



Lane End Farm Hot Lane, Staffordshire, ST8 7JS

Guide price £825,000

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"The best days begin with open countryside and a purpose."

Lane End Farm is a beautifully presented stone-built cottage dating back to the 1800s, occupying an elevated position on the edge of Biddulph Moor with breathtaking far-reaching countryside views. Set within approximately three acres of landscaped gardens, paddock land and useful outbuildings, the property offers four bedrooms, characterful living accommodation, a superb open-plan dining kitchen, double garage, annexe/home office and versatile barn. A truly idyllic rural retreat combining period charm, modern comfort and excellent smallholding or equestrian potential.

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Denise White Estate Agents Comments

Occupying an enviable elevated position on the edge of Biddulph Moor, Lane End Farm is a charming stone-built country cottage set within approximately three acres of beautifully maintained gardens and grazing land, commanding breathtaking far-reaching views across the surrounding Staffordshire Moorlands countryside, Cheshire plains and beyond. Dating back to the 1800s, this delightful home effortlessly combines period character and charm with modern comforts, having been lovingly improved and meticulously maintained by the current owners.

The accommodation begins with a welcoming entrance hallway, where a beautiful oak staircase rises to the first floor. From here, doors lead to the principal ground floor rooms, including the impressive lounge positioned to the front of the property. This spacious reception room is centred around a stunning exposed brick fireplace housing a multi-fuel stove, creating a warm and inviting focal point. Bi-fold doors open directly onto a superb terrace featuring a sunken hot tub, perfectly positioned to take advantage of the spectacular countryside views and unforgettable sunsets.

Returning through the hallway, there is a useful downstairs WC and utility room before entering the heart of the home – a wonderful open-plan dining kitchen. Designed with both family living and entertaining in mind, the dining area provides ample space for a large table and chairs, while the kitchen is fitted with an attractive range of farmhouse-style shaker units complemented by granite work surfaces and a central island with solid oak worktop and breakfast bar. Integrated appliances and space for a freestanding range cooker complete the space, whilst a spiral staircase provides separate access to Bedroom Two, offering versatility for guests or independent living arrangements.

To the first floor, a bright and airy landing leads to four well-proportioned bedrooms. The principal bedroom enjoys a particularly impressive position, with dual-aspect windows framing stunning

panoramic views across the surrounding countryside. Bedrooms Two and Three are generous doubles linked by a Jack and Jill shower room, while Bedroom Four is a comfortable double room benefitting from built-in storage. Serving the remaining bedrooms is a beautifully appointed family bathroom, fitted with a traditional suite featuring a freestanding claw-foot roll-top bath.

The property benefits from oil-fired central heating together with solar panels, helping to provide an efficient and sustainable source of electricity.

Externally, Lane End Farm is approached via a private gated driveway providing extensive off-road parking for numerous vehicles and leading to a double garage. Adjacent to the garage is a versatile annexe currently utilised as a home office complete with log-burning stove, offering excellent potential for a variety of alternative uses, subject to any necessary consents.

The gardens have been thoughtfully landscaped and exceptionally well cared for, creating a series of private and attractive outdoor spaces. Expanses of lawn are bordered by mature trees, shrubs and colourful flower beds, while a separate enclosed area is currently utilised as a dog agility training space. A beautifully established pond with integrated waterfall provides a tranquil focal point within the grounds.

Extending to the front of the property, the land comprises a useful paddock ideal for horses, sheep or smallholding livestock and connects directly to a substantial and versatile barn, providing excellent storage and shelter for agricultural or equestrian purposes.

Set amidst some of the Staffordshire Moorlands' most picturesque countryside, Lane End Farm offers a rare opportunity to acquire a characterful country home with land, outbuildings and spectacular views, whilst remaining conveniently placed for the market towns of Leek, Congleton and Biddulph and within easy reach of Stoke-on-Trent and the wider road network.

Location



Biddulph Moor is a popular rural village nestled within the beautiful Staffordshire Moorlands, enjoying a stunning countryside setting with easy access to both the Peak District and neighbouring market towns. The village offers a welcoming community atmosphere together with a range of everyday amenities, while the nearby towns of Biddulph and Leek provide a wider selection of shops, supermarkets, cafés and leisure facilities.

Surrounded by open countryside, the area is ideal for those who enjoy walking, cycling and outdoor pursuits, with countless scenic routes on the doorstep. Despite its peaceful location, Biddulph Moor remains well connected, with convenient road links to Stoke-on-Trent, Congleton, Macclesfield each of which provide excellent rail links to Manchester, Birmingham and London as well as access to the wider motorway network, making it an excellent choice for those seeking a balance between rural living and accessibility.

