



# The Delphouse

## Cheadle



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## The Delphouse

Cheadle  
Staffordshire  
ST10 2NN

An Outstanding Country Residence

Three / Four Bedroomed Accommodation

Modernised & Extended By Vendors

Beautifully Presented Throughout

Around 4.5 Acres

Triple Garage, Barn & Stable Block

Ideal For Those With Equestrian Interests

Large Courtyard Area, Ample Parking Space

Convenient For Cheadle & Surrounding Areas

Viewing Strongly Recommended

**Offers in the region of : £800,000**



3/4



2



2



C

Council  
Tax Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Nestled in a delightful semi-rural position on the outskirts of Cheadle, this impressive detached residence offers an exceptional opportunity to acquire a beautifully presented countryside home set within approximately 4.5 acres of land.

Situated on the edge of town in a highly sought-after area, the property perfectly combines rural charm with convenient access to local amenities, Cheadle town centre and excellent road links including the A50.



This attractive double-fronted home has been thoughtfully updated, modernised and extended by the current vendors to an excellent standard throughout. Offering flexible accommodation, the property comprises three to four bedrooms, including a stunning master suite complete with a dressing room and stylish en-suite bathroom.

Externally, the grounds are a particular highlight, providing extensive space ideal for those with equestrian or lifestyle interests. The property benefits from a detached triple garage with gym area, modern stable block and a barn, making it perfectly suited to buyers seeking facilities for horses or additional storage and workspace.



With its generous accommodation, high-quality finish and enviable setting, this property represents a rare opportunity to enjoy countryside living in a superb location in the Staffordshire Moorlands.

# Accommodation



## Entrance Hall

Stairs off. Radiator.



## Living Room

Radiator. Coving.



## Lounge

Radiator. Spotlights. Feature bi-folding doors to rear garden.



## Bedroom / Home Office

Radiator.



## Kitchen / Dining Room

extensive range of fitted wall and base units. Sink unit with drainer and mixer tap. Integrated dishwasher, fridge and freezer. Electric hob with extractor unit above. Built-in microwave. Electric oven and grill. Tiled floor. Spotlights. Radiator. Coving. Feature log burner. Feature stained glass window.



## Rear Hall

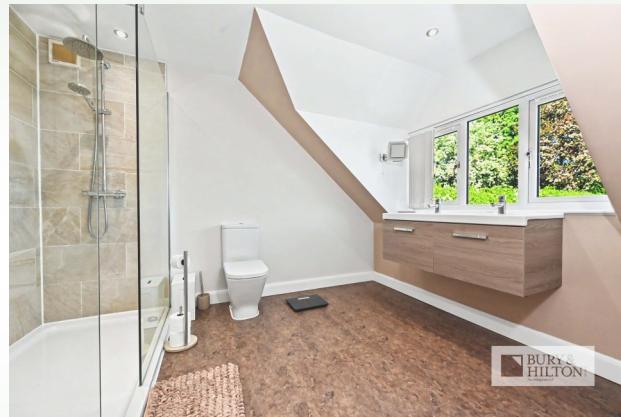
Tiled floor. Rear door.

## Storage Room

Tiled floor. Shelving.

## Utility Room

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Tiled floor. W.c. Wall mounted storage units. Plumbing point.



### **First floor landing area**

Feature roof window. Spotlights.

### **Master Bedroom**

Radiator. Eaves storage. Walk-in dressing room with sky light

### **En-Suite**

Large walk-in shower cubicle. Feature his & hers sink units with storage below. W.c. Heated towel rail. Spotlights.

### **Bedroom**

Radiator. Eaves storage.

### **Bedroom**

Radiator. Built-in storage

### **Bathroom**

Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights.

### **Outside**

Externally, the grounds are a particular highlight, providing extensive space ideal for those with equestrian or lifestyle interests. The property benefits from a detached triple garage with gym area, modern stable block and a barn, making it perfectly suited to buyers seeking facilities for horses or additional storage and workspace.

### **Agents Notes**

Please note the property has the benefits of solar panels. The stable block and barn benefits from power, lighting and water feeds.

