DENISE WHITE™
BESPOKE ESTATE AGENT









Lindon Cottage Lake Road, Leek, ST13 8RN

Offers in excess of £350,000

"Rudyard; one of the Staffordshire Moorland's most unspoilt, un-hurried, and enchanting settings"

Lindon Cottage is a charming detached family home built in 2006, beautifully positioned just moments from the water's edge at Rudyard Lake. Blending rustic country character with modern finishes, the property offers spacious and versatile accommodation, three double bedrooms and a stunning family bathroom. Set in an enviable lakeside location, this is a rare opportunity to enjoy village living surrounded by outstanding natural beauty.

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 Agents Comments

Lindon Cottage is a beautifully appointed detached family residence constructed in 2006 and enviably positioned just a stone's throw from the water's edge at Rudyard Lake. Designed to blend rustic country charm with tasteful modern finishes, the property offers characterful and well-balanced accommodation ideal for family life.

To the ground floor, a light and airy entrance hall welcomes you, featuring an engineered oak staircase rising to the first floor. Doors lead to a downstairs WC, lounge and kitchen, while an open doorway guides you through to the dining room. The lounge and dining room flow seamlessly together, creating a versatile and sociable living space, enhanced by French doors opening out to the side garden.

The kitchen spans one side of the property and is fitted with an attractive range of country-cottage style units, complemented by a fabulous freestanding range cooker – a true focal point for those who enjoy cooking and entertaining.

To the first floor, there are three generous double bedrooms, each brimming with character and featuring a combination of exposed beams, engineered oak flooring and vaulted ceilings. The main bedroom also enjoys a walk-in dressing area. The family bathroom is a particular feature, fitted with a freestanding claw-foot roll-top bath and a separate shower enclosure.

Externally, a driveway provides off-road parking for two to three vehicles and sits alongside a lawned garden area. To the side of the property is a private patio and BBQ area, ideal for outdoor dining and entertaining.

Perfectly located within a short walk of Rudyard Lake, its visitor centre and café, and the popular Rudyard Hotel – renowned for its excellent food and family-friendly atmosphere – Lindon Cottage is ideally suited to couples and families alike. A viewing is highly recommended to fully appreciate the setting, character and lifestyle this delightful home has to offer.

Location

Rudyard is a highly sought-after village renowned for its stunning countryside setting and close connection to the beautiful Rudyard Lake, one of Staffordshire's most treasured natural attractions. The lake offers scenic walking trails, boating, cycling routes and a popular visitor centre with café, making it ideal for families, outdoor enthusiasts and those seeking a tranquil lifestyle.

The village itself enjoys a welcoming community atmosphere and is home to the well-regarded Rudyard Hotel, known for its excellent dining and family-friendly environment. Despite its peaceful rural feel, Rudyard is conveniently positioned for access to nearby towns such as Leek and Macclesfield, providing a wider range of shops, schools and transport links. It is an ideal location for those looking to enjoy countryside living without sacrificing everyday convenience.

Entrance Hall

13'8" x 4'3" extending to 7'5" (4.19 x 1.32 extending to 2.27)





Partially glazed wooden entrance door to the front aspect. Oak wooden flooring. Radiator. Stairs leading to the first floor. Sealed unit double glazed window to the front aspect. Wall light. Ceiling spotlights. Opening to the dining room area. Doors leading into: –

Lounge

22'1" x 12'2" (6.75 x 3.73)



Carpet. two radiators. Sealed unit double glazed windows to the front aspects. Sealed unit double glazed French doors leading to the side aspect. Pebble effect gas fire with stone surround and wooden mantle. Three wall lights. Ceiling light.

Dining Room

12'7" x 7'10" (3.86 x 2.41)



Carpet. Radiator. Sealed unit double glazed window to the rear aspect. Two wall lights. Ceiling light. Opening into:–

Kitchen

17'3" x 8'2" (5.27 x 2.51)



Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Plumbing automatic washing machine. Space for under counter fridge and freezer. Freestanding multi fuel range style cooker with extractor over. Tiled flooring. Wall mounted upright radiator. Sealed unit doubled glazed windows to the front aspect. Sealed unit double glazed stable door to the side aspect. Exposed beams to the ceiling. Ceiling spotlights. Wall mounted 'Glowworm' combination boiler.

WC

4'11" x 2'9" (1.51 x 0.86)

Fitted with a low-level WC and wall mounted corner wash hand basin. Oak flooring. Wall light.

First Floor Landing



Engineered oak flooring. Radiator. The window to the front aspect. Exposed beams to the ceiling. Wall light. Doors leading into: –

Bedroom Two

11'6" x 8'3" x 12'0" (3.53 x 2.54 x 3.67)





Engineered oak flooring. Radiator. Vellex window to the rear aspect. Expose beams. Dressing area off. Ceiling light.

