



## 115 Leek Road, Staffordshire, ST9 9NJ

**Asking price £575,000**

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"In restoring a house one must first realize its period, feel its personality and try to bring out its good points." - Nancy Lancaster

An exceptional four-bedroom semi-detached period property, beautifully upgraded throughout, offering spacious accommodation across three floors, stunning original features, and a charming garden backing onto open fields – all within close proximity to popular schools and local amenities.

## Denise White Estate Agents Comments



This truly exceptional four-bedroom semi-detached period property offers an outstanding blend of timeless character and modern elegance. Sympathetically upgraded to an extremely high standard throughout, the home boasts spacious and versatile accommodation arranged over three floors, ideal for modern family living.

As you approach, the property's striking facade, mature trees, and attractive frontage immediately set the tone. Internally, you are welcomed into a well-presented porch—perfect for coats and shoes—before being greeted by a beautiful stained-glass door that leads into a grand entrance hall. Original detailed tiled flooring, high ceilings, and an elegant staircase create an instant sense of grandeur and warmth. A useful cloakroom and understairs storage offer practicality without compromising on style.

To the front of the property, an outstanding reception room spans the full width of the home. This breathtaking space is adorned with intricate coving, ceiling roses, hardwood double-glazed windows, and a multi-fuel burner—all tastefully retained or restored to enhance the property's original charm.

To the rear, a stunning open-plan kitchen and dining room is the heart of the home. Featuring timeless shaker-style cabinetry, butcher block worktops, and a Belfast sink, the kitchen flows beautifully into the dining area, where a second log

burner adds further character. A walk-in pantry provides additional storage and convenience. Completing the ground floor is a separate utility room and an impressive WC.

The first floor hosts three generous double bedrooms, all featuring bespoke fitted wardrobes. The two front-facing bedrooms benefit from bespoke shutters, enhancing both privacy and period elegance. A beautiful feature window lights the stairwell to the second floor, where a fourth double bedroom and a large family bathroom await. The bathroom is well-appointed with a separate bath and walk-in shower.

Externally, the property continues to impress. A relatively private frontage offers off-road parking and scenic views across fields. The beautifully landscaped rear garden is accessed via a charming gateway and features a lawned area with mature borders, a paved pathway, and steps leading to a delightful patio area with pergola—perfect for entertaining in the warmer months. Beyond the garden, the property backs onto open fields, providing a peaceful and picturesque backdrop.

Overall, this is a truly unique home that successfully combines period elegance with contemporary living.

## Location



Endon is a village within the Staffordshire

Moorlands district of Staffordshire, It is 4 miles southwest of Leek and 6 miles north-northeast of Stoke-on-Trent. Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The village boasts three popular schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School, as well as a selection of village stores, a thriving village hall, popular local pub serving a highly rated carvery, and with a stylish cocktail bar and restaurant just a short drive (or pleasant stroll) down the road in Stockton Brook. The Caldon Canal also runs through Endon, offering pleasant rural walks through the Staffordshire Moorland Countryside.

The village is unusual in the respect that it is one of only a few outside Derbyshire which practices the ancient custom of Well dressing. A weekend fair accompanies the dressing of the well at which a local girl is crowned as the Well Dressing Queen. The fair also includes a contest called "Tossing the Sheaf" where local men compete to see who can toss a bale of straw the highest over a raised bar. The fair is known for bringing the entire village together, which is a rare occasion for most modern villages.

### Entrance Porch

5'11" x 5'6" (1.82 x 1.70 )



Herringbone style flooring. Composite door to the side aspect. UPVC double glazed window to the rear aspect. Hardwood double glazed window into living room. Stained glass and wooden door into entrance hall. Ceiling light.

### Entrance Hall

17'3" x 5'9" (5.26 x 1.77)



Tiled flooring. Wall mounted column radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. Cloak room. Wall light. Coving. Ceiling rose. Ceiling light.

