



## Leyfields Barn , Leek, ST13 7LP

**Guide price £700,000**

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\*\*GUIDE PRICE £700,000 - £725,000\*\*

"Good design is about making places for people, not just spaces" ~ Kevin McCloud

A beautifully presented four-bedroom stone-built converted barn set in a stunning rural location within the Staffordshire Moorlands, on the edge of the Peak District National Park. Offering spacious and versatile accommodation, original period features, and contemporary finishes throughout, the property enjoys far-reaching views over the surrounding countryside and approximately three acres of land with stables, and a range of outbuildings. A rare and exceptional family home in a highly desirable location.

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## Denise White Estate Agents Comments

A stunning stone-built converted barn, set in a spectacular rural location, offering far-reaching views over the surrounding countryside and the Roaches, with approximately three acres of land.

Positioned within the Staffordshire Moorlands on the edge of the Peak District National Park, this exceptional former barn combines character, style, and modern living in a truly unique setting. While enjoying breathtaking views over the moorland, the property remains just a short drive from the historic market town of Leek, with its range of independent shops, eateries, and local amenities.

The barn has retained many original period features, thoughtfully complemented by contemporary design, resulting in a home perfectly suited to 21st-century family life. Upon entering, a spectacular reception hallway with a double-height galleried landing creates a striking focal point and an open, airy feel. Steps lead down into the inner hall, which provides access to the spacious lounge with a multi-fuel stove, a versatile annex bedroom with en-suite facilities, and a convenient downstairs cloakroom.

At the heart of the home is the generous breakfast kitchen, fitted with a range of wall and base units, a four-oven AGA range cooker, and ample seating space. A door leads on to the front Patio, with access to a utility room and an additional cloakroom. Adjoining the kitchen is an outbuilding with excellent potential for conversion into additional accommodation, subject to the necessary planning consents.

The first-floor galleried landing leads to the impressive master bedroom and two further double bedrooms, all served by a contemporary family bathroom.

Externally, the property is set within approximately three acres of land, offering a private and peaceful rural setting. The gardens provide a mix of lawn and natural landscaping, with ample space for outdoor entertaining, gardening, or simply enjoying

the spectacular surroundings.

This property represents a rare opportunity to acquire a traditional period barn with modern conveniences, set in one of the most desirable locations within the Staffordshire Moorlands, with exceptional views, generous grounds, and versatile accommodation for modern family living.

## Location

Nestled in the beautiful countryside of the Staffordshire Moorlands, the village of Thorncliffe offers a rare blend of rural tranquillity, scenic beauty and convenient access to nearby market towns. Situated within the district of Staffordshire Moorlands in the county of Staffordshire, Thorncliffe enjoys an enviable position on the edge of open moorland and rolling pasture, making it an ideal setting for those seeking a peaceful lifestyle surrounded by nature.

Thorncliffe is characterised by its charming stone cottages, traditional farmhouses and attractive period properties, many of which enjoy far-reaching views across the surrounding countryside. The village has a distinctly rural character, with quiet lanes, dry stone walls and open fields creating a timeless atmosphere. The landscape is shaped by the nearby hills and valleys of the southern Peak District, providing a dramatic backdrop throughout the seasons.

Despite its peaceful setting, Thorncliffe benefits from excellent access to nearby towns and amenities. The popular market town of Leek is within easy reach, offering a wide range of independent shops, supermarkets, cafés and schools. The spa town of Buxton and the Potteries conurbation centred on Stoke-on-Trent are also readily accessible, providing further retail, leisure and transport connections.

For outdoor enthusiasts, Thorncliffe is exceptionally well placed. A network of public footpaths and bridleways leads directly from the village into open countryside, ideal for walking, cycling and riding. The wider Peak District offers renowned trails,

reservoirs and visitor attractions, making the area a year-round destination for recreation and exploration.

Community life in Thorncliffe reflects its rural roots, with a friendly and welcoming atmosphere that appeals to families, professionals and those looking to retire in a picturesque setting. Combining countryside charm with accessibility and strong local character, Thorncliffe represents a wonderful opportunity to enjoy village living in one of Staffordshire's most attractive and unspoilt landscapes.

### **Kitchen**

19'8" x 13'1" (6.01 x 4.00)



Fitted with a handmade bespoke kitchen finished with quartz work surfaces including a centre island with breakfast bar. Integrated dishwasher. Double Belfast sink with boiling water mixer tap. Recently upgraded electric Aga with four ovens, an electric hob and recently installed induction hob. Travertine tiled flooring. Radiator. Sealed unit double glazed windows to the rear aspect. Sealed unit double glazed window to the front aspect. Bespoke handmade sealed unit double glazed door leading to the front aspect. Three ceiling lights and spotlights. Space for an American style fridge freezer. Door leading into:-

### **Utility Room**

14'3" x 6'0" (4.35 x 1.85)

Travertine tiled flooring. Radiator. Sealed unit double glazed window to the side aspect. Fitted with a stainless steel sink and draining unit. Floor

mounted 'Worcester oil fired combination boiler. Plumbing for automatic washing machine. Space for a condensing tumble dryer. Ceiling spotlights. Door leading into: -

### **WC**

5'10" x 3'1" (1.78 x 0.96)

Fitted with a low-level WC and pedestal wash hand basin. Travertine tiled flooring. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light.

