DENISE WHITE™
BESPOKE ESTATE AGENT









Hil Colm , Near Leek, ST13 7QD

Guide price £500,000

** GUIDE PRICE £500,000 TO £525,000 **

"Nature is not a place to visit. It is home." ~ Gary Snyder

Hil Colm is a substantial four-bedroom detached dormer bungalow occupying an idyllic position in the picturesque village of Bottomhouse. Surrounded by the stunning Staffordshire Moorlands countryside, the property offers spacious and versatile accommodation, generous wrap-around gardens, extensive off-road parking and breathtaking rural views, all within easy reach of Leek, Waterhouses, Ipstones, Cheadle and Ashbourne.

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Denise White Estate Agents Comments

Hil Colm is a substantial detached dormer bungalow enjoying an idyllic setting in the sought-after village of Bottomhouse, surrounded by some of the Staffordshire Moorlands' most beautiful countryside. Offering spacious and versatile accommodation arranged over two floors, this delightful home is set within generous wrap-around gardens that enjoy stunning far-reaching views from every aspect, creating a wonderful balance of comfortable family living and peaceful rural surroundings.

Stepping through the entrance porch, which provides ample space for coats and footwear, you are welcomed into the heart of the home—a beautifully appointed farmhouse-style breakfast kitchen. Fitted with an attractive range of traditional units, the kitchen incorporates a double Belfast sink and provides space for a range-style cooker, creating an ideal setting for everyday family life. A useful utility cupboard houses the washing machine together with the oil-fired central heating boiler, ensuring the practicalities of modern living are neatly concealed.

Leading through from the kitchen is the impressive lounge and dining room, a wonderfully spacious reception room centred around a charming multi-fuel stove that provides a warm and inviting focal point. With ample room for both comfortable seating and a family dining table, this is a superb space for entertaining or relaxing with family and friends. Patio doors open directly onto the rear garden, allowing the beautiful countryside views to become part of the living space throughout the seasons.

An inner hallway provides access to the remaining ground floor accommodation, together with a staircase rising to the first floor. The delightful conservatory overlooks the rear garden, with French doors opening onto the patio, providing the perfect spot to enjoy the peaceful surroundings.

The principal bedroom is positioned to the side of the property, where a large picture window beautifully frames uninterrupted rural views across the neighbouring countryside. A fourth bedroom overlooks the rear garden and offers flexibility as a guest bedroom or home office if desired. Completing the ground floor is a spacious family bathroom, fitted with both a bath and a generous walk-in shower cubicle.

To the first floor are two further double bedrooms. Bedroom Two enjoys an attractive front-facing position and benefits from built-in wardrobes together with French doors opening onto a Juliet balcony, perfectly positioned to take in the glorious countryside views. Bedroom Three overlooks the rear gardens and offers excellent flexibility as a guest bedroom, hobby room or home office. These bedrooms are served by a second bathroom, making the first floor equally well suited to family members or visiting guests.

Externally, Hil Colm continues to impress. A driveway provides extensive off-road parking to the front of the property before leading into the generous wrap-around gardens. A substantial hard-standing area offers additional parking or an ideal space for al fresco dining and entertaining, flowing onto expansive lawns and a further seating terrace. Enclosed by fencing and bordered by neighbouring fields, currently grazed by horses, the gardens enjoy exceptional privacy together with breathtaking panoramic views across the rolling Staffordshire Moorlands countryside.

Despite its wonderfully peaceful setting, Hil Colm is conveniently located just a short distance from the market town of Leek and within easy reach of the villages of Waterhouses and Ipstones, both of which offer a range of everyday amenities, well-regarded schools and traditional public houses. The market towns of Cheadle and Ashbourne are also readily accessible, making this an ideal location for those seeking a rural lifestyle without compromising on convenience.

Location

Set amidst the beautiful Staffordshire Moorlands countryside, the charming village of Bottomhouse

offers a peaceful rural lifestyle with excellent access to nearby amenities. Surrounded by open farmland and scenic walking routes, it is an ideal location for those seeking the tranquillity of village life while remaining within easy reach of the market town of Leek.

Everyday amenities, including convenience stores, public houses and well-regarded primary schools, can be found in the neighbouring villages of Waterhouses and Ipstones, while Leek offers a wider selection of independent shops, supermarkets, restaurants, leisure facilities and highly regarded schools. The market towns of Cheadle and Ashbourne are also easily accessible.

