DENISE WHITE™
BESPOKE ESTATE AGENT









Outlow Villa Sheen, Buxton, SK17 0EU

£1,995 Per month

"A thing of beauty is a joy forever." - John Keats

Modern Luxury Meets Country Charm.

Discover the best of both worlds in this stunning, picture-postcard country home, nestled within one of the area's most desirable villages. Outlow Villa combines high-end modern living with gorgeous traditional appeal, complemented by energy-efficient features including an air source heat pump, underfloor heating and good insulation.

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Denise White Estate Agent Comments



The Fairytale House of Sheen!

To the front, the property frames a spellbinding, panoramic view of the Moorlands' famous rolling fields. The earth dips and swoops in dramatic green waves right before your eyes, offering an ever-changing seasonal backdrop. It feels beautifully remote - a place where misty mornings and vast starry skies make you feel like the ruler of your own private country kingdom.

Yet, the moment you step across the threshold, the rugged wilderness gives way to pure storybook warmth. Designed as a true haven from the elements, the interior invites you to slow down and unwind. Picture curling up with a book while the winter weather rolls over the hills, or watching the sun sink below the fields through characterful windows. With its intimate spaces and timeless charm, it is a home that wrap-around you like a favourite wool blanket.

Behind its enchanting traditional appearance, Outlow Villa also benefits from thoughtfully considered modern comforts. An air source heat pump works alongside underfloor heating to provide a contemporary and energy-conscious approach to heating, while good insulation helps retain warmth. With no reliance on traditional oil-fired heating or the need for oil deliveries, the property combines the romance of country living with the practical advantages of modern technology.

Location



Nestled in the breathtaking heart of the Peak District hamlet of Sheen, Outlaw Villa offers a rare opportunity to embrace idyllic countryside living.

Framed by panoramic rolling hills and fertile farmland that sweep down toward the picturesque Manifold and Churnet river valleys, this charming home is part of a traditional row of timeless stone houses and cottages rich in local character.

While Sheen offers a peaceful, remote sanctuary away from the hustle and bustle, you are never far from convenience. The vibrant market towns of Leek and Buxton are both within a convenient 30-minute drive, offering a wider range of shopping and entertainment. Meanwhile, the nearby picturesque villages of Hartington and Warslow provide fantastic local amenities, including schools, doctor's surgeries, welcoming pubs, cosy cafés, and daily shops.

If you love nature, you will be truly spoilt for choice. Step straight from your doorstep into miles of world-class Peak District countryside, with endless hiking trails, stunning cycling routes, and dramatic landscapes waiting to be explored.

Entrance Hall



Step into the house through an oak wooden door into the entrance hall. Wood effect floors, rooms off the hallway, meter cupboard. Underfloor heating. Ceiling light fitting.

Kitchen/Dining

10'4 x 19'7 (3.15m x 5.97m)





A bright open plan kitchen/dining area. A range of wall and base units with integrated cooker and hob. Granite style sink with stainless steel mixer tap. Sash windows to front and side, window to rear. Back door. Wood effect floors. Underfloor heating. Inset spotlights.

Lounge

11'1 x 19'8 (3.38m x 5.99m)



A warm and welcoming living space with original stone and brick fireplace (not in use), wood effect floors, sash windows to front and side. Underfloor heating. Ceiling light fittings. Aerial point.

Cloakroom

A handy cloakroom containing WC and basin. Window. Wood effect floors. Underfloor heating. Inset spotlights.

Landing



Stairs with oak banner sweeping up to a landing area with rooms leading off. Carpets. Inset spotlights and ceiling lights. Window.

Master Bedroom

11'2" x 11'0" (3.42 x 3.37)



Sash windows with views to the front. Carpets. Radiator. Ceiling lights. En suite shower room.

En Suite



A spacious en suite with an large enclosed tiled shower. WC, wash basin with tiled splash back. Mirrored bathroom cabinet. Window. Inset spotlights. Heated towel rail.

Bedroom Two

10'8 x 10'7 (3.25m x 3.23m)



Sash window with views to the front of the property. Radiator. Carpets. Ceiling lights.

Bedroom Three

9'7 x 8'1 (2.92m x 2.46m)



Sash window to the rear. Radiator. Carpets. Ceiling light.

Bathroom

8'1 x 7'7 (2.46m x 2.31m)





A modern, bright bathroom with L shaped bath with shower overhead. Mixer bath taps and shower screen. Partially tiled walls, tiled floor. Heated towel rail. Built in WC and wash basin with vanity unit and mirrored bathroom cabinet. Inset spotlights. Airing cupboard containing water tank.

