DENISE WHITE™

BESPOKE ESTATE AGENT









56 High Lane, Stoke-On-Trent, ST6 8RU

Guide price £475,000

** Guide Price Of £475,000 - £500,000**

"A home with room to breathe - offering peaceful countryside living, generous land and the freedom to create your own rural lifestyle."

Set in the desirable semi-rural setting of Brown Edge, High Lane offers a beautifully presented three-bedroom detached home accompanied by approximately 1.2 acres of land, paddocks and timber stables. With separate access to the land and excellent existing fencing, the property is perfectly suited to equestrian lovers, those looking to keep animals or anyone dreaming of creating their own smallholding. A peaceful setting, substantial plot and a home that is ready to move straight into.

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

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Denise White Estate Agents Comments

Set in a peaceful and highly desirable position on High Lane in Brown Edge, this impressive detached home offers something that is becoming increasingly difficult to find – a beautifully maintained family property accompanied by approximately 1.2 acres of enclosed and well-maintained land, timber stables and paddock areas, all enjoying a wonderful sense of privacy and tranquillity.

Whether you're looking to embrace a smallholding lifestyle, keep animals, pursue an equestrian interest or simply want the freedom and space that comes with owning a substantial parcel of land, this property provides an exciting opportunity to make that lifestyle a reality. The current owners have created a fantastic setup, with the land divided into paddocks and securely fenced, currently providing a home for sheep, goats and chickens.

The house itself has been lovingly maintained and thoughtfully presented by the current owners, combining generous proportions with a warm, homely feel throughout. The accommodation begins with a welcoming entrance hallway, featuring attractive herringbone flooring and providing access to the principal reception rooms, downstairs WC and useful cloakroom/storage area.

The lounge and dining room are both particularly well-proportioned, light-filled spaces which have been finished to a lovely standard. These are rooms that immediately give you a sense of the scale and versatility of the property, with plenty of space for both comfortable family living and entertaining.

To the rear of the home is the kitchen, which enjoys views across the garden and provides a lovely connection with the outside space. The kitchen benefits from attractive quarry tiled flooring and leads through into a useful rear hallway. From here, there is internal access into the garage, a separate utility room and pantry, together with direct access out into the garden through a charming stable door.

All rear windows have been thoughtfully updated with Residence Collection flush casement windows, offering a clean, traditional appearance that complements the style and proportions of the property. The flush design helps maintain an attractive, cohesive rear façade while providing the benefits of modern window technology.

Upstairs, the property continues to offer excellent proportions, with three well-presented bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and enjoys a generous layout together with fitted storage. Bedroom two sits to the front of the property and benefits from a lovely bay window accompanied with William Morris wallpaper, whilst bedroom three is a single room with fitted storage and works particularly well as a child's bedroom, home office or occasional guest room.

Completing the first floor is a well-appointed family bathroom currently featuring an avocado three piece suite.

Outside is where this property really sets itself apart. The beautifully maintained garden provides an attractive and tranquil setting immediately around the house, with established areas of lawn, pleasant well-stocked borders and a peaceful outlook before opening out into the property's approximately 1 acre of land.

The land has been thoughtfully divided into paddock areas and enclosed with substantial fencing, providing a fantastic environment for keeping livestock and other animals. The current owners have clearly invested considerable time and money into creating and maintaining the land, with the paddocks currently home to sheep, goats, chickens, and Shetland ponies.

There are also timber stables within the grounds, further enhancing the property's potential for those with equestrian interests or anyone looking to establish their own smallholding. A particularly useful feature is the separate access from the road to the land, allowing the paddocks and associated

facilities to be accessed without having to pass through the main garden or house.

For those dreaming of a more rural way of life, this really is a property with plenty to offer. The combination of a well-presented detached home, substantial private land, paddocks, stabling and independent access creates a rare opportunity to enjoy the freedom of a smallholding whilst remaining within a comfortable and beautifully maintained family home.

