



## Green Hedges Honeysuckle Lane, Staffordshire, ST9 9QN

**Guide price £1,250,000**

GUIDE PRICE - £1,250,000 to £1,350,000

‘There are houses, and then there are homes that stay with you forever.’

Set along one of Longsdon’s most desirable country lanes, Green Hedges, Honeysuckle Lane is a captivating and substantial family residence of real distinction. Beautifully remodelled over the years, this elegant 1930s home combines character, scale and bespoke finishes with the practicality of modern family living, all within generous gardens and grounds that include a self-contained two-bedroom annexe, detached double garage, stable block, tack room and approximately a 2.5 acre paddock of grazing land. Rare to the market, this is a forever home in the truest sense.

## Denise White's Comments



Green Hedges is one of those homes that immediately feels special from the moment you arrive. Tucked away on Honeysuckle Lane, on an excellent size plot with additional grazing land to the rear, in the highly regarded Staffordshire Moorlands village of Longsdon, it offers that increasingly rare balance of privacy, space and beautiful countryside surroundings, whilst still being within straightforward reach of Leek, Endon, Stoke-on-Trent and commuter links beyond. Longsdon is a small village around three miles west of Leek, and the wider Staffordshire road network connects conveniently to routes including the A500, A50 and M6. Rail travel is also accessible via nearby stations including Macclesfield and Stoke-on-Trent.

Originally designed in the 1930s, this exquisite detached home has been extensively remodelled and thoughtfully enhanced by the current owners to create a fabulous family home offering superb living space and versatility. The main house extends to four bedrooms, two bathrooms, three reception rooms and a truly stunning open-plan living kitchen that forms the heart of the home. Over the years of ownership this home has been carefully considered, from the bespoke fittings to the way the accommodation flows for both day-to-day family life and entertaining on a larger scale.

A particularly valuable feature is the attached self-contained two-bedroom annexe, which gives the property excellent flexibility for multi-generational

living, dependent relatives, older children, guest accommodation, home working or even income potential, subject of course to any permissions or requirements a buyer may wish to consider. That versatility is a real asset and broadens the appeal of this already exceptional home.

Outside, the lifestyle offering is just as impressive. The gardens are ideal for entertaining and family enjoyment, with formal lawned areas, patio seating space, mature planting and a wonderful sense of seclusion. Beyond this, the detached double garage, stable block with three stables and tack room, and adjoining grazing paddock of approx. 2.5 acres making this property especially attractive to purchasers with equestrian interests or those simply seeking more space and freedom around them.

For me, Green Hedges is far more than a substantial house. It is a beautifully established country home with presence, warmth and adaptability, set in a location that remains wonderfully semi-rural yet surprisingly convenient. Opportunities like this are genuinely few and far between, and I believe it will suit the most discerning of buyers looking for a long-term home with both elegance and practicality.

## Location



Green Hedges occupies a wonderful position on Honeysuckle Lane, one of Longsdon's most attractive countryside settings. The location offers a lovely sense of privacy and rural charm, yet

remains highly practical for day-to-day living. Longsdon sits approximately three miles west of Leek, placing the property within easy reach of the town's amenities, whilst Endon and the Potteries are also readily accessible. The nearby A53 links the area through Endon and Longsdon towards Leek and Stoke-on-Trent, while Staffordshire's wider strategic road network provides access to the A500, A50 and M6 for onward travel. For rail connections, nearby stations include Macclesfield and Stoke-on-Trent.

This is a setting that will particularly appeal to buyers wanting the best of both worlds: a semi-rural lifestyle, beautiful surrounding countryside and outdoor space, without feeling isolated from schools, transport, shopping and leisure facilities.

### **Main Reception Hall**

13'11" x 10'5" max overall (4.24m x 3.18m max overall)



The main reception hallway is a beautiful and impressive entrance space, having a central door with stained glass panels, handcrafted staircase rising to the first floor, and dark wood exposed flooring laid in a panel design. There are two radiators with radiator covers, deep coving to the ceiling, and two central light fittings.

Three steps then rise to a stunning full-length feature window arrangement, split into four sections, being lead-effect double glazed windows to the front aspect, showcased by a main central light point, currently housing a stunning chandelier. From here, stairs continue to the main landing area.

### **Ground Floor Cloakroom**

8'10" x 5'3" max overall (2.69m x 1.60m max overall)



Access can also be gained into the downstairs cloakroom, which is bespoke in design and fitted with a WC and Villeroy & Boch vanity wash hand basin set within a stunning handcrafted unit with storage cupboards and drawers beneath, together with a marble surface over and matching marble splashback. There is continuation of the exposed dark wood flooring, wooden panelling to dado height, radiator with radiator cover, double glazed lead-effect window to the front, and ceiling light.