Entrance Hall



Composite entrance door to the side aspect. Tiled flooring. Radiator. Storage cupboard off. Ceiling light and spotlights. Doors leading into:-

Lounge

19'2" x 15'8" (5.86 x 4.79)



Carpet. Radiator. Bifold doors leading out onto the terrace. uPVC windows to both side aspects. Two wall lights. Ceiling light. Feature exposed brick wall and fireplace housing a multi fuel stove set on a slate tiled hearth.

WC

7'4" x 3'2" (2.24 x 0.97)



Fitted with a low-level WC and wall mounted wash hand basin. Tiled flooring. Obscured uPVC window to the side aspect. Ceiling Spotlight.

Utility Room

9'10" x 7'3" (3.00 x 2.22)



Fitted with a range of built-in storage, wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Tile flooring. Floor mounted "Mistral" oil fired boiler. Plumbing for automatic washing machine and space for tumble dryer. Cloaks hanging space. uPVC door to the side aspect. Ceiling spotlights.

Dining Room

14'0" x 11'9" (4.29 x 3.59)



Tile flooring with underfloor heating. Radiator. Bifold doors to the front aspect leading onto the patio. Ceiling light and spotlights. Feature exposed brick walls. Opening into:-

Kitchen

14'2" x 12'1" (4.32 x 3.69)



Fitted with a range of farmhouse shaker style units with granite work surfaces over incorporating a Belfast sink unit with mixer tap. Space for a range style cooker with extractor over. Integrated dishwasher, and larder style fridge freezer. Central Island with solid oak worksurface incorporating storage and a breakfast bar. Tiled flooring with underfloor heating. Radiator. uPVC windows to the front and side aspects. Storage cupboard off. Spiral staircase leading to the first floor. Feature wooden paneled ceiling with inset spotlights.

First Floor Landing



Carpet. Storage cupboard off. uPVC windows to both side aspects. Loft access. Ceiling light and spotlights. Doors leading into:-

Bedroom One

19'1" x 13'10" (5.84 x 4.23)



Carpet. Radiator. uPVC windows to the front and side aspects. Fitted with built-in wardrobes and storage. Exposed beam. Ceiling spotlights.

Bathroom

9'1" x 6'6", 98'5" (2.77 x 2.30)



Fitted with a suite comprising of freestanding clawfoot roll top bath with central shower mixer tap, vanity wash hand basin unit, corner shower cubicle and low-level WC. Tiled flooring with underfloor heating. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

Bedroom Four

13'5" max x 7'5" min (4.10 max x 2.28 min)



Carpet. Radiator. uPVC window to the side aspect. Built-in storage cupboard. Ceiling spotlights.

Bedroom Three

12'5" x 11'2" (3.80 x 3.41)



Carpet. Radiator. uPVC window to the front aspect. Exposed beams. Ceiling spotlights. Door leading into: –

Jack and Jill Shower Room

9'4" max x 2'3" (2.86 max x 0.69)



Fitted with a suite comprising of shower cubicle with electric shower, back to wall WC and wall mounted wash hand basin. Tiled flooring. Fully tiled walls. Exposed beams. Ceiling spotlights. Door leading into:–

Bedroom Two

13'11" x 12'2" (4.25 x 3.72)



Carpet. Radiator. Exposed beams to the ceiling. Two Velux windows to the front aspect. Inset spotlights. Door leading to a spiral staircase which descends in to the Kitchen.

Outside

Lane End Farm is approached via a private gated driveway which sweeps up to the property, providing extensive off-road parking for numerous vehicles and access to the double garage. Alongside the garage there is an annexe, currently utilized as a home office space complete with log burning stove, but would be suitable for a variety of uses subject to any necessary consents.

Garage

15'9" x 16'0" (4.81 x 4.88)



Electric roller shutter door to the front aspect. Power and light.

Office

15'6" x 11'4" (4.74 x 3.46)



uPVC French doors to the front aspect. Laminate flooring. Multi fuel stove set on a slate hearth. Feature exposed stone wall. Power connected.

Gardens and Land



Lane End Farm is set in an enviable elevated position which immediately showcases one of the property's most outstanding features – the beautiful far-reaching views across the surrounding Staffordshire Moorlands countryside.

The gardens have been thoughtfully landscaped and meticulously maintained to create a series of attractive outdoor spaces that can be enjoyed throughout the seasons. A terrace extends from the lounge and provides the perfect spot to relax and take in the spectacular countryside views, complete with a sunken hot tub. Adjoining the terrace is a

substantial block-paved patio seating area which sits between the terrace and the lawned gardens, creating an exceptional outdoor entertaining space ideal for alfresco dining, summer gatherings and enjoying the property's stunning sunsets. Beyond, expanses of lawn are interspersed with mature trees, established shrubs and well-stocked flower beds, creating a colourful and private setting around the home. A particular feature of the grounds is the beautifully established pond with integrated waterfall, providing a peaceful focal point. There is also a substantial lawned area currently utilised as a dog agility training space, offering versatility for a variety of recreational uses.