With the Peak District National Park and popular beauty spots including The Roaches, Dovedale and the Manifold Valley close by, Bottomhouse is perfectly placed for those who enjoy the outdoors. Combining stunning countryside with excellent local amenities, it is a highly desirable location for families, professionals and those looking to embrace village life.

Entrance Porch

5'1" x 4'10" (1.57 x 1.49)

uPVC entrance door to the side aspect. uVC windows to the front and side aspects. Tiled flooring. Radiator. Ceiling light. Door leading into:–

Kitchen

16'8" x 18'10" (5.09 x 5.76)



Fitted with a range of solid wood base units with work surfaces over incorporating a double Belfast sink unit with mixer tap. Space for a range style cooker with extract over. Integrated dishwasher. Tiled flooring. Radiator. uPVC windows to the front, side and rear aspects. Ceiling spotlights. Doors leading into the boiler room and into the lounge.

Boiler Room

10'5" x 3'2" (3.18 x 0.98)

Tiled flooring. Floor mounted 'Worcester'oil fired central heating boiler. Plumbing for automatic washing machine. Ceiling light.

Lounge

28'6" x 13'10" (8.71 x 4.22)



Laminate flooring. Two radiators. Multi fuel stove set on a stone flagged hearth with wooden mantle. uPVC French doors leading to the garden. uPVC windows to the front aspect. Two ceiling lights. Two wall lights. Door leading into:–

Inner Hall



Laminate flooring. Radiator. Stairs leading to the first floor. Two ceiling lights. Doors leading into:–

Conservatory

13'8" x 11'3" (4.17 x 3.45)



uPVC double glazed with French doors leading to the garden. Tiled flooring. Radiator. Ceiling light and fan.

Bedroom One

11'9" x 17'3" (3.60 x 5.26)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Four

11'10" x 9'10" (3.61 x 3.02)



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

Bathroom

8'5" x 6'11" extending to 10'7" max into shower (2.57 x 2.11 extending to 3.25 max into shower)



Fitted with a suite comprising of panelled bath with shower mixer tap, pedestal wash hand basin, low-level WC and large walk-in shower with 'Mira' electric shower. Tiled flooring. Fully tiled walls. Radiator. Obscured uPVC window to the side aspect. Ceiling spotlights

First Floor Landing

15'4" x 12'6" (4.68 x 3.83)

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

Bedroom Two

15'4" x 12'6" (4.68 x 3.83)



Laminate flooring. Radiator. uPVC French doors opening onto a Juliet balcony to the front aspect. Two built-in wardrobes. Exposed beams. Ceiling light.

Bedroom Three

16'8" x 9'9" max (5.09 x 2.99 max)



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

Bathroom

6'11" x 6'10" (2.13 x 2.09)



Fitted with a suite comprising of panelled bath with shower mixer tap, low-level WC and vanity wash hand basin unit. Vinyl flooring. Radiator. Part tiled walls. Velux window. Exposed beam. Ceiling light.

Outside



The gardens at Hil Colm wrap around the property to create a wonderful outdoor environment from every aspect. A generous hard-standing area provides additional parking or the perfect space for outdoor dining and entertaining, leading onto extensive lawns and a a further seating area where the surrounding countryside can be fully appreciated. Enclosed by fencing and bordered by neighbouring fields, often grazed by horses, the gardens enjoy an exceptional degree of privacy together with uninterrupted panoramic views across the rolling Staffordshire Moorlands countryside, making this a truly peaceful setting to enjoy throughout the seasons.

What3words

The property is located on a private lane just off of the A523 in Bottomhouse, use the what3words location to help you locate it: ///geologist.holiday.bounded

Agents Notes

Tenure: Freehold
Services: All electricty and water. Oil fired central heating. Septic tank drainage.
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 advice.

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.