### **Living Room**

19'7" x 15'7" (5.97m x 4.75m)



The sitting room which can also be utilised as a cinema room, is an attractive reception space, having a double glazed lead-effect bay window to the front aspect, deep coving to the ceiling, two central light fittings, and a radiator with radiator

cover.

The room also benefits from a fireplace with hearth and living flame gas fire, together with a bespoke wooden media wall incorporating shelving and cupboard space, inset spotlighting for display, and a pull-down cinema screen.

### Lounge

21'7 x 14'6 (6.58m x 4.42m)



The sitting room is an excellent-sized reception room, enjoying a double glazed lead-effect bay window to the front, together with double glazed lead-effect French doors to the rear with full-length windows to either side. There are also two further double glazed lead-effect windows to the side aspect of the property.

The room benefits from three radiators with radiator covers, a central feature fireplace housing an open grate fire, and a contemporary stone-style fire surround with black inset and matching black hearth. There is deep coving to the ceiling, two central light fittings, and fitted carpet throughout.

### Inner Hall

From the main reception hallway there is continuation of the dark wood flooring, useful understairs storage, and a double glazed lead-effect window to the rear.

Access is also gained into the study and open plan living kitchen.

### Study

12'4 x 9'11 (3.76m x 3.02m)



This is an excellent-sized room featuring a wooden fire surround with AGA stove, bespoke fitted furniture incorporating bookcases and storage cupboards, and a fitted desk with drawers. There is a radiator with radiator cover, double glazed lead-effect windows to the rear and side aspects, continuation of the exposed wood flooring, coving to the ceiling, and ceiling light.

### Open Plan Living Kitchen

30'10" x 17'3" extending to 21'10" (9.42 x 5.28 extending to 6.68)



An impressive open-plan kitchen, dining and living space, which also incorporates a delightful seating area overlooking the side garden.

The Kitchen Area measures - 15'1 x 7'4 approx. and the Living Area measures - 17'0 x 21'8 approx.

The kitchen is fitted with a handcrafted bespoke

range of wall and base units with granite work surfaces over, sink unit with drainer and central mixer tap, integrated fridge, integrated dishwasher, and an excellent-sized AGA cooker with extractor hood over. There is concealed lighting under the units, granite sill, wooden double glazed lead-effect window to the side, double plate rack with storage over, and part tiled walls.

The central island provides a further range of base units with granite work surfaces over, together with an elevated breakfast bar area with wooden surface. This incorporates an attractive curved corner unit with wooden work surface, ideal as a preparation area, a food preparation smaller sink unit, two wine racks, integrated Neff microwave, and integrated Neff induction hob. There is also a stunning bespoke dresser unit, ideal for the display and storage of kitchenware and utensils. The same style stone flooring continues throughout this space.

A beautiful arched doorway with glazed panels leads out into the main inner hallway.

This wonderful open-plan space also enjoys a pleasant garden seating area overlooking the side garden, with double glazed lead-effect French doors leading out onto the large side patio, together with bay-style double glazed lead-effect windows.

The room then opens into a dining area and further seating/living area, which benefits from three double glazed lead-effect windows, a media wall, and an AGA log burner set within a central feature area with spotlighting for display.

Overall, this is an exceptional and highly versatile family space, combining kitchen, dining, seating, and garden outlook areas beautifully, all enhanced by continuation of the stone-style flooring throughout. There is also a radiator with decorative radiator cover and a useful corner area, ideal as a small writing or study space. Double glazed doors with lead-effect panels lead through into the utility room.

### Front Entrance Hallway/Boot Room



A uPVC lead-effect door with two panels leads through to another front entrance hallway.

### Utility Room

10'3" x 6'9" (3.14 x 2.08)



Fitted with bespoke handcrafted wall and base units, Neff integrated electric oven, stainless steel sink unit with drainer, and granite work surfaces. There is space for an American-style fridge freezer with storage cupboards over, a double glazed lead-effect box window to the front aspect, coving to the ceiling, inset spotlighting, radiator, and stone-style tiled flooring.

### Ground Floor Cloakroom

8'9 x 6'11 (2.67m x 2.11m)

The ground floor cloakroom enjoys continuation of the stone-style tiled flooring and is fitted with a WC, pedestal wash hand basin with tiled splashback, shaver point, radiator, and double glazed lead-effect window to the rear. There is also coving to

the ceiling, inset spotlighting, and access gained into a good-sized storage cupboard.