A substantial plot, a beautifully maintained home and the opportunity to embrace a genuine smallholding lifestyle – all in the sought-after setting of Brown Edge

Location



Situated in the sought-after village of Brown Edge, this address enjoys the perfect balance of rural charm and everyday convenience. The property lies within easy reach of Stoke-on-Trent, Leek, and Biddulph, making it ideal for both commuting and countryside living.

Brown Edge offers a welcoming community atmosphere with a range of local amenities on the doorstep, including a village shop with post office, pubs, takeaways, a cake shop, and hair salons. For families, the area is particularly appealing, with well-regarded schools such as St Anne's CofE Primary and Endon High School nearby.

Outdoor enthusiasts will appreciate the close proximity to scenic countryside walks, including Marshes Hill Common and the wider Staffordshire Moorlands, while the village also hosts traditional events such as the annual well dressing and summer fair, adding to its character.

Transport links are excellent, with nearby road access into Stoke-on-Trent and surrounding towns, alongside train connections from Longport and Kidsgrove stations.

Why We Love This Home!



There are some properties where the moment you arrive, you can see the potential for a really lovely way of life – and this is certainly one of them.

The house itself is beautifully presented and, importantly, feels like a home rather than simply a property waiting for its next owner. The current owners have clearly looked after it, creating bright, spacious and welcoming rooms throughout, meaning you can move straight in and enjoy it from day one. There's also plenty of scope to put your own stamp on the kitchen further down the line, should you wish.

But let's be honest, it's the land that really makes this one special.

Having approximately 1.2 acres of your own land is a fantastic thing to have, and the current owners have made excellent use of it. With paddocks

already established, substantial fencing, timber stables and separate access from the road, a lot of the hard work has already been done for you. Whether you're an equestrian enthusiast, looking to keep sheep, goats or chickens, or simply want the freedom and space that comes with having your own smallholding, the possibilities here are fantastic.

We also love the garden immediately surrounding the house. It's peaceful, private and beautifully maintained, giving you a lovely place to sit and enjoy the surroundings before the garden opens out towards the paddocks beyond.

Ultimately, this is a home that offers space, lifestyle and opportunity in equal measure. It's ready to move straight into, yet gives its next owners the chance to make it completely their own and create the kind of lifestyle that is becoming increasingly difficult to find.

For us, it's the combination of a genuinely lovely family home and that 1.2-acre plot that makes this such an exciting proposition.

Entrance Hallway



Lounge

14'1" x 12'1" (4.31 x 3.70)



Dining Room

13'1" x 11'11" (4.00 x 3.64)



Kitchen

9'0" x 7'8" (2.75 x 2.36)



Utility
9'5" x 3'11" (2.89 x 1.20)

Pantry
5'9" x 4'0" (1.76 x 1.23)

WC



Rear Hallway



First Floor Landing

Bedroom One
14'1" x 11'9" (4.31 x 3.60)



Bedroom Two
13'1" x 11'9" (4.01 x 3.60)



Bedroom Three
9'0" x 7'1" (2.75 x 2.17)



Bathroom

9'0" x 7'3" (2.75 x 2.23)



Garage

14'3" x 9'4" (4.36 x 2.87)

Outside



Externally the property is set back from the road with off road parking leading to the integral garage as well as a front lawn which could be altered to offer further parking.

To the rear of the property is a beautiful garden which has been transformed by the current owners to create an oasis. beautiful and well stocked flower borders flood the garden with colour whilst a paved pathway provides access to an initial lawned area currently housing a chicken coop. beyond is a large lawn ideal for entertaining in warmer months and creates an enclosed safe space for children or pets. there is also a useful potting shed with large storage space ideal for garden enthusiasts.

Land



Beyond the rear garden lies an impressive approximately one-acre paddock, thoughtfully divided by the current owners into separate areas suitable for housing a variety of livestock, including sheep, goats, ducks and two Shetland ponies. To the rear of the paddock is a timber-framed stable, while a dedicated section has been planted as a delightful fruit orchard.