### Living Room

17'10" x 25'9" (5.45 x 7.87 )



Herringbone flooring. Two column radiators. Hardwood double glazed bay style window with stain glass detail to the front aspect. Hardwood double glazed window with stain glass detail to the front aspect. Built in cupboards. AGA log burner with cast iron surround and tiled hearth. Ornate coving. Two ceiling roses. Two ceiling lights.

## Dining Room

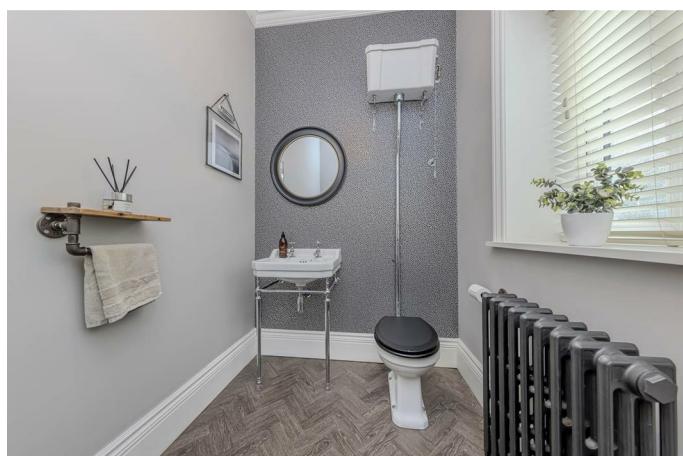
12'5" x 13'10" max (3.81 x 4.24 max )



Wood effect flooring. Multi fuel burner with tiled hearth. Upvc double glazed window to the rear aspect. Coving. Ceiling rose. Ceiling light. Walk in pantry. Open access into:-

## WC

7'2" x 5'5" (2.19 x 1.67 )



Herringbone flooring. Column radiator. Wash hand basin. WC. Coving. Obscured uPVC double glazed window to the side aspect. Ceiling light.

## Kitchen

10'2" x 9'7" (3.12 x 2.93 )



Wood effect flooring. A range of wooden shaker style base units with butcher block work surface above. Integrated Belfast sink with mixer tap above. Space for range style cooker with extractor fan above. Upvc double glazed window to the side aspect. UPVC double glazed window to the rear aspect. Inset spotlights.

## Utility

9'6" x 6'9" (2.91 x 2.08 )



Herringbone flooring. A range of gloss wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit. Combination boiler. Composite door to the side aspect. UPVC double glazed window to the side aspect. Inset spotlight.

## First Floor Landing



Herringbone flooring. Column radiator. uPVC double glazed window to the side aspect. Coving. Ceiling light. Stairs to the second floor accommodation.

## Bedroom One

9'10" 213'3" x 18'6" (3.65 x 5.65 )



Continued herringbone flooring. Column radiator. Fitted floor to ceiling wardrobes. Double glazed window to the rear aspect. Hardwood double glazed bay window with stained glass detail to the front aspect. Bespoke wooden shutters. Coving. Ceiling light.

## Bedroom Two

13'5" max x 11'10" (4.11 max x 3.63 )

Continued herringbone flooring. Cast-iron feature fireplace. Wall mounted column radiator. Hardwood double glazed window with stained glass detail to the front aspect. Bespoke wooden shutters. Fitted wardrobes. Ceiling light.

## Bedroom Three

12'5" x 13'9" max (3.79 x 4.21 max )



Continued herringbone flooring. Wall mounted column radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Ceiling light.

## Second Floor Landing

Wooden flooring. Wooden window to the side aspect. Ceiling light.

## Bedroom Four

13'6" x 11'3" max (4.12 x 3.45 max )



Fitted carpet. Wall mounted column radiator. Feature cast iron fireplace. Feature wooden window onto second floor landing. UPVC double glazed window to the side aspect. Ceiling light. Loft access.

