DENISE WHITE™
BESPOKE ESTATE AGENT









Mill Cottage Roach Road, ST13 8TY

Guide price £300,000

GUIDE PRICE OF £300,000- £325,000

A charming two-bedroom stone-built cottage, beautifully positioned in the picturesque village of Upper Hulme, on the outskirts of Leek. Full of character, the property features exposed beams, sash windows and a cosy log-burning stove, alongside a well-presented kitchen/diner and delightful courtyard garden overlooking a small brook. Maintained to an excellent standard by the current owners, Mill Cottage is ideally suited to first-time buyers, couples, downsizers or those seeking a characterful rural retreat.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

Nestled within the highly sought-after rural surroundings of Upper Hulme, on the outskirts of Leek, Mill Cottage is a truly charming and characterful two-bedroom stone-built cottage, offering a wonderful blend of traditional features, cosy living spaces and modern-day practicality. Full of individuality and charm, this delightful home has been exceptionally well maintained by the current owners and provides an ideal opportunity for those looking for a property with genuine character in a beautiful Staffordshire setting.

Upon entering the cottage, you are welcomed into a versatile and generously proportioned lounge, which immediately sets the tone for the rest of the property. This wonderfully cosy reception room is filled with natural light and boasts a wealth of character features, including exposed ceiling beams, attractive sash windows and a feature log-burning stove, creating a particularly warm and inviting atmosphere. The proportions of the room allow for comfortable seating and flexible furniture arrangements, while the traditional features give the space a real sense of charm and personality. Stair access rises from here to the first floor, with further stairs leading down towards the kitchen and dining area.

The kitchen/diner is positioned to the lower level and provides a practical yet characterful heart to the home. The kitchen is fully fitted with a range of units and work surfaces, while the adjoining dining area provides plenty of space for a dining table and chairs. Once again, exposed beams add to the property's traditional character, whilst the overall finish has been maintained to an excellent standard by the current owners. The dining area also benefits from direct access out to the rear courtyard, making it particularly convenient during the warmer months and allowing the outside space to become a natural extension of the living accommodation.

To the first floor, the property provides two well-presented bedrooms and a family bathroom. Bedroom One is a particularly well-proportioned and comfortable double bedroom, offering a pleasant and peaceful space with ample room for bedroom furniture. Bedroom Two is currently better suited to use as a single bedroom, home office or dressing room, although it could accommodate a double bed depending on the preferred layout. The room also benefits from fitted wardrobes, providing useful built-in storage.

Completing the accommodation is the family bathroom, which is well presented and provides the necessary facilities for modern family living.

Externally, Mill Cottage enjoys a delightful courtyard-style garden, offering a wonderfully quaint and private outdoor setting. The space has a charming, almost waterside feel, with a small brook running alongside the bottom of the garden, creating a particularly attractive outlook and adding to the property's idyllic character. The courtyard provides an excellent spot for outdoor seating, enjoying a morning coffee or simply taking in the peaceful surroundings.

Overall, Mill Cottage is a beautifully presented and highly individual stone-built cottage, perfectly suited to buyers looking for something a little different from the ordinary. The property offers a fantastic combination of traditional Staffordshire character and comfortable modern living. Its location on the outskirts of Leek also provides an appealing balance between peaceful rural surroundings and convenient access to the amenities of Leek and the wider Staffordshire Moorlands.

A viewing is highly recommended to fully appreciate the character, presentation, proportions and unique setting this delightful cottage has to offer.

Location



Upper Hulme is a charming hamlet set within the stunning Staffordshire Moorlands, enjoying an enviable position at the foot of The Roaches, one of the area's most iconic natural landmarks. Surrounded by breathtaking countryside, the village offers excellent opportunities for walking, climbing, cycling and outdoor pursuits, with the nearby Three Shires Head and Tittesworth Reservoir providing further recreational attractions.

