



3 Hill End Cottages Leek Road, Nr Buxton, SK17 0JY

Asking price **£400,000**

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

Step into your very own Nancy Meyers moment—where every corner is as warm and welcoming as the view outside.

A beautifully presented end-terrace stone cottage with off-road parking, a detached stone-built garage, and a characterful self-contained annex. Set in an idyllic location with panoramic views over the Peak District towards Thors Cave, the property showcases cosy curated, and effortlessly elegant interiors.

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

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Denise White Estate Agents Comments



In a truly picturesque setting with sweeping views over the Peak District National Park towards the iconic Thors Cave, this unique and utterly charming end-terrace stone cottage offers an irresistible blend of character, luxury, and lifestyle. Whether you're seeking your dream countryside retreat, a stylish holiday let, or a versatile home with income potential—this exceptional property ticks every box.

From the moment you arrive, the home exudes warmth and timeless charm. Boasting off-road parking, a detached stone-built garage, and a beautifully presented annex, the layout is as practical as it is enchanting.

Step inside and prepare to fall in love. The open-plan lounge diner welcomes you with exposed stone walls, a crackling log burner, and an inviting layout that flows seamlessly into a tucked-away dining area. Natural textures and soothing tones create that perfect Nancy Meyers holiday cottage feel—cosy, curated, and effortlessly elegant.

To the rear of the home, the bespoke kitchen impresses with vaulted ceilings, original beams, and stunning views across the rear garden and the rolling hills beyond. This is a space made for slow mornings, fresh coffee, and watching the seasons change.

Upstairs, the primary bedroom is a peaceful sanctuary, finished in soft neutrals with a freestanding roll-top claw foot bath that brings a

touch of boutique hotel luxury. A separate bathroom, styled with classic and traditional fittings, completes the main residence.

But the magic doesn't end there.

The detached studio annex is brimming with charm and potential. With a quaint wooden kitchen, cosy living and sleeping area, and a stylish shower room, it's a fully self-contained haven that could serve as a holiday let, creative studio, guest retreat, or multi-generational living space—all with the same uninterrupted views of the majestic Peak District.

Outside, the low-maintenance rear garden features slate chippings and a stone patio—the perfect spot to curl up with a blanket and book, enjoy an al fresco meal, or sip a glass of wine as the sun sets over the hills.

Location



The property sits proudly within Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

Warslow is a picturesque village in the Staffordshire Moorlands situated high above the Manifold Valley. There is a local primary school which also caters for pre-school children. There is also a welcoming

pub and village hall. The local countryside is accessible by foot from the house, and many nearby attractions. The setting is magnificent for walking, cycling and climbing. The village is within easy reach of Buxton, Ashbourne and Leek.

A 15 minute drive away is the thriving market town of Leek which offers a refreshing alternative 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 speciality 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 collectables 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.

Educationally, the area is well-served by a range of highly regarded schools. These include Leek First School, Westwood First School, and Westwood College. Notable independent options such as St Anselm's in Bakewell (Tatler Prep School of the Year 2021), Abbotsholme School, and Denstone College are within reasonable travelling distance.

Lounge Diner

12'7" x 20'9" (3.85 x 6.35)



Wood effect flooring. Wooden door to the front aspect. Wooden double glazed windows to the front and rear aspect. Log burner with stone surround. Exposed feature stone wall. Under stairs storage. Two wall mounted radiators. Stairs to the first floor accommodation. Wooden double glazed window to the front aspect. Wall light. Two ceiling lights. Access into: –

Kitchen

8'1" x 10'3" (2.47 x 3.14)



Continued wood effect flooring. Wall mounted radiator. Wooden door to the side aspect. A range of shaker style wall and base units with laminate worksurfaces above. Integrated electric oven and hob. Cupboard housing vaillant boiler. Wooden double glazed window to the rear aspect. Vaulted ceiling with exposed beams. Three ceiling lights.

