



St Edwards Cottage Ball Lane, Leek, ST13 5EU

Offers in the region of £350,000

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This exceptional property offers a rare combination of location, character, and comfort — a true sanctuary in the heart of Leek. Whether you're seeking a peaceful retreat or a home that celebrates individuality and craftsmanship, this gorgeous detached cottage in Petit France is certain to capture your heart.

Denise White Estate Agent Comments

Tucked away in the picturesque and ever-popular area of Petit France, in the very centre of the vibrant market town of Leek, lies this gorgeous one-of-a-kind detached cottage – a home that perfectly captures the charm, warmth, and individuality that make Leek such a special place to live.

Lovingly designed and thoughtfully enhanced by the current owner, this home offers a welcoming and refreshing living space where every detail has been considered. From the moment you step inside, you are greeted with an atmosphere of calm and comfort – a true sanctuary that feels far removed from the hustle and bustle, yet remains just moments from all the town's amenities.

The heart of the home is the beautiful breakfast kitchen, featuring a traditional AGA that instantly sets a cosy, homely tone. A charming breakfast nook provides the perfect spot to enjoy morning coffee. The living room is wonderfully inviting, with its exposed brick chimney breast, log-burning stove, and bay window overlooking the enclosed garden and Brough Park beyond. It's a space that truly comes alive in every season – warm and snug in winter, light and serene in summer.

A practical utility room with WC and direct outdoor access completes the ground floor, ensuring the home is as functional as it is beautiful.

A large galleried landing provides a wonderfully versatile area – ideal as a reading nook, home office, or second sitting room. This adaptable space could also be reimagined to create a third bedroom, offering flexibility for a variety of lifestyles.

Also on this level is the stylish shower room, featuring a walk-in shower, traditional fixtures, and a striking skylight that floods the room with natural light and frames tranquil treetop views – a truly serene place to begin or end your day.

There are two stunning double bedrooms, each full of character and flooded with natural light.

The principal bedroom boasts a vaulted ceiling and dual-aspect windows that frame the most breathtaking views across the rooftops and parkland. The second bedroom continues the theme of charm and comfort, featuring a vaulted ceiling, exposed brick chimney breast, skylights, and wooden flooring – a peaceful retreat filled with warmth and personality.

The charm of this home extends beyond its walls. The enclosed cottage-style garden offers a delightful outdoor space – perfect for enjoying a quiet morning coffee or an evening glass of wine as the sun sets over the park. The cobbled approach leading to the cottage adds yet another layer of character and timeless appeal.

This exceptional home combines period charm, clever design, and an unbeatable location. Every window tells a story – whether it's a glimpse of Leek's historic architecture or a view across the leafy serenity of Brough Park.

Location

Located in an extremely sought after area in the centre of the town.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to specialty producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and

outdoors in the Market Place, offering everything from general goods, antiques and collectibles to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Kitchen

11'4" x 9'3" (3.47 x 2.82)



Wooden flooring. Wall mounted radiator. Range of base units. Windows to the side and rear aspect. Sink unit. Space for cooker. Rayburn. Access into lounge area. Inset spotlights.

Utility room

10'8" x 5'3" (3.27 x 1.62)

Tiled flooring. Range of wall and base units. Sink unit. Window to the front aspect. Plumbing for washing machine. Access to WC. Inset spotlights.

Rear porch / WC

5'7" x 3'9" (1.72 x 1.15)



Tiled flooring. WC. Window to the front and side aspect. Access to outside. Inset Spotlight.

Lounge

11'10" plus bay x 11'8" (3.61 plus bay x 3.58)



Wooden flooring. Wall mounted radiator. Brick fireplace. Log burner. Double glazed windows to the side and rear aspect. Stair access leading to the first floor accommodation. Ceiling light.

First Floor landing

12'0" x 8'6" (3.66 x 2.61)



Wooden flooring. Wall mounted radiator. Fireplace. Inset spotlights. Access into bedroom one. Access into bathroom. Stair access leading to the second floor accommodation.

Bedroom

11'8" x 11'6" (3.57 x 3.53)



Wooden flooring. Wall mounted radiator. Double glazed windows to the rear and side aspect. Fireplace. Ceiling light.

Shower Room

7'9" x 5'2" (2.38 x 1.59)



Tiled flooring. WC. Pedestal style wash hand basin. Shower cubicle. Rain style shower. Double glazed window to the front aspect. Skylight window. Inset spotlights. Airing cupboard.

Second Floor

Bedroom

12'9" x 12'0" extending to 15'1" (3.89 x 3.68 extending to 4.61)



Wooden flooring. Wall mounted radiator. Window to the rear aspect. Skylight windows. Ceiling light.

Outside



To the rear of the property there is a good sized enclosed garden with a paved patio area and steps down to well stocked borders featuring a range of well established perennials.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 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.

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.

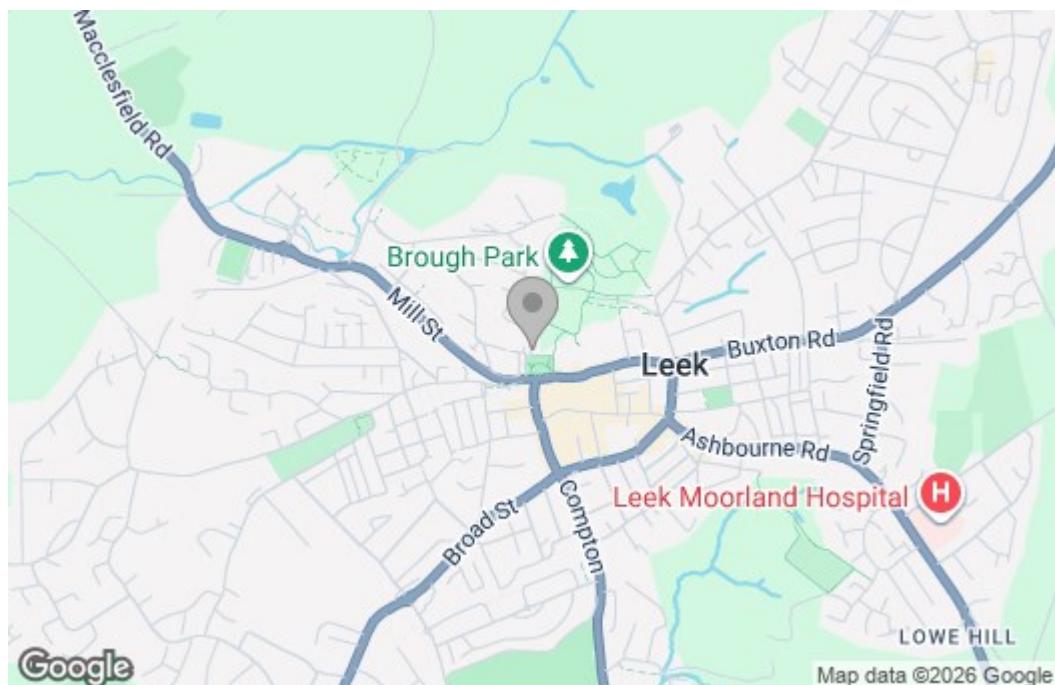
Floor Plan



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



Area Map



Energy Efficiency Graph

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	44	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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.