



## Black Lane, Whiston, ST10 2JZ

**Offers In The Region Of £460,000**

Highfield House, Black Lane, Whiston

An upgraded countryside retreat offering refined living, landscaped gardens, and scenic surroundings.

Highfield House offers its next owner upgraded accommodation in the form of a high-end Italian painted Ash wood kitchen-diner, alongside landscaped gardens enhanced with flowerbeds, hedging, and a newly established wildflower meadow. These improvements, paired with secure fencing for privacy, elevate the outdoor space into a serene haven. Additionally, the property has made use of an unregistered plot of land to the front for garden and parking purposes over the past three years, presenting an opportunity to incorporate it into the legal title if desired.

Welcome to Highfield House — a beautifully crafted, architect-designed sandstone home nestled in the tranquil village of Whiston. Backing onto the picturesque Whiston Hall Golf Course and surrounded by the rolling Staffordshire Moorlands, this four-bedroom detached home blends rural serenity with luxurious modern living.

Inside, you'll find generously proportioned, light-filled rooms, a stunning Italian kitchen complete with a DeLonghi range cooker, and multiple versatile spaces ideal for home offices or studies. The lounge boasts dual-aspect windows and a charming dual-fuel log burner, creating a cosy atmosphere all year round. Upstairs, the master bedroom enjoys far-reaching views and a stylish en-suite, while the remaining bedrooms provide comfort and flexibility for growing families or guests.

Situated on a quiet country lane with direct access to multiple public footpaths, this home is ideal for nature lovers, dog walkers, and those seeking peace without isolation. With proximity to charming market towns such as Leek and Ashbourne, National Trust properties like Ilam Park and Hawksmoor Woodlands, and the nearby Peak District, Highfield House is a rare opportunity to enjoy elevated village living — upgraded, refined, and ready to enjoy.

#### **Key Features**

Peacefully located on a quiet lane in a highly sought-after rural village

Newly fitted high-end Italian wooden kitchen with DeLonghi range cooker (negotiable) & garden access

Spacious lounge with dual-aspect windows and cosy dual fuel log burner

Four well-proportioned bedrooms, with an en-suite to the master

Versatile layout with two home office/study options (Bedroom 4 / Hall)

Private, landscaped rear garden with patio, wildflower meadow, flower beds and attractive stone boundary wall.

Driveway parking and Double Garage

Just a short stroll to the village playground and active community hall

Surrounded by countryside walks and 5 public footpaths from your doorstep

Only 10–15 mins to National Trust Ilam Park and Hawksmoor Woodlands

10–15 mins to the vibrant market towns of Leek

and Ashbourne

10 mins to the Peak District National Park boundary

#### **Inside the Property**

##### **Entrance Hall**

A welcoming hallway with space for a study desk, leading to all principal ground floor rooms.

##### **Living Room**

A bright and airy space featuring dual-aspect windows, a feature log burner, and ample room for relaxing or entertaining.

##### **Kitchen/Diner**

The heart of the home — this stunning kitchen has been recently updated with Italian ash wood cabinetry, handmade tiles, and a ceramic sink. It's perfectly set up for hosting, with French doors opening directly to the rear garden.

##### **Utility Room**

Spacious and functional, with a limestone floor, extra appliances, and potential for conversion into a boot room or additional workspace. Furthermore there is a side door for outside access.

##### **Cloakroom**

Downstairs WC and wash basin, ideal for guests.

##### **Upstairs Accommodation**

Master Bedroom with countryside views and a private en-suite shower room

Two further double bedrooms, both overlooking the peaceful rear garden

Fourth bedroom to the front, ideal as a nursery, home office, or study

Modern family bathroom with bath and electric shower

##### **Outside**

The front garden is enclosed by a charming stone wall, with a slate-covered patio area. To the rear, the private garden features another patio, level lawn, flowerbeds, and even a wildflower meadow — perfect for nature lovers.

##### **Location Highlights**

Whiston is a peaceful, picturesque village in the Staffordshire Moorlands, known for its rural charm, strong community feel, and excellent



walking routes.

You're minutes from scenic countryside, two National Trust sites, and the beautiful Peak District, yet still within 10–15 minutes of market town essentials in Leek and Ashbourne.

