



## 9 High Street, Staffordshire, ST10 2PE

**Guide price £550,000**

\*\*Guide price £550,000 to £575,000\*\*

*"Restoration is the art of listening to what a house once was – and helping it become what it can be again"*

Brimming with period character, this stunning Grade II listed home lies in the heart of Dilhorne village and has been beautifully restored by the current owners to blend timeless charm with modern-day comfort. Arranged over three floors and incorporating a self-contained annex, the property offers exceptionally versatile accommodation ideal for multi-generational living. With vaulted ceilings, exposed beams, brick fireplaces, original floorings and cast iron features throughout, the home combines atmospheric living spaces with luxurious bathrooms and a stylish contemporary kitchen. Outside, a private driveway provides parking for up to four vehicles, while the enclosed rear garden offers a low-maintenance haven with a paved patio and Astraturf lawn.

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

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### **Denise White Estate Agents Comments**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

Steeped in history and bursting at the seams with period character and charm, this Grade II listed residence, dating back to circa 1700, lies in the very heart of the picturesque village of Dilhorne. Believed to have once been the local Girls School, and has been lovingly restored over the past decade by the current owners, the property has been thoughtfully revived from its historic bones into a beautiful home perfectly suited to modern-day living. Arranged over three floors and cleverly divided into two parts – the main house and an adjoining annex – it offers wonderfully flexible accommodation ideal for multi-generational living.

The main house exudes period charm and individuality throughout. You're welcomed into a spacious Sitting Room with wood block flooring, exposed beams, and an exposed brick fireplace housing a multi-fuel stove. Alongside the Sitting Room, to the front of the home lies a stylish Kitchen, fitted with high-gloss units, a breakfast bar, and features an original cast iron fireplace, blending contemporary design with timeless character. Beyond the Kitchen is a Utility Room and Boiler Room with external access, housing the biomass boiler and providing a practical storage space. From the Sitting Room, an Inner Hallway leads to the First-Floor staircase and the Cellar, while opening into a cosy Snug at the rear featuring wood block flooring, exposed brickwork, beams, and a door leading outside. Completing the ground floor is an internal home Office/Games Room with an original brick workbench and a Downstairs WC.

The First Floor continues the home's period charm with exposed brickwork, original fireplaces, and wooden floorboards. The Principal Bedroom, positioned to the front aspect, enjoys built-in wardrobes and a luxurious En-Suite Bathroom complete with a freestanding roll-top bath and separate shower. A second Double Bedroom also benefits from its own En-Suite Shower Room. From

the First-Floor Landing, an internal door provides access to the Annex, which can be fully closed off for self-contained use. Stairs ascend to the Second Floor, where two further Double Bedrooms boast stunning vaulted ceilings, exposed beams, and brick walls, alongside a generous Family Bathroom with a freestanding slipper bath and double shower.

Let's move on to the Annex! Having its own private entrance, creating the perfect independent living space. An Entrance Porch/Utility welcomes you to the property and leads into an Inner Hallway, with access to a ground floor Bathroom and a well-appointed Kitchen fitted with painted wooden units, stainless steel work surfaces, and wood block flooring. A feature wooden-panelled wall opens into a cosy Lounge complete with a multi-fuel stove set on a raised brick hearth, from which stairs rise to the First Floor. The First Floor provides a spacious landing area, ideal for a home office, and a comfortable Double Bedroom, with a further room located on the second floor ideal for a Dressing Room, Hobby Room or additional Home Office space.

Outside, the property enjoys a good-sized plot accessed via a shared driveway, leading to a private parking area for up to four vehicles. To the rear lies an enclosed, low-maintenance garden featuring a paved patio seating area and an Astroturf lawn – perfect for relaxing or entertaining.



## Location



Dilhorne is a picturesque village located in the Staffordshire Moorlands, offering a quintessential rural lifestyle within easy reach of nearby towns and cities. The village is centred around its historic church of All Saints, reflecting its long-standing heritage, and is complemented by community amenities including a village hall, a popular local pub (The Royal Oak), and a children's recreation area. The surrounding landscape is characterised by rolling fields and open countryside, providing excellent opportunities for walking, cycling, and enjoying the natural beauty of the Staffordshire Moorlands.