### **Lobby**

17'2" x 13'9" (5.25 x 4.20)



Tiled flooring. Wall mounted upright radiator. Sealed unit double glazed floor to ceiling windows to the front and rear aspects. Sealed unit double glazed door to the front aspect. Solid oak staircase leading to the first floor. Ceiling light. Steps leading down to an inner hallway which in turn leads to the Lounge, ground floor bedroom and WC.

### WC

7'1" x 3'1" (2.16 x 0.94)



Fitted with a low level WC and pedestal wash hand basin. Tiled flooring. Part tiled walls. Radiator. Ceiling spotlights.

### Bedroom Three

16'8" x 12'7" (5.10 x 3.86)



Laminate flooring. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light. Door leading into: -

### Ensuite Wetroom

7'5" x 5'7" (2.28 x 1.71)



Fitted with a rainfall showerhead, pedestal wash hand basin and low-level WC. Tile flooring. Part tiled walls. Wall mounted towel rail. Ceiling light.

### Lounge

20'2" x 15'8" (6.16 x 4.80)



Laminate flooring. Two radiators. Multi fuel stove set on a slate flagged hearth with wooden mantle. Sealed unit double glazed windows to the front side and rear aspect. Two ceiling lights.

### First Floor Landing



Carpet. Two ceiling lights. Loft access. Doors leading into: –

### Bedroom One

15'10" x 15'8" (4.85 x 4.78 )



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Two Velux style windows to the side aspect. Fitted with a range of built-in wardrobes. Two ceiling lights. Loft access. Under eaves storage.

### Bedroom Two

19'8" x 13'1" (6.01 x 4.01)



Carpet. Radiator. Two Velux style windows to the front aspect. Two ceiling lights. Loft access.

### Bedroom Four

14'0" x 12'8" (4.27 x 3.87)



Carpet. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light.

### Bathroom

10'0" x 6'9" (3.06 x 2.06)



Comprising of paneled bath with central shower mixer tap, low-level WC, pedestal wash hand basin and walk-in shower cubicle. Tile flooring. Part tiled walls. Ceiling light. Radiator.

### Outside



The property is set within approximately three acres of land, providing a tranquil rural setting. An indian stone paved patio area provides an ideal space for outdoor dining and entertaining, while the extensive grounds offer potential for additional landscaping, gardening, or leisure activities. Gated access from the patio area leads on to the paddock and stables, and doors provide access into:-

### Tap room



With power and light. Ideal for outdoor storage.

### Shippon

15'7" x 41'6" (4.77 x 12.67)



An excellent sized, versatile space, ideal for outdoor storage, hobbies, or a home workshop space. With power, light and windows to the front and rear aspects.

### Store

16'4" x 16'4" (5 x 5)

Brick built store.

### **Stable One**

14'8" x 9'0" (4.49 x 2.76)



Timber constructed stable with lighting.

### **Stable Two**

14'7" x 11'5" (4.47 x 3.48)

Timber constructed stable with lighting.

### **Implement Store**

16'4" x 16'4" (vendors measurement) (5 x 5 (vendors measurement))

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

### **What3words Location**

Struggling to find the property? Use this what3words location: ///octagonal.yell.jazzy

### **Agents Notes**

Tenure: Freehold

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

Council Tax: Staffordshire Moorlands Band F

Please note that the property is listed by association, as the neighbouring property to which the barn was previously associated, is Grade II listed.

### **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.

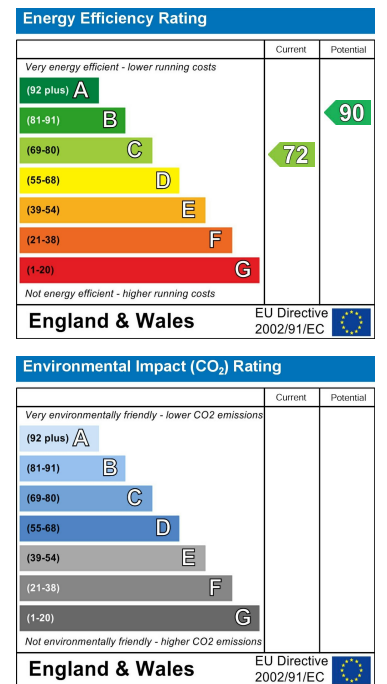
# Floor Plan



# 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.