Commuting is easy with nearby road links to Stoke-on-Trent, Uttoxeter, and Derby.

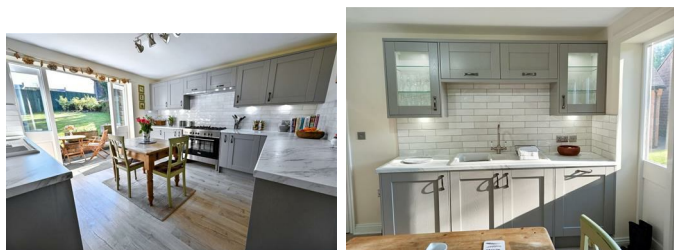
Highfield House is ideally situated for families, with access to reputable local schools. Please see our Interactive Buyers Guide for more information on the local schools. Additionally, the Staffordshire area boasts a variety of schools rated 'Good' or 'Outstanding' by Ofsted, ensuring quality education is within easy reach

This is a rare chance to own a truly special home in one of Staffordshire's most desirable locations.

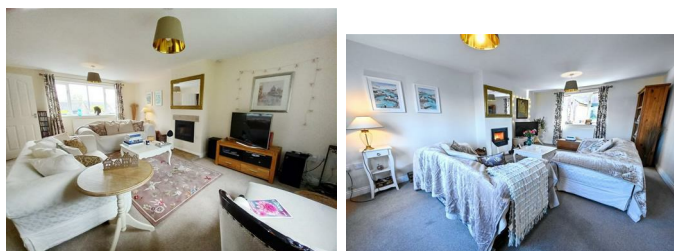
Contact us today to arrange your viewing and experience Highfield House for yourself.

## Ground Floor

### Kitchen Diner 12'0" x 12'0" (3.67 x 3.67)



### Lounge 12'11" x 20'9" (3.94 x 6.34)



## Entrance Hall

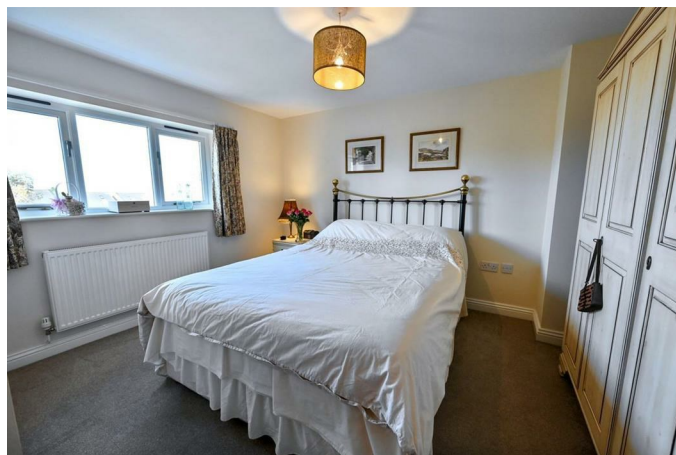
### Utility Room 12'0" x 8'0" (3.68 x 2.46)

### Guest WC / Cloakroom 4'6" x 4'3" (1.39 x 1.32)

## First Floor

### First Floor Landing

### Bedroom One 12'4" x 12'7" (3.78 x 3.84)



### En Suite 6'6" x 5'5" (1.99 x 1.66)



### Bedroom Two 12'0" x 11'6" (3.67 x 3.53)



Bedroom Three 12'5" x 7'8" (3.79 x 2.34)



Bedroom Four 7'6" x 7'8" (2.31 x 2.36)



Bathroom 7'4" x 5'4" (2.26 x 1.65)