The land extends to approximately three acres in total and includes a useful paddock situated to the front of the property. Ideal for those with equestrian interests, smallholding aspirations or simply seeking additional outdoor space, the grazing land enjoys direct access to the barn and benefits from the same stunning rural outlook.

Completing the outdoor offering is an excellent and highly versatile barn with an enclosed, gated yard area, providing valuable storage, workshop space and livestock shelter. Well positioned alongside the paddock, the building is perfectly suited to a range of agricultural, equestrian or smallholding uses and further enhances the property's appeal for those seeking a lifestyle property in a truly exceptional countryside setting.

Barn

60'6" x 29'3" (18.46 x 8.92)



Providing an excellent space suitable for a variety of uses, including the accommodation of livestock, storage or a workshop. With power, light and water connected. Currently fitted with two internal stables and a tack room, with a mezzanine storage area over.

Agents Notes

Tenure: Freehold

Services: Mains electricity and water connected. Oil fired central heating. Septic tank drainage.

Council Tax: Staffordshire Moorlands Band G

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.

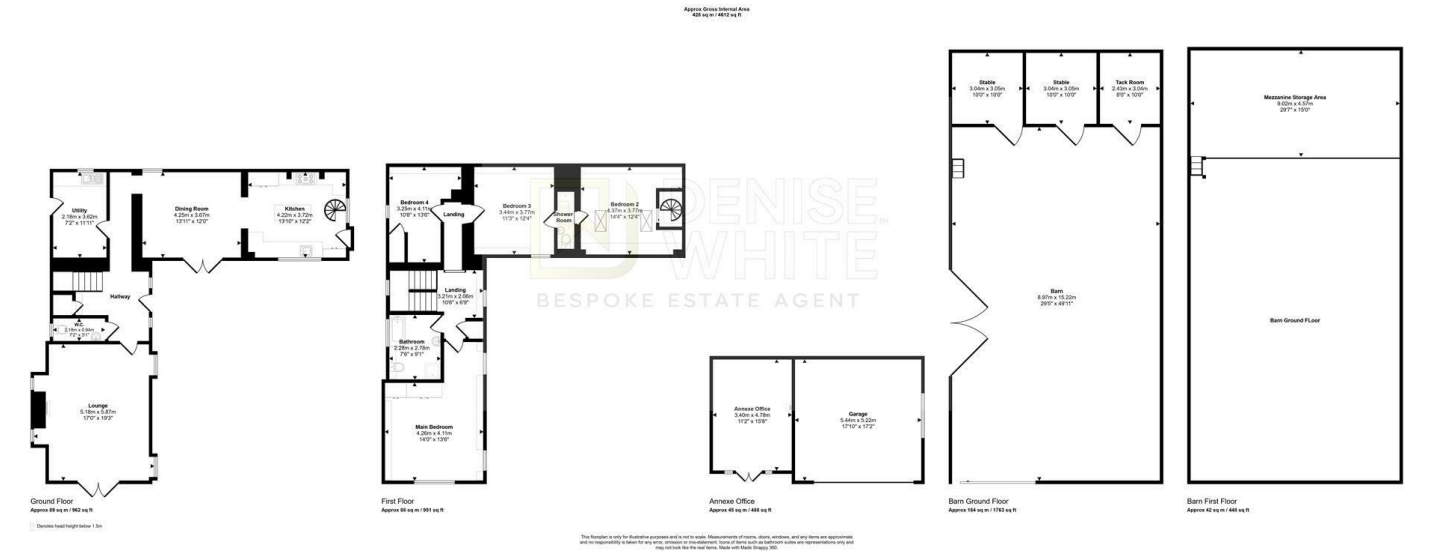
Do You Need A Mortgage?

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.

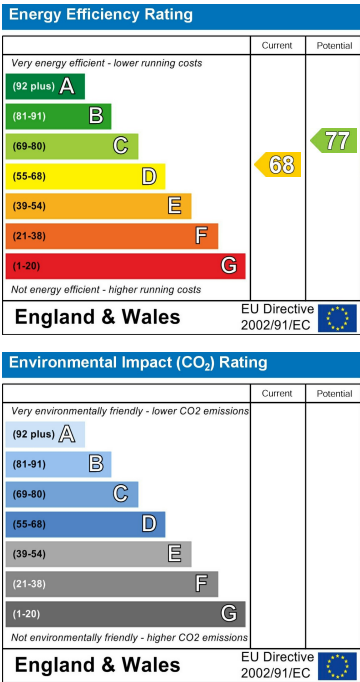
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.