DENISE WHITE™
BESPOKE ESTATE AGENT









Kenwyn House Roughcote Lane, Stoke-On-Trent, ST11 9ET

Offers in excess of £265,000

"The countryside is a place where time slows down and life finds its rhythm again"

Kenwyn House is a three-bedroom semi-detached home occupying a secluded position on the outskirts of the desirable village of Caverswall. Offering spacious and versatile accommodation throughout, the property features a superb open-plan living kitchen complete with a log-burning stove, alongside beautifully presented interiors blending cottage charm with modern comforts. Externally, the property enjoys ample off-road parking with an electric vehicle charging point and a generous enclosed rear garden. A wonderful opportunity for those seeking peaceful semi-rural living whilst remaining conveniently positioned for nearby amenities and commuter links.

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Denise White Estate Agents Comments

Kenwyn House is a spacious three-bedroom semi-detached home occupying a secluded position on the outskirts of the highly regarded village of Caverswall. Offering versatile accommodation arranged over two floors, the property combines charming cottage-style features with modern comforts, creating an ideal family home in a peaceful yet convenient location.

An entrance porch welcomes you into the property and leads through to the entrance hallway, from which stairs rise to the first floor and a door opens into the impressive open-plan living kitchen space. Designed perfectly for modern family living and entertaining, the living area provides ample room for both dining and relaxation, centred around a charming log-burning stove which creates a warm and inviting focal point.

The kitchen area is fitted with an attractive range of wall and base units, beautifully complemented by a central island incorporating a ceramic sink and drainer unit, providing both practicality and character. Off the kitchen, a conservatory enjoys pleasant views over the rear garden and offers an additional versatile reception space flooded with natural light. A useful utility room sits to the side of the property, together with a recently fitted shower room adding further practicality to the ground floor accommodation.

To the first floor, the property offers three well-proportioned double bedrooms together with a stylish family bathroom, thoughtfully designed in a modern yet traditional style in keeping with the character of the home.

Externally, the property enjoys a generous enclosed rear garden laid mainly to lawn, complete with a paved patio seating area ideal for outdoor dining and entertaining during the warmer months. To the front, a driveway provides off-road parking and benefits from an electric vehicle charging point.

Kenwyn House presents an excellent opportunity to acquire a charming and spacious home in a sought-after semi-rural location, offering the perfect balance of countryside living with convenient access to nearby amenities and commuter links.

Location

Set within the beautiful Staffordshire Moorlands countryside, Caverswall is a highly desirable and historic village offering an appealing blend of rural charm and everyday convenience. Characterised by its attractive period homes, quiet lanes and surrounding greenbelt landscape, the village provides a peaceful lifestyle whilst remaining well connected to nearby towns and commuter routes.

At the heart of the village sits a strong sense of community, supported by local amenities including a well-regarded village pub and primary school, alongside traditional parish surroundings that reflect its long-standing heritage. The nearby landmark of Caverswall Castle adds to the area's historic appeal, contributing to the village's distinctive character and sense of place.

For wider amenities, residents are ideally positioned close to Blythe Bridge, Stone and Stoke-on-Trent, all offering a comprehensive range of shops, supermarkets, leisure facilities and transport links, including rail services for commuters. Surrounded by open countryside and rolling Moorlands scenery, Caverswall is perfectly placed for those seeking a balance of rural living with accessibility, offering an enviable lifestyle in a well-connected village setting.

Entrance Porch

6'5" x 3'7" (1.96 x 1.11)

Partially glazed wooden entrance door to the front aspect. Windows to the front and side aspects. Tiled flooring. Wall light. uPVC door leading into: –

Entrance Hall

Laminate flooring. Radiator. Stairs leading to the first floor. Ceiling light. Door leading into:–

Open Plan Living Kitchen

23'6" x 12'9" extending to 21'5" (7.17 x 3.89 extending to 6.53)



Fitted with a range of wall and base units with wood block works surfaces over including an island incorporating a ceramic sink and drainer unit with hose mixer tap. Integrated dishwasher. Space for a dual fuel range style cooker with extractor over. Laminate flooring. Two radiators. Multi fuel stove set on a slate flagged hearth with inset wooden mantle. uPVC window to the front aspect. Three wooden windows to the rear aspect. Partially glazed wooden French doors leading to the conservatory. Under stairs storage area off. Door leading into: –

Conservatory

7'4" x 16'2" (2.26 x 4.94)

uPVC double glazed with a door leading to the rear garden. Tiled flooring. Wall light.