Primary Bedroom

12'7" max x 20'5" max (3.86 max x 6.23 max)



Wood effect flooring. Two wall mounted radiators. Wooden double glazed window to the front aspect. Roll top claw foot, freestanding bath. Two ceiling lights. Loft access. Access into: –

Bathroom

6'0" x 10'9" (1.85 x 3.28)



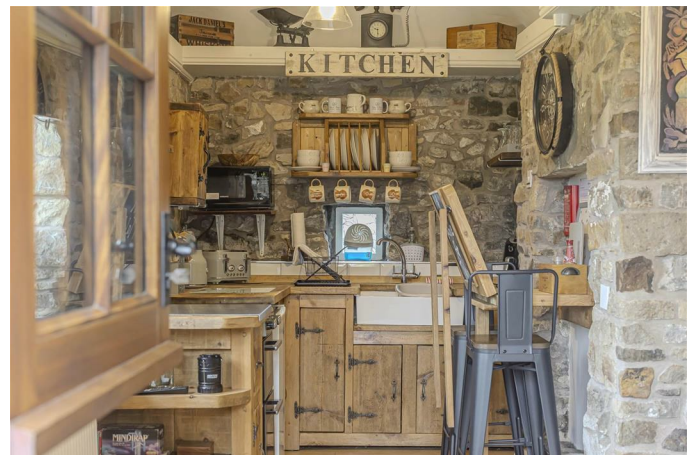
Wood effect flooring. Shower enclosure with rain style shower. Towel rail. Low level WC. Wooden double glazed window to the rear aspect. Pedestal style wash handbasin. Two skylights. Ceiling light. Extractor fan.

Studio



Kitchen area

9'1" x 6'2" (2.78 x 1.90)



Wood effect flooring. A range of wooden base units with wooden worksurfaces above. Belfast sink with mixer tap above. Space for cooker. Space for undercounter fridge. Built-in foldaway breakfast table. Ceiling light.

Living Area

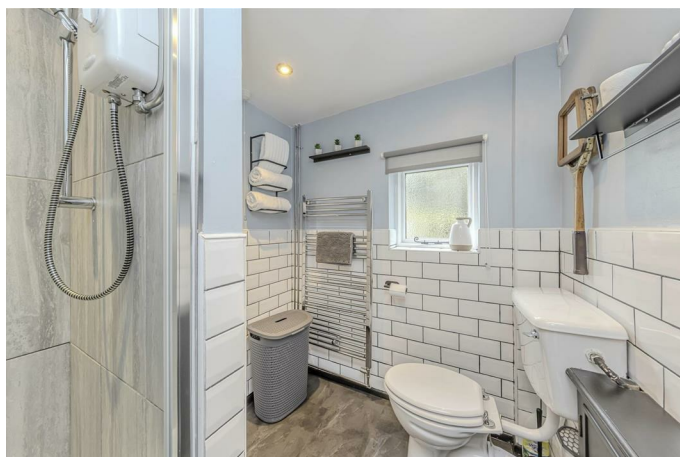
7'4" x 17'3" (2.24 x 5.28)



Continued wood effect flooring. Wooden door to the side aspect. Wooden double glazed window to the rear aspect. Two wall mounted radiators. Wooden double glazed window to the side aspect. Built-in storage solutions. Two ceiling lights.

Shower Room

5'7" max 6'6" max (1.72 max 1.99 max)



Tiled effect flooring. Partially tiled walls. Wall mounted ladder style towel rail. Low-level WC. Vanity unit incorporating wash hand basin. Shower enclosure with electric shower. Obscured wooden double glazed window to the side aspect. Inset spotlights.

Garage

8'7" x 19'0" (2.62 x 5.80)



Concrete flooring. Two wooden windows to the side and rear aspect. Wooden door to the side aspect. Double doors to the front aspect. Power and lighting.

Outside



The property enjoys a charming and low-maintenance enclosed rear garden, beautifully laid with slate chippings and a stone patio area—perfect for outdoor dining or relaxing with a book while taking in the stunning countryside views. To the front, there is off-road parking leading to a detached stone-built garage, providing both practicality and character. There is a further garden space to the left of the garage which is enclosed by mature shrubs and lawned.

Agents Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band
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.

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!

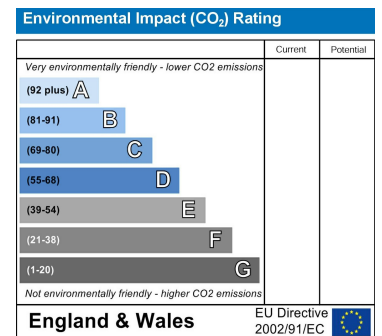
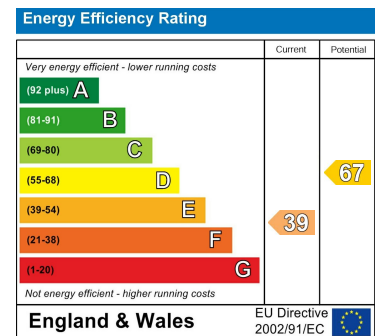
Floor Plan



Area Map



Energy Efficiency Graph



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