### **Annexe Accommodation**



### **Annexe Kitchen**

16'6 x 9'9 (5.03m x 2.97m)

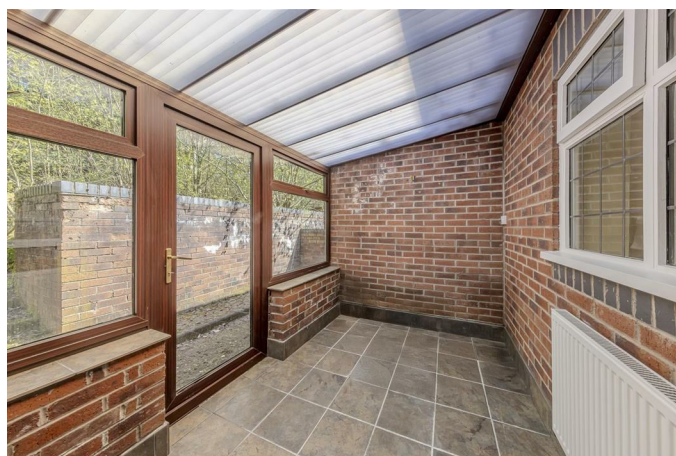


AN excellent-sized kitchen, which is fitted with an extensive range of wall and base units with wooden work surfaces over. There is a stainless steel sink unit with drainer, part tiled walls, plumbing for a washing machine, coving to the ceiling, radiator, inset spotlights, central light, dado rail, intercom, and a double glazed lead-effect window to the front. The kitchen also benefits from its own access door to the front aspect.

From here, access leads through to the conservatory.

### **Annexe Conservatory**

9'4" x 6'2" (2.84m x 1.88m)



The conservatory enjoys tiled flooring, radiator, uPVC double glazed windows to the rear, and a uPVC fully panelled double glazed door leading out to the rear garden.

### **Annexe Inner Hallway**

Leading through from the kitchen is the inner hallway, which has stairs rising to the first floor accommodation, inset spotlighting, radiator, wooden block flooring, and access into the downstairs cloakroom. The cloakroom is fitted with tiled flooring, WC, wash hand basin, radiator, dado rail, extractor fan, coving to the ceiling, and inset spotlighting.

From the inner hallway, access can also be gained into the main dwelling via the utility room, and there is useful understairs storage space

### Annexe Lounge

21'4" x 11'2" (6.50m x 3.40m)



Fitted with wooden flooring, two radiators, double glazed box bay window to the front and to the rear aspects, coving to the ceiling, inset spotlights, and a double glazed window to the rear.

### Annexe First Floor Landing

To the first floor, the landing has fitted storage cupboards into the eaves, a Velux window to the roof space, radiator, inset spotlights, and two loft hatches.

### Annexe Bathroom

13'2" x 6'3" (4.01m x 1.91m)



Access is gained into a great-sized family bathroom, fitted with a corner bath, bidet, WC, pedestal wash hand basin, radiator, Velux window, and two good-sized storage units into the eaves.

### Annexe Bedroom One

19'0" x 14'2" (5.79m x 4.32m)



Bedroom one is currently utilised as a music room/study and benefits from Velux windows, double glazed lead-effect windows to the rear, radiator, and inset spotlight

### Annexe Bedroom Two

11'4" x 7'6" (3.47 x 2.30)



Bedroom two is a highly versatile room, which could be used as a bedroom or dressing room, and has a radiator, storage into the eaves, ceiling light, and a Velux window. Double doors then lead into an additional secret room within the loft space, which is a fantastic and versatile area with a variety of possible uses.

### Loft Storage Room

16'11" x 18'11" max under eaves (5.16m x 5.77m max under eaves)

This space could easily be utilised as a hobby room, children's space, study, or dressing room,

depending on individual requirements. This room features two Velux windows, a central feature circular window with exposed brick surround, exposed-style beams to the ceiling, floor-length features, and inset spotlights. There is limited head room in this space in line with the roof structure.

### **Main House First Floor Landing**



The landing is a lovely space, having a feature window to the front aspect, main central light point currently housing a chandelier, four additional light fittings, radiator with radiator cover, loft access, and access to the bedrooms and family bathroom. There is also a good-sized storage cupboard housing the newly installed central heating boiler.

### **Principle Bedroom**

16'8" x 16'0" max overall (5.09 x 4.89 max overall)



The main bedroom is positioned to the front of the property and benefits from a double glazed lead-effect bay window to the front aspect, an additional double glazed lead-effect window to

the side, radiator, and central light fitting. Access is gained from the bedroom into the excellent-sized ensuite bathroom.