Utility Room

9'10" x 7'11" (3.02 x 2.43)



Composite door the front aspect. Two Velux windows to the front aspect. Fitted with wall and base units with worksurfaces over with space for an American style fridge freezer and plumbing for an automatic washing machine. Laminate flooring. Ceiling spotlights. uPVC door leading to the rear garden. Pocket door leading into: –

Shower Room

4'2" x 6'2" (1.28 x 1.88)



Fitted with a suite comprising of shower cubicle, low-level WC and pedestal wash hand basin. Laminate flooring. Fully tiled walls. Ceiling spotlights.

First Floor Landing

Carpet. Storage cupboard off. Ceiling light. Loft access. Doors leading into: –

Bedroom One

10'4" x 12'10" extending to 16'2" (3.17 x 3.93 extending to 4.95)



Carpet. Radiator. Two uPVC windows to the front aspects. Ceiling light.

Bedroom Two

15'0" x 8'5" (4.58 x 2.57)



Laminate flooring. Two radiators. Dual aspect uPVC windows. Ceiling light.

Bedroom Three

9'10" x 9'7" (3.02 x 2.93)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

9'6" x 5'10" (2.92 x 1.80)



Fitted with a suite comprising of back to wall freestanding claw foot roll top bath with central shower mixer tap, low-level WC, vanity wash hand basin and corner shower cubicle. Laminate flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured window to the rear aspect. Ceiling spotlights.

Outside



The property enjoys a generous enclosed rear garden, laid mainly to lawn and providing an excellent space for both families and outdoor entertaining. A paved patio seating area offers the perfect spot for al fresco dining and enjoying the peaceful surroundings, whilst the garden itself provides a wonderful degree of privacy and seclusion. To the front of the property, a driveway provides ample off-road parking together with the added benefit of an electric vehicle charging point.

Agents Notes

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

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.

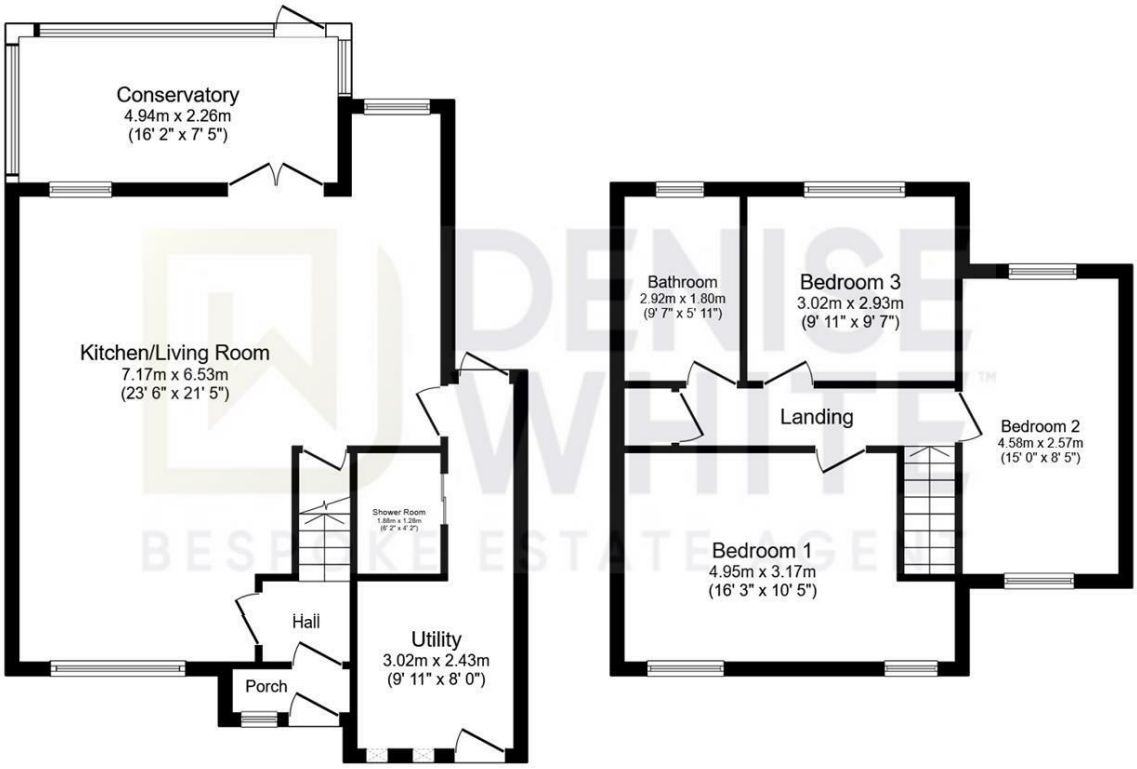
Do You Need A Mortgage?