Outside



To the front, a path leads through the middle of a lawned area to the front door with a driveway running along the side of the property. The drive leads through a wooden gate into a generous tarmacked yard with privacy provided by well established conifers. Access to the garage and studio space. Outside tap to the rear and a plant room.

Garage and Studio Space

11'7 x 19'1 and 12 x 19'1 (3.53m x 5.82m and 3.66m x 5.82m)





A truly versatile space. This large stone building is split into two floors. The downstairs is large and can be used as a garage or storage area with a side door and double barn style garage doors. Strip lighting and multiple sockets. The stone walled studio space is accessed via external stairs, a picture window offers views to the front and additional natural light is provided by windows to the side. The property also has electric strip lighting and sockets. Carpets.

Holding Deposit

A holding deposit equivalent to one week's rent (£460) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£2,301) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Referencing Requirements

Prospective tenants will be subject to satisfactory referencing prior to the commencement of the tenancy. Applicants will be required to demonstrate a minimum gross annual household income equivalent to 2.5 times the annual rent, have no adverse credit history and provide satisfactory evidence of their Right to Rent in the UK. Additional referencing criteria may apply.

Agent Notes

Services: Mains electric, air source heat pump and mains water |
Council Tax: Staffordshire Moorlands District Council | Band: E |
EPC Rating: C

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!!



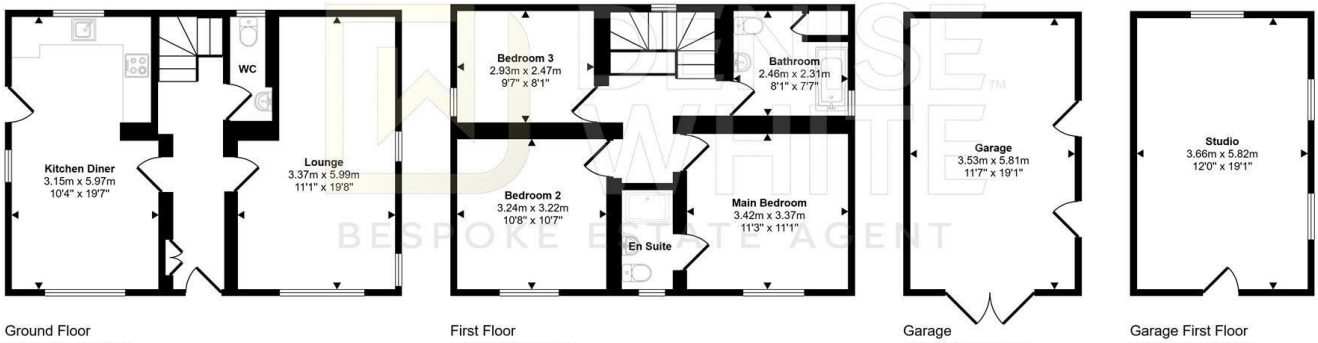
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas. The British Property Awards, renowned 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!

Please Note

Please note that all measurements and descriptions are approximate and for guidance only. Prospective tenants should satisfy themselves as to the property's condition and suitability before entering into a tenancy. Photographs may have been enhanced. The property is offered unfurnished, and any included fixtures, fittings or appliances will be confirmed prior to the commencement of the tenancy.

Floor Plan

Approx Gross Internal Area
142 sq m / 1525 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 51 sq m / 546 sq ft

Garage
Approx 21 sq m / 221 sq ft

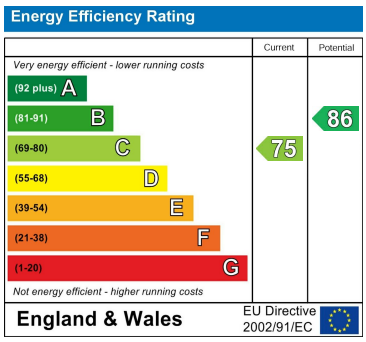
Garage First Floor
Approx 21 sq m / 229 sq ft

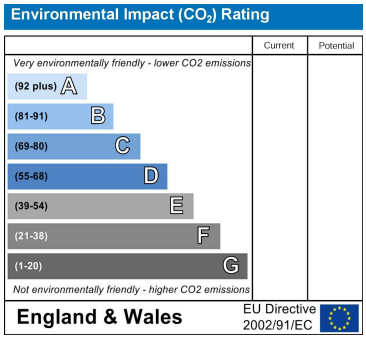
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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