### **En-suite Bathroom**

13'11" x 10'4" (4.26 x 3.17)



Fitted with a Duravit bath set within a raised tiled surround with stepped access, bidet, low level WC, his and hers wash hand basins, and a superb walk-in shower area with glass screen and shower fitting. The room is beautifully finished with stunning stone-style tiling to the floor and full tiling to ceiling height. There are two fitted mirrors above the sink units, a fitted bathroom storage cabinet incorporated into the design, two wall-mounted towel rails, and three frosted double glazed lead-effect windows, two to the rear and one to the side. The room is completed by inset spotlighting throughout.

## Family Bathroom

9'1" x 7'1" extending to 12'7" max into shower (2.78 x 2.17 extending to 3.86 max into shower)



The family bathroom is fitted with a WC, vanity wash hand basin, and bath set within a tiled surround in the same style as the en-suite to the main bedroom. The room is fully tiled from floor to ceiling height in an attractive stone-style design, with a contrasting darker brown border detail extending from the bath area up to the ceiling.

There is a fitted wall mirror with storage, together with two full-length cupboards with mirrored fronts and sides positioned either side of the mirror. A frosted double glazed lead-effect window faces the rear aspect, and there is an excellent-sized wall-mounted chrome heated towel rail.

A step leads up to a good-sized walk-in shower, finished in the same style tiling and featuring the continuation of the darker border detail running from ceiling to floor, incorporating a rain shower fitting. The room is completed by inset spotlighting.

## Bedroom

10'4" x 11'4" (3.17 x 3.47)



There is a double bedroom positioned to the front of the property, having a double glazed wood-effect window to the front, radiator with radiator cover, ceiling light, and fitted carpet.

## Bedroom

11'6" x 10'11" (3.51 x 3.35)



Another double bedroom, located to the rear of the house, has fitted carpet, radiator with radiator cover, double glazed lead-effect windows to the side and rear aspects, storage cupboard, and central light fitting.

## Bedroom

14'10" x 11'0" (4.54 x 3.36)



In addition, there is a further double bedroom positioned to the front of the house, fitted with carpet, double glazed wood-effect windows to the front and side aspects, radiator, and ceiling light.

## Outside



Outside to the front, wooden double gates open onto the driveway, providing ample off-road parking and access to the detached brick and tiled double garage, together with access to the the adjoining annex/coach house.

The driveway continues down to the stable block, which comprises three good-sized stables with power, lighting, and water, together with a n attached tack room. This area offers excellent potential and could, subject t o any necessary planning consents, be developed into additional

accommodation, whether as an adjoining annexe or as a separate dwelling.

The property also stands within good-sized gardens. The front is mainly laid to lawn and complemented by mature trees, hedging, flowers, and shrub borders. Beautiful central steps lead up to an elevated seating area, ideal for family gatherings or simply enjoying a morning cup of tea.

To the side of the property there are further lawned gardens, together with a good-sized patio seating area. In addition, there is access via a further walled courtyard area with gated entrance, creating a secret-style access through to a wooded wildlife area and onwards to the approx. 2.5 acres of grazing land.

## Agents Notes

Septic Tank Drainage

Mains Electric

Oil Central Heating System

Freehold

Council Tax - Staffordshire Moorlands - BAND - G

## Sellers Position

Sellers Position: Looking for forward purchase

## 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 or Rent ?

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 Will Need A Solicitor !