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.

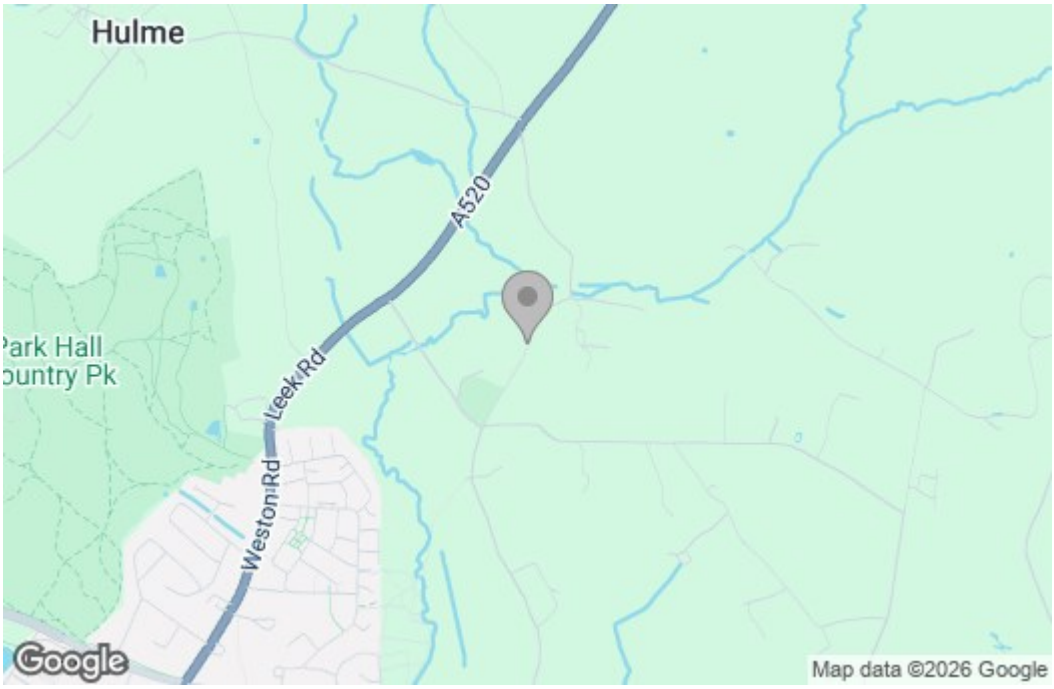
Floor Plan



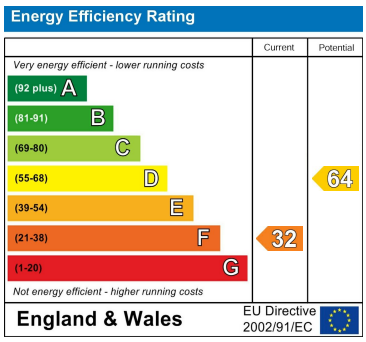
Total floor area: 118.9 sq.m. (1,280 sq.ft.)

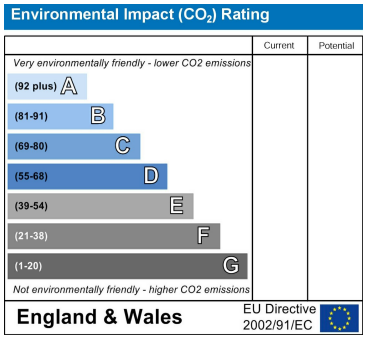
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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





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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