Bedroom One

17'2" x 8'5" (5.25 x 2.58)





Engineered flooring. Radiator. Velux windows to the front and rear aspects. Exposed beams. Ceiling light.

Bedroom Three

12'4" x 8'11" (3.76 x 2.73)



Engineered oak flooring. Radiator. Sealed unit double glazed windows to the front aspect. Exposed beams. Two wall lights.

Bathroom

9'4" x 8'0" (2.87 x 2.44)



Fitted with a suite comprising of freestanding clawfoot roll top bath with central shower mixer tap, low-level WC, pedestal wash hand basin and shower cubicle with rainfall showerhead. Painted wooden flooring. Part wooden panelled walls. Two windows to the rear aspect. Wall light. Ceiling spotlights.

Outside

Externally, Lindon Cottage is approached via a driveway providing off-road parking for two to

three vehicles, set alongside a neatly maintained lawned garden. To the side of the property, a private patio and BBQ area offers a perfect space for outdoor dining, entertaining or simply relaxing in a peaceful setting.

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band E
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

Approx Gross Internal Area
105 sq m / 1129 sq ft



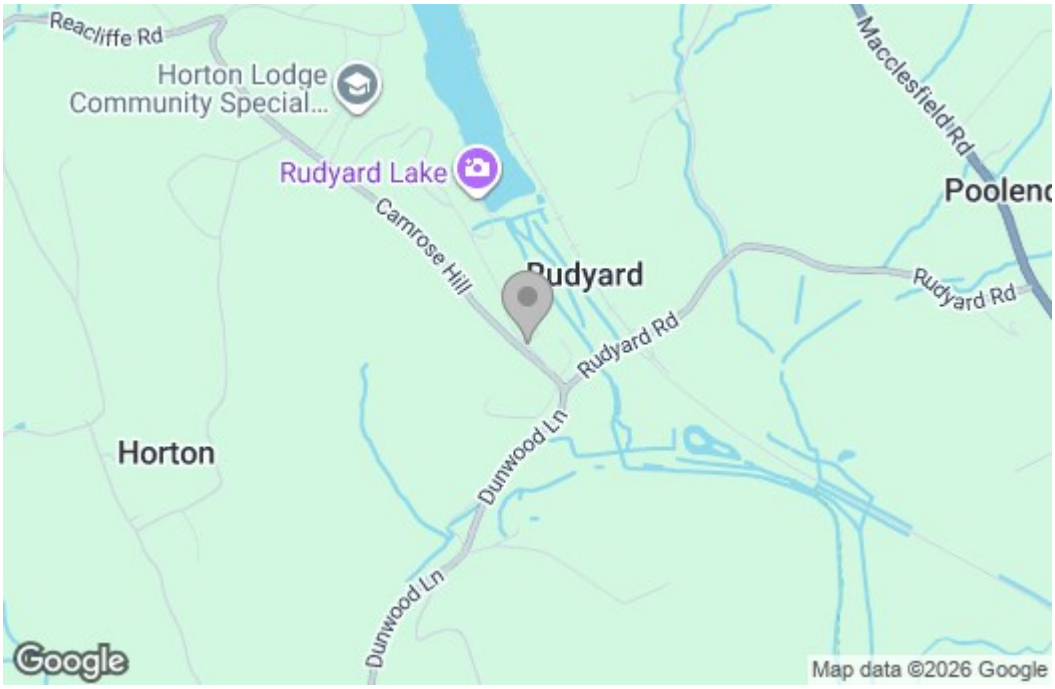
Ground Floor
Approx 54 sq m / 581 sq ft

First Floor
Approx 51 sq m / 547 sq ft

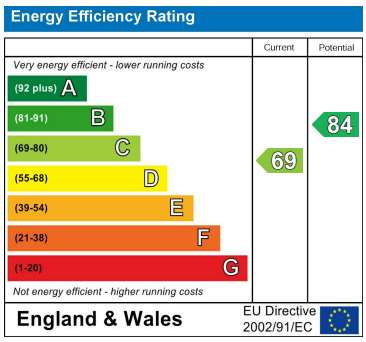
Denotes head height below 1.5m

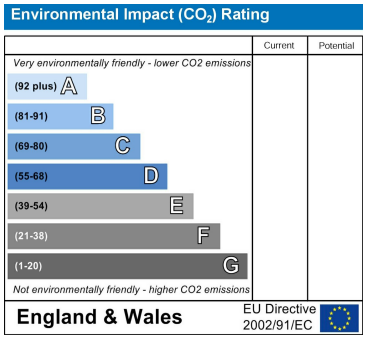
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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