### Do You Need A Mortgage ?

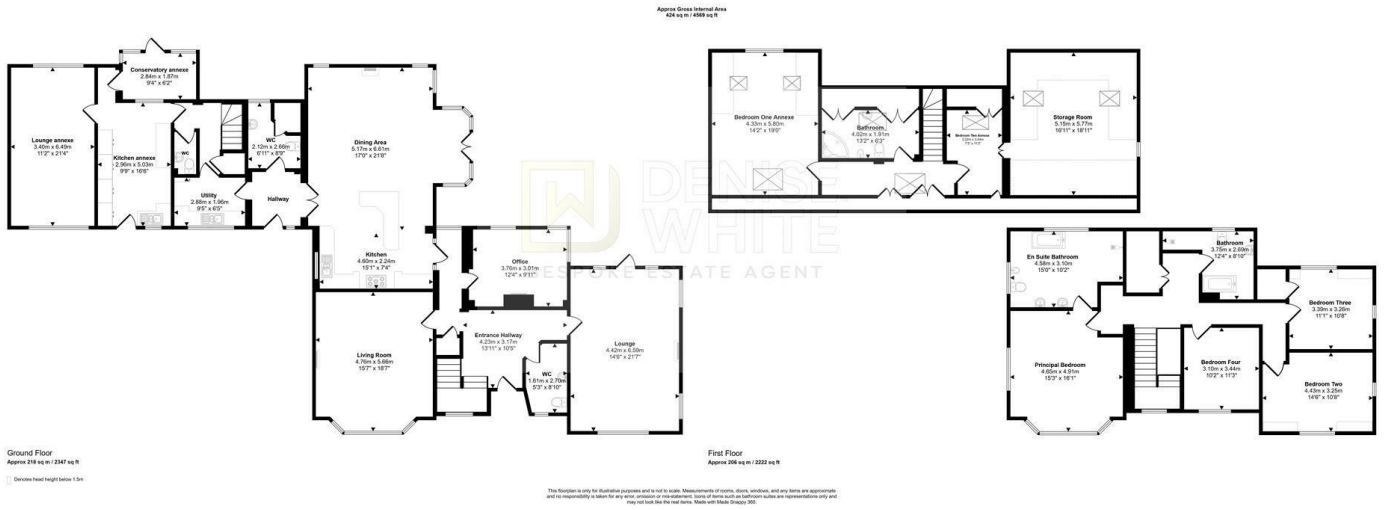
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Anti-Money Laundering & ID Checks

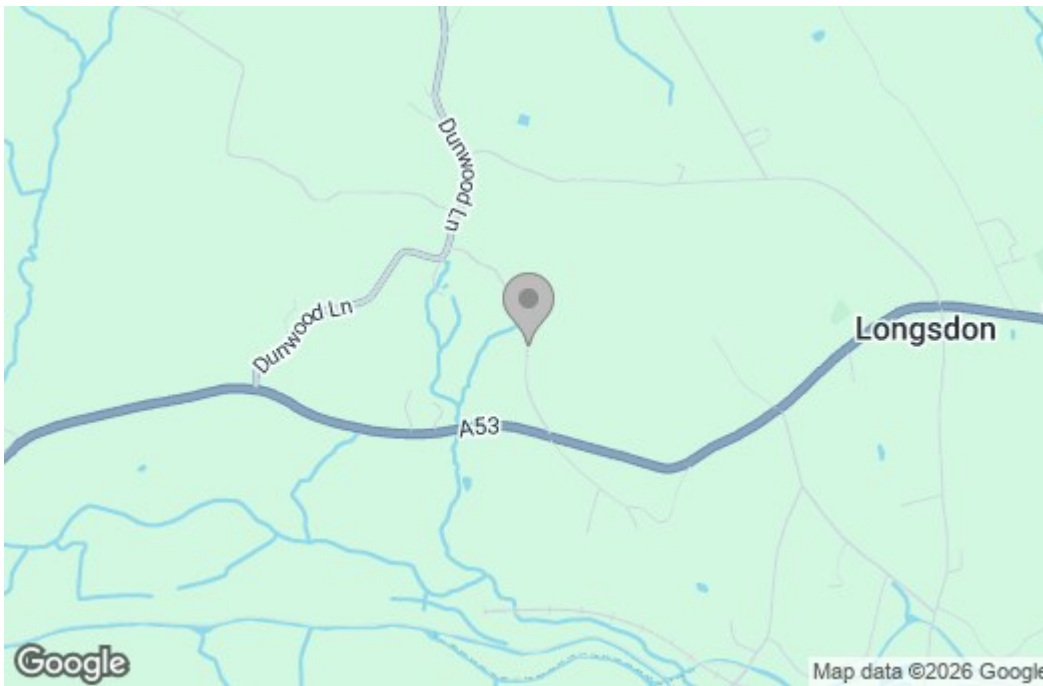
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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.

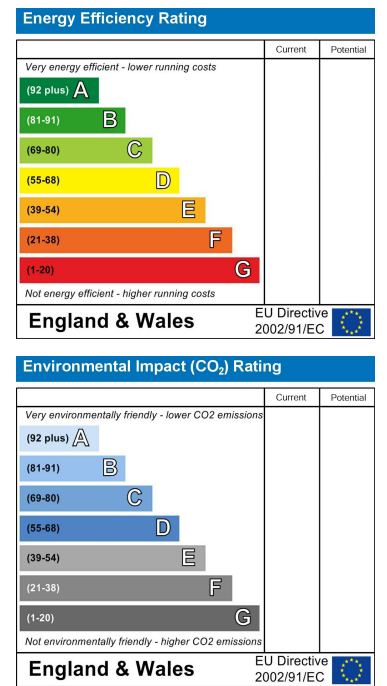
# Floor Plan



# 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.