Despite its peaceful rural setting, Upper Hulme is conveniently located just a short drive from the market town of Leek, which offers a comprehensive range of shops, supermarkets, cafes, schools and leisure facilities. The spa town of Buxton is also within easy reach, while good road connections provide access to Stoke-on-Trent, Macclesfield, Manchester and the wider Midlands region.

Combining spectacular scenery with convenient access to amenities and well-regarded schooling, Upper Hulme offers an exceptional countryside lifestyle in one of the Staffordshire Moorlands' most desirable locations.

Lounge

21'5" x 9'8" extending to 12'3" max (6.54 x 2.95 extending to 3.75 max)



Lower Ground Floor



Dining Kitchen

20'6" x 12'2" (6.27 x 3.72)



First Floor Landing



Bedroom One

12'3" x 9'0" (3.75 x 2.76)



Bedroom Two

12'3" x 6'0" (3.74 x 1.84)



Bathroom

5'11" x 5'4" (1.81 x 1.64)



Outside



Externally, Mill Cottage enjoys a delightful courtyard-style garden, offering a quaint and peaceful outdoor space with a charming outlook towards the small brook running alongside the property. The enclosed area provides an ideal spot for outdoor seating, entertaining or simply enjoying the tranquil surroundings. The garden is particularly well suited to the cottage, complementing its traditional stone-built appearance and adding to the property's overall character.

Agents Notes

Tenure: Freehold
Services: Oil Fired Central Heating, Mains - Water, Electric, Sewage
Council Tax: Staffordshire Moorlands Band B
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



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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!

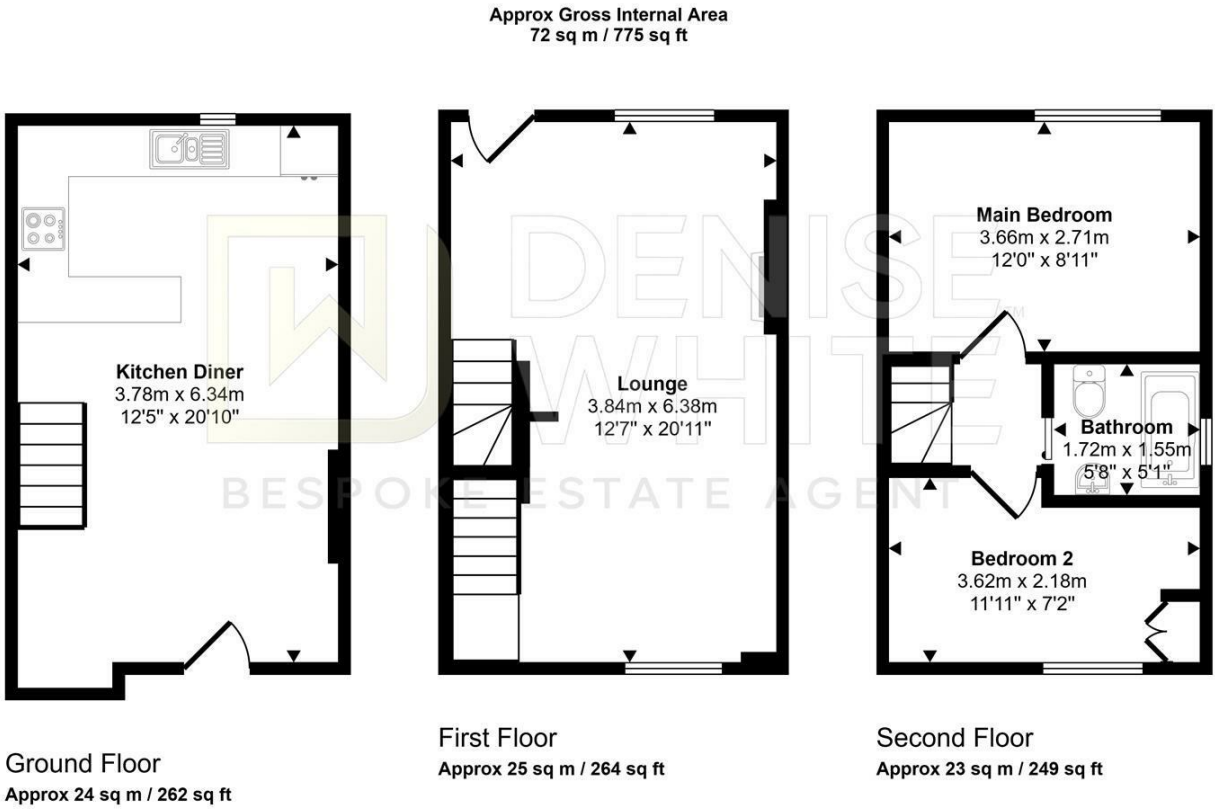
Property To Sell?
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