## Bathroom

12'8" x 6'9" (3.87 x 2.08 )



Tiled flooring. Partially tiled walls. Fitted bath. Low-level WC. Vanity unit incorporating wash handbasin with storage underneath. Wall mounted radiator. Wall mounted towel rail. Shower enclosure with shower. UPVC double glazed dormer window to the rear aspect. Inset spotlights.

## Outside



Externally, the property boasts excellent curb appeal with a private, mature frontage and off-road parking, offering views across open fields. A charming gated pathway leads to a beautifully landscaped rear garden featuring lawned areas, well-stocked borders, and a paved patio with pergola—ideal for summer entertaining. The garden backs onto open countryside, providing a peaceful and picturesque setting.

## Agents Notes

Tenure: Freehold

Services: All mains services connected  
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.

### **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.

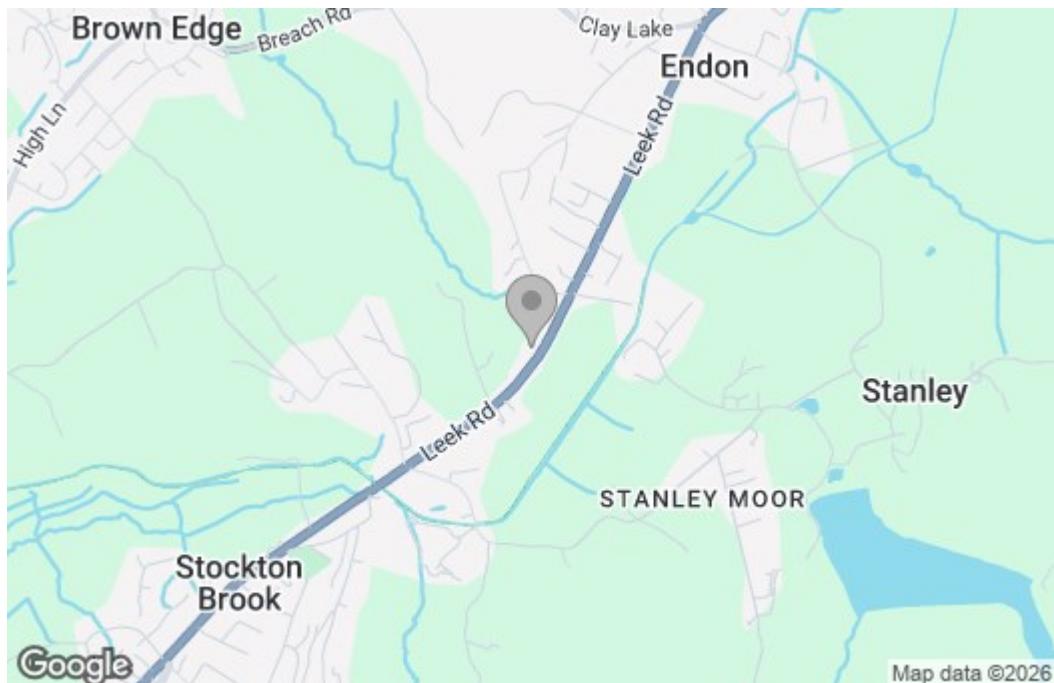
## Floor Plan



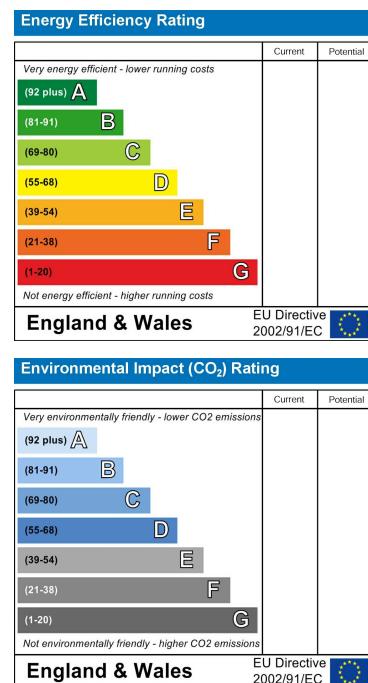
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.