73)



Oak effect flooring. Two radiators. uPVC window to the front aspect. Fitted with a log burning stove set in an exposed brick fire recess with slate hearth. Exposed beams to the ceiling. Three wall lights.

## Kitchen

20'2" x 8'5" (6.16 x 2.57)



Fitted with a modern range of units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over and single electric oven. Plumbing for automatic washing machine. Space for fridge freezer. Oak effect flooring. Radiator. uPVC windows to the front and side aspects. Exposed beams to the ceiling. Ceiling light and spotlights. Door leading into: –

## Inner Hall

5'11" x 2'6" (1.81 x 0.78)

Oak effect flooring. Storage cupboard off. Ceiling light. Door leading into:–

## Bathroom

8'9" x 5'4" (2.68 x 1.65)



Fitted with a traditional suite comprising of paneled bath with shower over, pedestal wash hand basin and low-level WC. Oak effect flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

## First Floor Landing

Carpet. Ceiling light. Doors leading into: –

## Bedroom One

14'3" x 9'9" (4.36 x 2.98)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

## Bedroom Two

14'3" x 8'8" (4.36 x 2.65)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

## Outside



The exterior of Ivy Cottage is every bit as charming as its interior. Secure electric gates open onto a beautiful cobbled courtyard—a rare and iconic cottage feature—offering both privacy and practicality. The space can be used for off-road parking or styled as a tranquil outdoor seating area ideal for potted plants, herbs, alfresco dining, or enjoying morning coffee in the sunshine. Sheltered and tucked away from the lane, it becomes a peaceful haven in the warmer months, perfectly complementing the cottage lifestyle.

## Agents Notes

Tenure: Freehold

Services: All mains services connected. Fully fitted alarm and CCTV systems.

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

## 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.

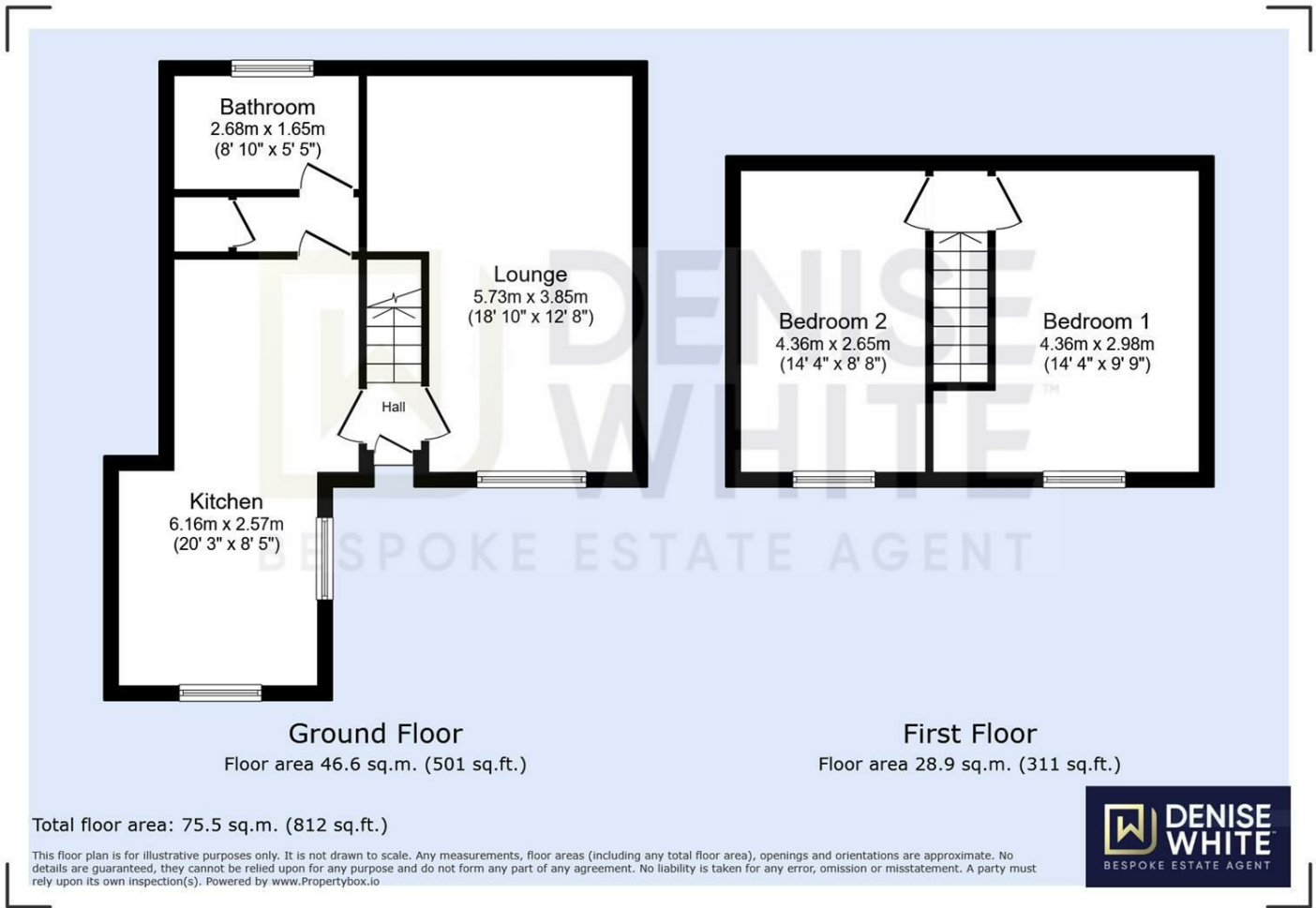
## You Need A Solicitor!

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.

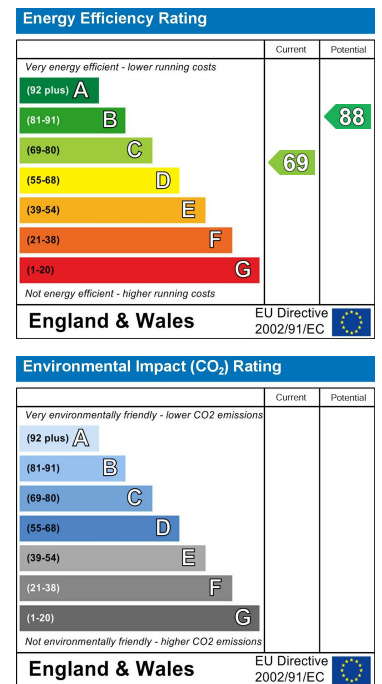
## Floor Plan



## Area Map



## Energy Efficiency Graph



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