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.

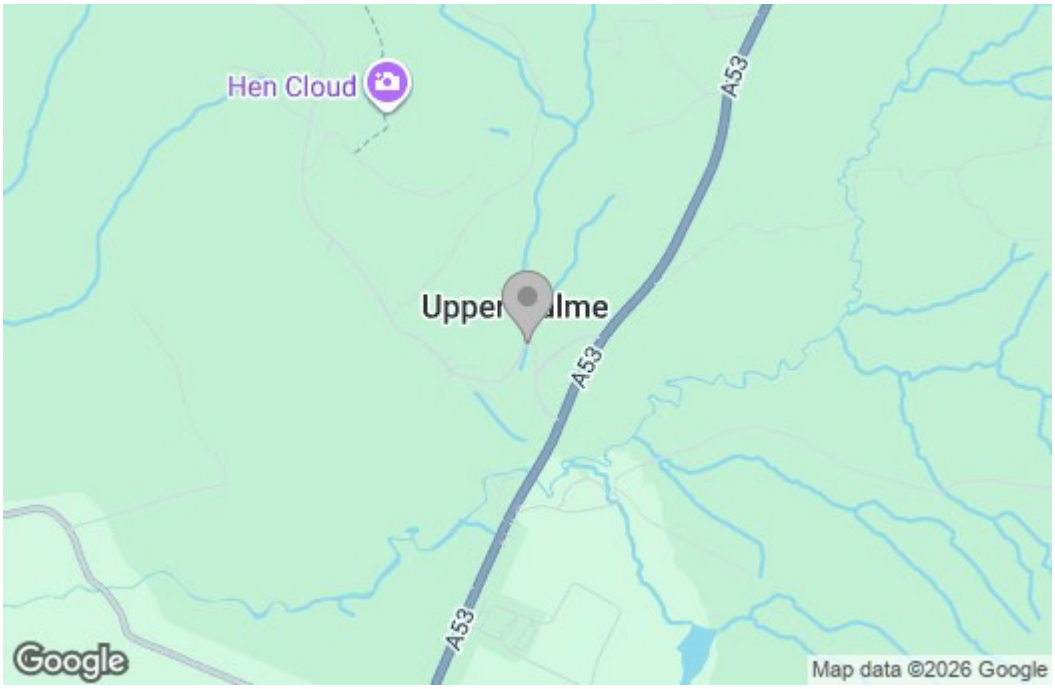
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services 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

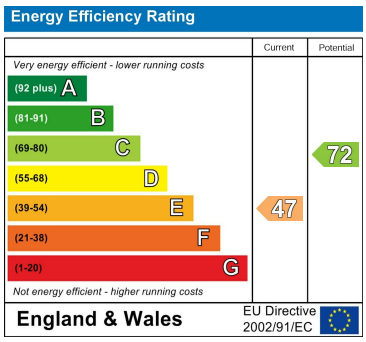


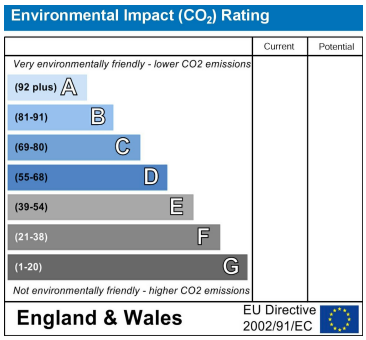
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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