Despite its peaceful rural setting, Dilhorne is well-connected, with the nearby market towns of Cheadle and Leek offering additional shopping, dining, and leisure facilities. The village also benefits from excellent road links, including access to the A50, A500, and M6, making it convenient for commuting to larger centres such as Stoke-on-Trent. Dilhorne appeals to those seeking a friendly, community-focused village life, combined with the tranquility and scenic beauty of the Staffordshire countryside.

## Sitting Room

14'9" x 14'0" (4.52 x 4.28)



Wooden entrance door to the front aspect. Wood block flooring. Two traditional column radiators. Multi fuel stove set in a brick fire recess with flagged hearth. Windows to the front and side aspects. Exposed beam to the ceiling. Two ceiling lights. Openings into the Inner Hall and into:-

## Kitchen

14'6" x 13'6" (4.42 x 4.14)

Fitted with a range of high gloss wall and base units with work surfaces over incorporating an inset one and a half bowl sink unit with hose mixer tap. Integrated four ring electric hob with extractor over and single electric oven. Integrated dishwasher and fridge freezer. Original brick flooring. Two traditional column radiators. Feature original fireplace. Two windows to the front aspect. Three ceiling lights. Exposed beam to the ceiling. Doors leading to the boiler room and into:-

## Utility Room

10'5" x 4'11" (3.20 x 1.52)

Original brick flooring. Window to the rear aspect. Plumbing for automatic washing machine. Space for condensing tumble dryer. Exposed beam to the ceiling with original hooks. Two ceiling lights.

## Boiler Room

15'2" x 7'10" (4.64 x 2.39)

Wooden entrance door to the front aspect. Window to the front aspect. Power and light. Exposed beams to the ceiling. Housing a floor mounted eco-friendly wood pellet boiler and mega flow hot water cylinder.

### Inner Hall

Wood block flooring. Stairs off to the first floor. Door leading to the cellar. Opening to the Snug. Door leading into: –

### Office/Games Room

7'6" x 7'3" (2.30 x 2.23)



Wood block flooring. Original brick workbench. Exposed beams. Wall mounted upright radiator. Ceiling light.

### Snug

18'0" x 7'7" extending to 12'7" (5.51 x 2.33 extending to 3.86)



Wood block flooring. Feature exposed brick fireplace. Two traditional column radiators. Fitted with a range of built-in storage cupboards. Three ceiling lights. Exposed beams to the ceiling. Sealed unit double glazed window to the side aspect. Door leading to the side aspect. Door leading into:–

### WC

5'8" x 2'8" (1.73 x 0.83)

Fitted with a low-level WC and wall mounted corner wash hand basin with mixer tap. Quarry tiled flooring. Radiator. Ceiling light. Obscured sealed unit double glazed window to the side aspect.

### Cellar

14'6" x 7'5" (4.43 x 2.28)

Power and light. Original stone workbenches.

### First Floor Landing

Exposed wooden flooring. Feature exposed brick wall with inset beams. Traditional column radiator. Ceiling light. Stairs leading to the second floor. Internal door leading to the annex. Internal access to the Annex. Doors leading into: –

### Bedroom One

14'11" x 14'2" (4.55 x 4.32 )



Exposed wooden flooring. Traditional column radiator. Two windows to the front aspect. Exposed beams to the ceiling. Fitted with a range of built-in wardrobes. Feature cast-iron fireplace with tiled hearth. Two ceiling lights. Door leading into: –



### Ensuite Bathroom

7'10" x 7'4" (2.40 x 2.24)



Fitted with a suite comprising of freestanding clawfoot roll top bath with central mixer tap, low-level WC, pedestal wash hand basin and fully tiled corner shower cubicle with rainfall showerhead. Exposed wooden flooring. Traditional column style heated towel rail. Window to the side aspect. Ceiling light.

### Bedroom Two

14'11" x 12'5" (4.55 x 3.80)



Exposed wooden flooring. Traditional column radiator. Two windows to the front aspect. Exposed beams to the ceiling. Two ceiling lights. Wall mounted electric heater. Feature cast-iron fireplace. Door leading into:-

### Ensuite Shower Room

6'6" x 5'2" (1.99 x 1.59)



Fitted with a suite comprising of a fully tiled corner shower cubicle, low-level WC and pedestal wash hand basin. Exposed wooden flooring. Part tiled walls. Exposed beams to the ceiling. Ceiling light. Wall mounted heated towel rail.