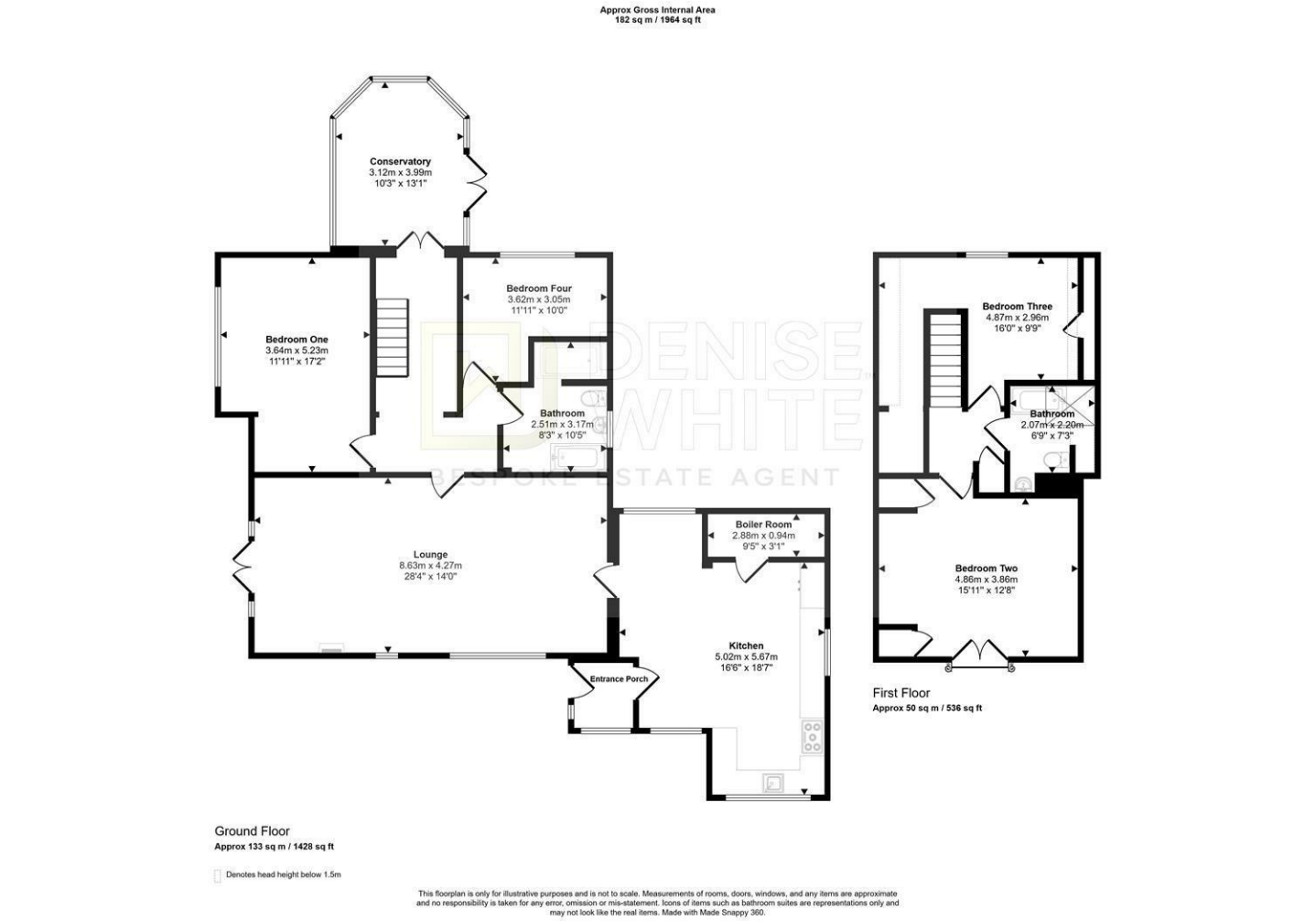
Do You Need A Mortgage?

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.

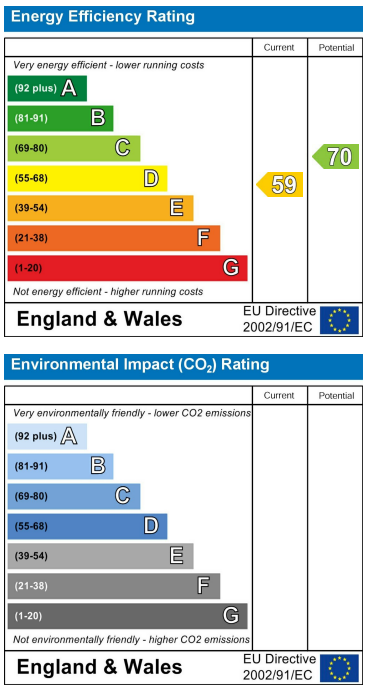
Floor Plan



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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