A particularly useful feature is the separate access to High Lane, providing excellent practical access for maintenance and the upkeep of the land. This is a fantastic addition for those looking for a property with genuine smallholding or lifestyle potential.

Agents Notes

Tenure: Freehold
Services: All mains services connected
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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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

Approx Gross Internal Area
128 sq m / 1381 sq ft

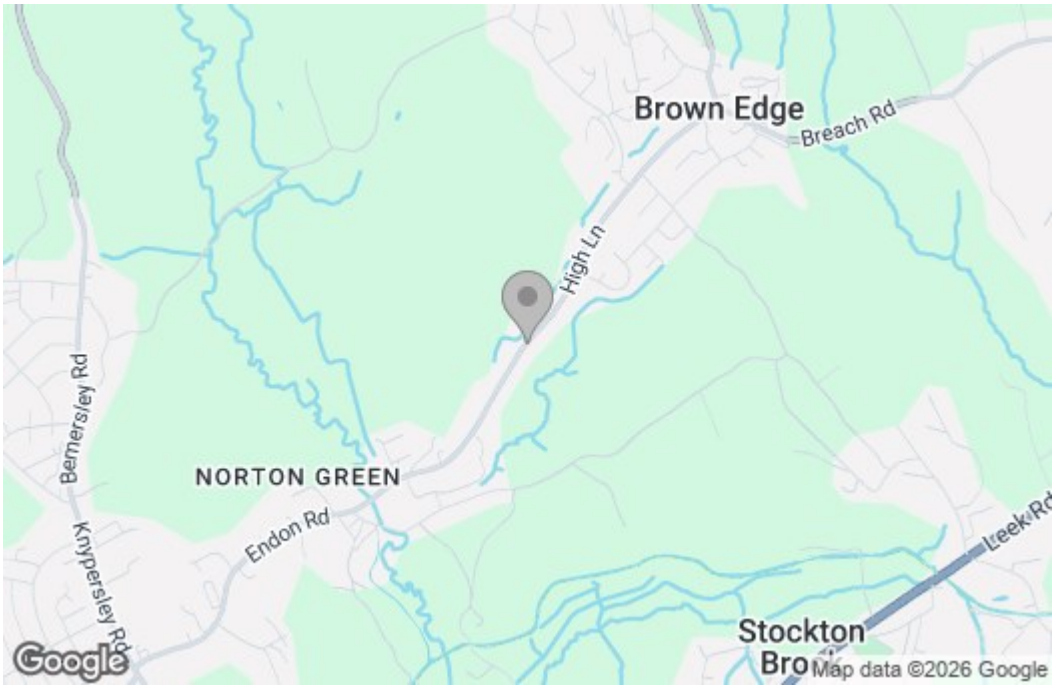


Ground Floor
Approx 76 sq m / 823 sq ft

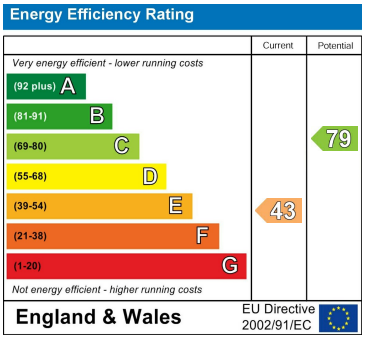
First Floor
Approx 52 sq m / 558 sq ft

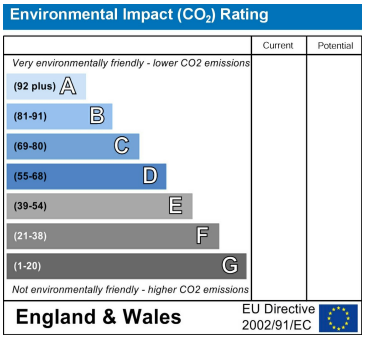
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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