### Second Floor Landing



Exposed wooden flooring. Ceiling light. Exposed beams. Window to the front aspect. Doors leading into: -

### Bedroom Three

17'5" x 15'4" (5.31 x 4.68)



Expose wooden flooring. Two traditional column radiators. Vaulted ceiling with exposed beams. Feature exposed brick wall with inset beams. Feature exposed brick fireplace. Window to the front aspect. Two ceiling lights.

### Bedroom Four

15'4" x 13'9" (4.68 x 4.20)



Exposed wooden flooring. Traditional column radiator. Wall mounted electric storage heater. Window to the front aspect. Vaulted ceiling with exposed beams. Ceiling light.

### Bathroom

16'3" x 7'1" extending to 12'7" (4.96 x 2.18 extending to 3.86)



Fitted with a suite comprising of freestanding clawfoot slipper bath with mixer tap, double shower cubicle, pedestal wash hand basin and back to wall low-level WC. Exposed wooden flooring. Two traditional column radiators. Window to the side aspect. Vaulted ceiling with exposed beams. Two ceiling lights. Built-in storage under the eaves.

### Annex

#### Entrance Porch / Utility Room

8'3" x 4'8" (2.53 x 1.43)

Wooden entrance door to the side aspect. Wood block flooring. Sealed unit double glazed window to the side aspect. Plumbing for automatic washing machine. Ceiling light. Door leading into: –

#### Inner Hall

Wood block flooring. Ceiling light. Traditional column radiator. Doors leading into: –



## Bathroom

10'4" x 5'4" (3.16 x 1.65)



Fitted with a suite comprising of freestanding clawfoot slipper bath with shower mixer tap, pedestal wash hand basin, low-level WC and walk-in shower cubicle with rainfall showerhead. Vinyl flooring. Traditional column radiator. Obscured sealed unit double glazed windows to the side and rear aspect. Two ceiling lights.

## Kitchen

13'10" x 8'10" (4.22 x 2.71)



Fitted with base units with stainless steel work surfaces over incorporating a Belfast sink unit with hose mixer tap. Integrated four ring electric hob with extractor over and single electric oven. Space for under counter fridge. Wood block flooring. Traditional column radiator. Part tiled walls. Feature wooden panelled wall. Sealed unit double glazed window to the side aspect. Three ceiling lights. Opening into:-

## Lounge

12'7" x 8'9" (3.84 x 2.68)



Original brick flooring. Traditional column radiator. Multi fuel stove set on a raised brick hearth. Windows to the side and rear aspects. Exposed to beam to the ceiling. Three wall lights. Wooden entrance door to the side aspect. Stairs leading to the first floor. Under stairs storage cupboard.

## First Floor Landing

12'6" x 8'9" (3.82 x 2.67)



Exposed wooden flooring. Traditional column radiator. Sealed unit double glazed window to the side aspect. Exposed beams to the ceiling. Two ceiling lights. Door leading into: -

## Bedroom

12'8" x 8'9" (3.87 x 2.69)



Exposed wooden flooring. Traditional column radiator. Window to the rear aspect. Exposed beam to the ceiling. Ceiling light. Stairs leading to the Second Floor.

## Office/ Attic Room

12'5" x 8'11" (3.79 x 2.72)

Exposed wooden flooring. Traditional column radiator. Window to the side aspect. Vaulted ceiling with exposed beams. Ceiling light.

## Outside

### Agents Notes

Tenure: Freehold

Services: Mains water, drainage and electricity connected. Bio mass boiler and hot water cylinder.

