

# Rakesdale

Alton, Staffordshire, ST10 4BT

John   
German









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£485,000

Absolutely beautiful, detached, character cottage providing well maintained, extended accommodation, occupying an established valley plot extending to approximately 1.64 acres in a truly idyllic position on the rural outskirts of Alton.





An extremely rare opportunity to purchase a partially stone-built, detached cottage providing deceptively spacious accommodation set on the rural outskirts of the highly sought-after village, enjoying a high degree of privacy, yet within easy reach of amenities in Alton.

Set back off Red Road on a private driveway with three properties, viewing and consideration is strongly recommended.

The amenities found in the desirable village include convenience shops, a First School, Public Houses and Restaurants, a village hall and a hair salon. There are numerous walks through the stunning surrounding countryside. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy, commutable distance, as are the world headquarters of JCB and road networks.

#### Accommodation

A part-obscured Upvc double glazed door leads to the enclosed porch which provides boot storage and has a part-glazed door leading to the delightful living / dining room which provides the heart of the cottage; having dual-aspect windows providing natural light and a focal chimney breast with an oil-fired Stanley range, plus stairs rising to the first floor with an under stairs cupboard.

The second reception room is a separate sitting room which has a front-facing window enjoying a pleasant outlook and a focal fireplace with a cast coal-effect burner set on a hearth.

Extending to the full width of the cottage at the rear is the kitchen, fitted with a range of base and eye level units with work surfaces and inset sink unit set below one of the rear-facing windows, filled LPG hob with an electric oven under, space for further appliances and a further window to the side.

The good sized brick, base and Upvc double-glazed constructed conservatory has power, heating and provides a further spacious reception room which overlooks the grounds and surrounding countryside, with a door opening to the gardens. A further door leads to the fitted ground floor shower room which has a three-piece suite incorporating a corner shower cubicle.

To the first floor, the landing leads to the three bedrooms, two of which can accommodate a double bed and all enjoying beautiful views over the grounds and surrounding countryside.

Completing the accommodation is the family bathroom that has a white four-piece suite with complimentary tiled splashbacks.

Outside, the cottage is set in grounds which extend to approximately 1.64 acres, enjoying the valley setting with gardens and planted areas, numerous sheds, a brook running through the lower level and a paddock at the rear of the property.

A shared private drive leads to timber five-bar gates and the gravelled hardstanding which provides off-road parking for numerous vehicles leading to the two garages (4.53m x 3.55m and 4.32m x 2.52m).

The property has an oil-fired central heating system and private septic tank drainage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <https://www.staffs Moorlands.gov.uk/sm/council-services/planning-and-buildings>

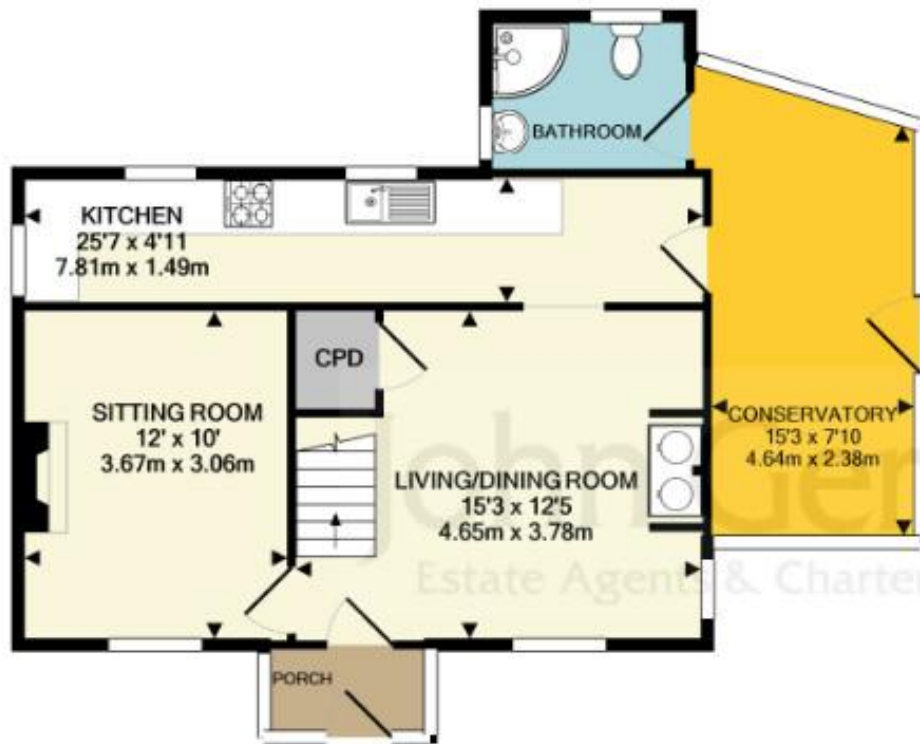
**Our Ref:** JGA/230221



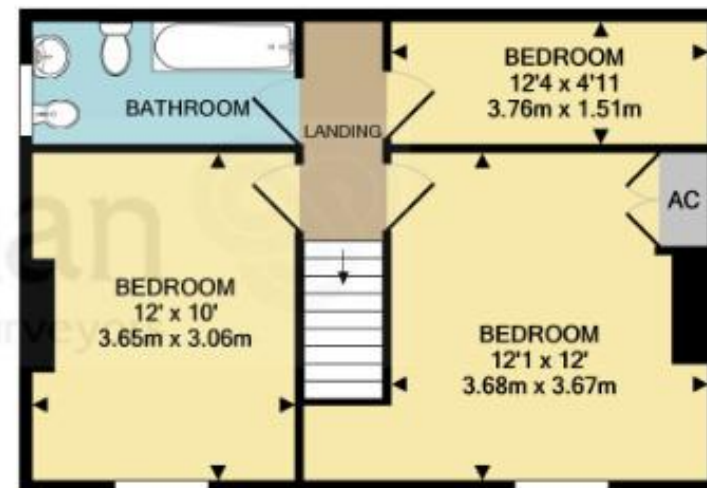








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		105   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



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