### **Fixtures and Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



### **Mobile Network Coverage**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### **Rights of Way, Wayleaves and Easements**

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### **Sporting, Timber and Mineral Rights**

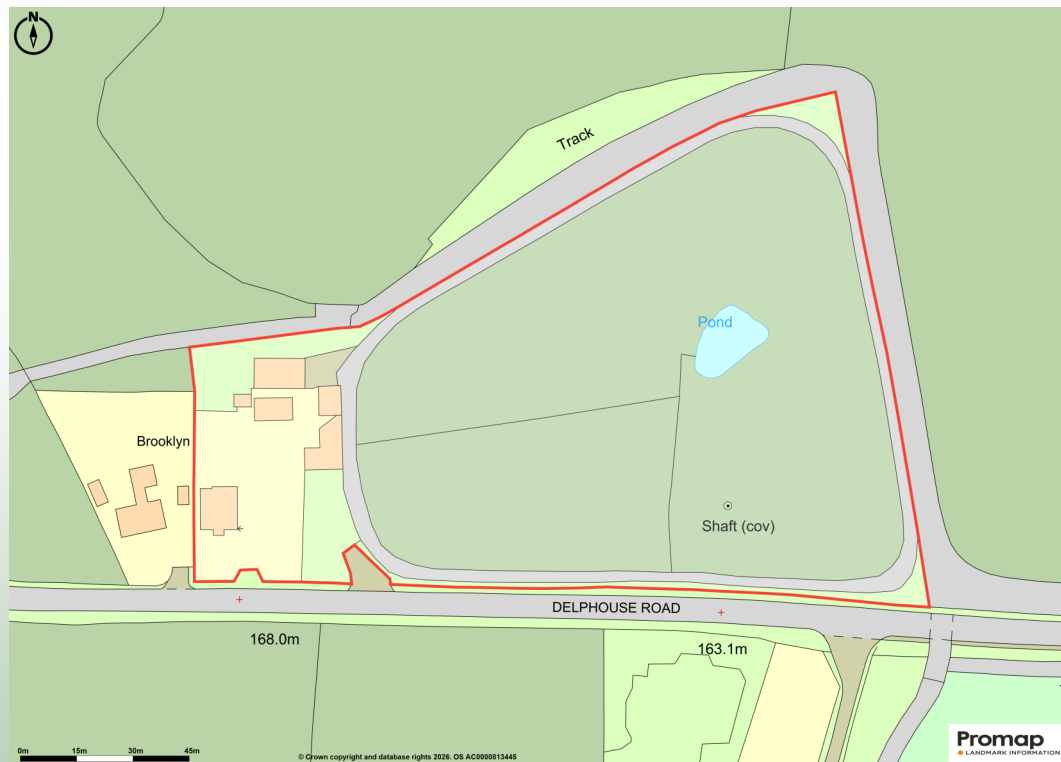
It is understood that these are included in the sale as far as they exist.

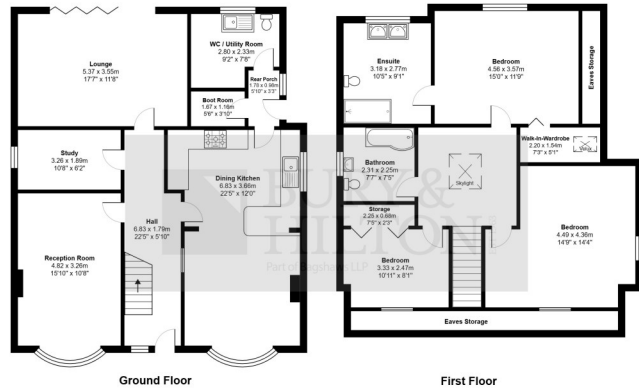
### **Tenure and Possession**

The property is sold freehold with vacant possession granted upon completion.

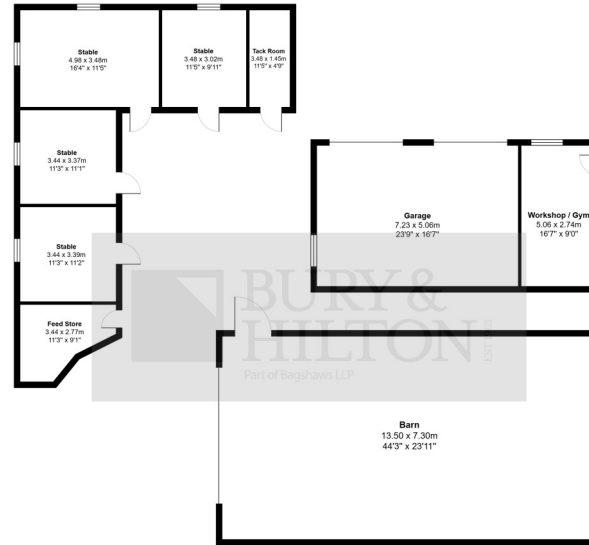
### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.





All measurements are approximate and for display purposes only



All measurements are approximate and for display purposes only

**Agents Note:**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based



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