Council Tax: Staffordshire Moorlands Band D

### 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.

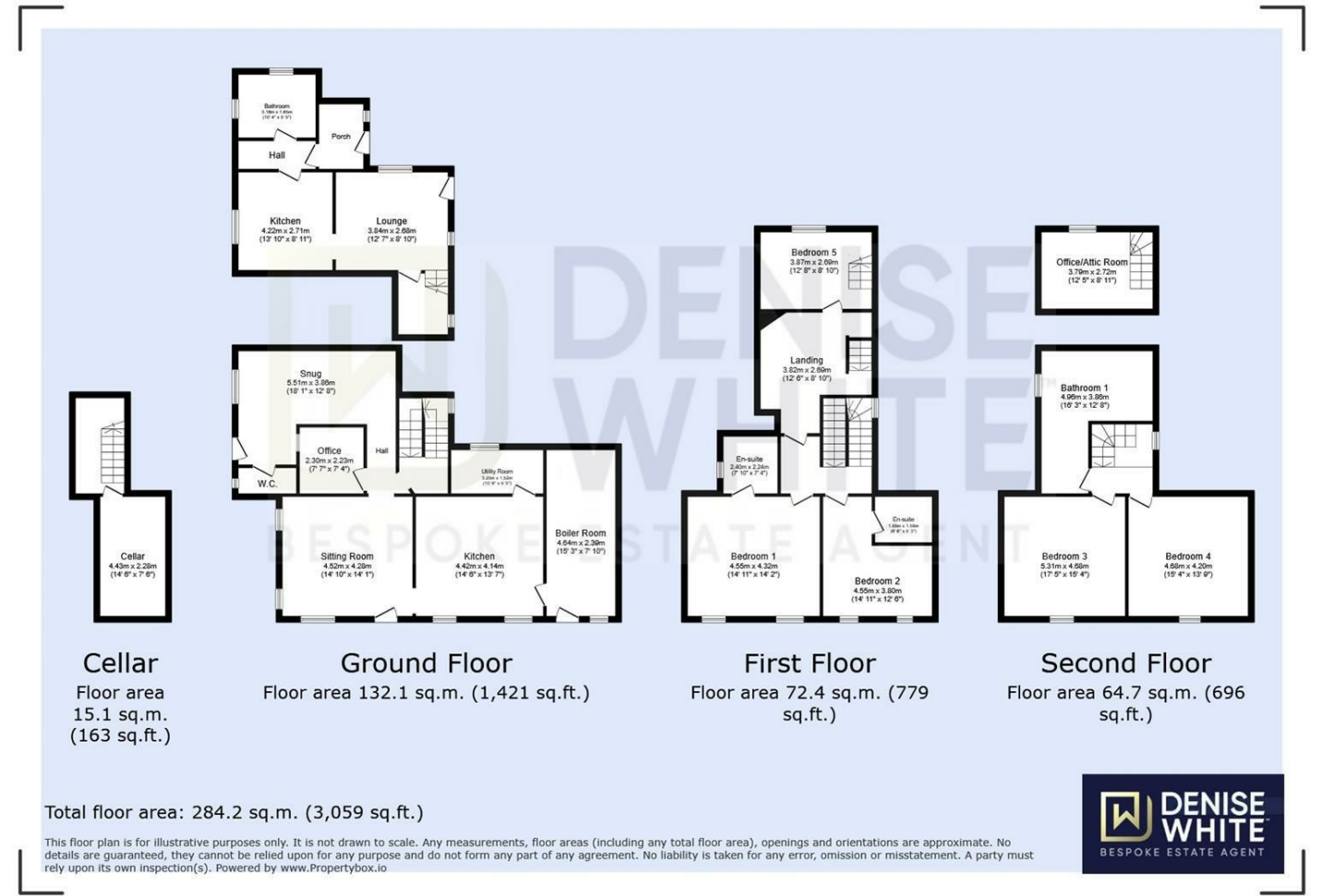
### Do You Need A Mortgage?

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

### 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.

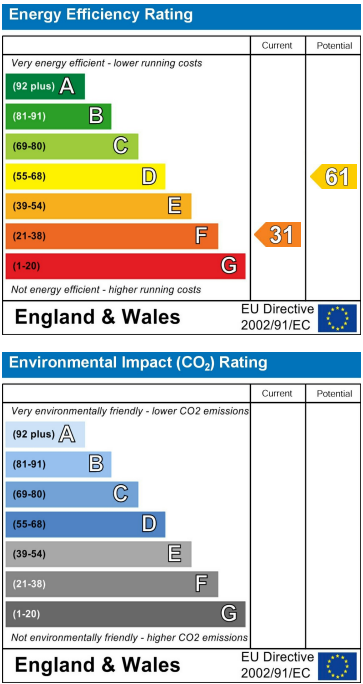
Floor Plan



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.