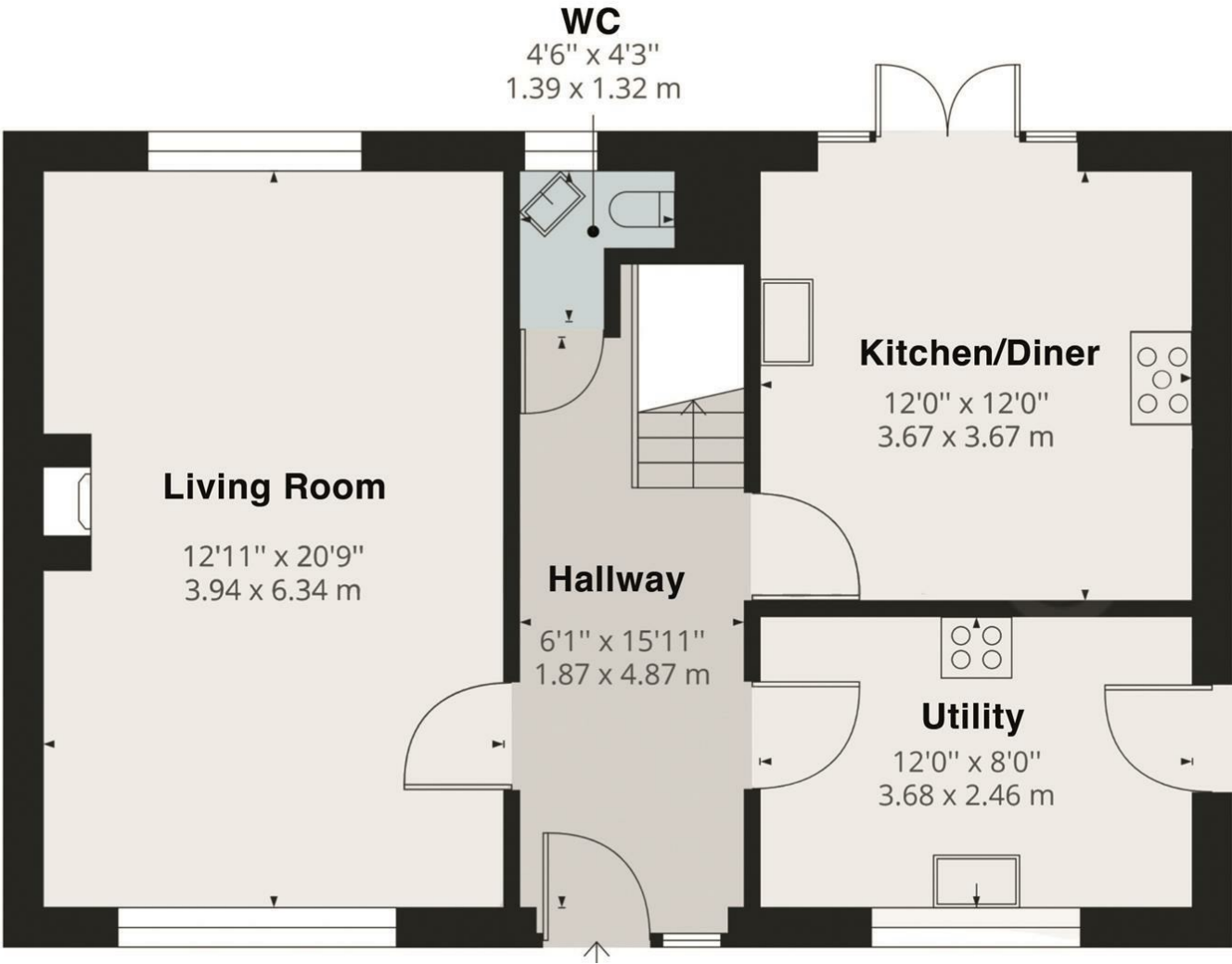
Garden



Garage



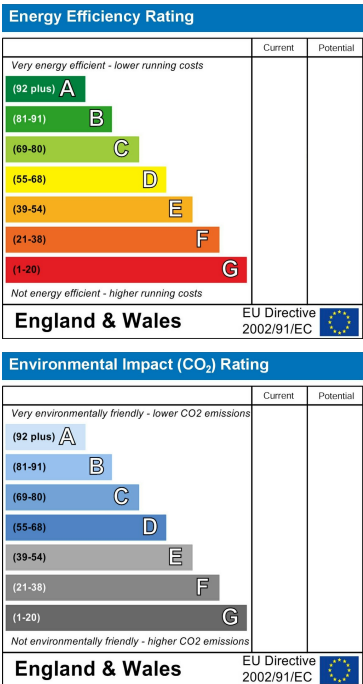
Floor Plan



Area Map



Energy Efficiency Graph



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