

# Station Road

Alton, Stoke-on-Trent, ST10 4BX

John German









# Station Road

Alton, Stoke-on-Trent, ST10 4BX

£750,000



**Individually designed and built dormer style home providing deceptively spacious and versatile family sized accommodation with a superb detached coach house suitable for holiday let/air B&B enterprise or dependant relative, located on the edge of this highly desirable village.**



Occupying a lovely plot extending to approximately 0.24 acre, viewing and consideration of this fabulous residence is highly recommended to appreciate its room dimensions and layout, versatility to accommodate most family's needs and its lovely position on the edge of the village enjoying a degree of privacy and views to the front.

A huge feature of this property is the detached coach house at the rear which benefits from an independent access comprising garaging and above the two storey fully kitted out accommodation providing an ideal holiday let/air B&B enterprise or space to house a dependant relative.

The highly desirable village of Alton provides a wide range of amenities including convenience shops, First School, health centre, village hall, public houses and restaurants and a hairdressers. Several footpaths provide walks through the breathtaking countryside including the Churnet Valley, Dimmingsdale and Oakamoor. The towns of Uttoxeter and Ashbourne with their wider range of amenities are both in an easy commute as is the Peak District.

### **Accommodation**

An enclosed storm porch with a replacement composite entrance door opens to the highly impressive reception hall which has a lovely tiled floor and a central staircase rising to the first floor, windows providing natural light and doors leading to the spacious ground floor accommodation.

The generously sized lounge has a focal inglenook fireplace with side facing windows and a cast log burner set on a feature surround, plus a wide rear facing window overlooking the garden. Glazed double doors open to the spacious dining room which has dual aspect windows providing ample natural light plus a focal fireplace.

On the opposite side of the hall is the lovely open plan living dining kitchen providing space for both dining and soft seating with rear facing windows and French doors opening to the garden. A range of base and eye level units have work surfaces and an inset sink unit set below the window, space for an Aga stove with extractor hood over and space for further appliances.

Also at the rear of property is a bedroom which is currently used as a laundry/utility but could easily be put back to sleeping accommodation or maybe a study.

Completing the large ground floor space is a double bedroom positioned at the front of the home and a fitted shower room with a modern suite.

To the first floor the pleasant landing has doors opening to the three further bedrooms each enjoying a pleasant outlook and to the fitted family bathroom. The large master bedroom has the benefit of a spacious en suite bathroom which has a five-piece suite incorporating both a panelled bath and a separate shower cubicle plus a plain glass window enjoying lovely views.

### **Coach House**

A solid timber entrance door leads to the impressive open plan living dining kitchen which has a range of base and eye level units in the kitchen area with work surfaces and inset sink unit, fitted gas hob with extractor over and oven under plus space for further appliances. The living area has a focal fireplace and under stairs storage.

The dual aspect double bedroom is positioned next to the lovely fitted shower room which has a modern white three piece suite.

Stairs lead to the fabulous mezzanine landing which has glazed balustrades leading to two further bedroom spaces each having double glazed skylights and exposed beams and trusses.

### **Outside**

The property is set in grounds extending to approx. 0.24 acre in total with block paved patios providing fabulous entertaining areas enjoying a degree of privacy plus well stocked borders containing a variety of shrubs and plants.

To the front, timber double gates lead to a block paved driveway providing off road parking with limited access to the rear. At the rear of the property, independent vehicular access with timber double gates leads to further parking for several vehicles and to the detached coach house which benefits from two good sized garages below the ancillary accommodation.

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

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/20062022

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band G







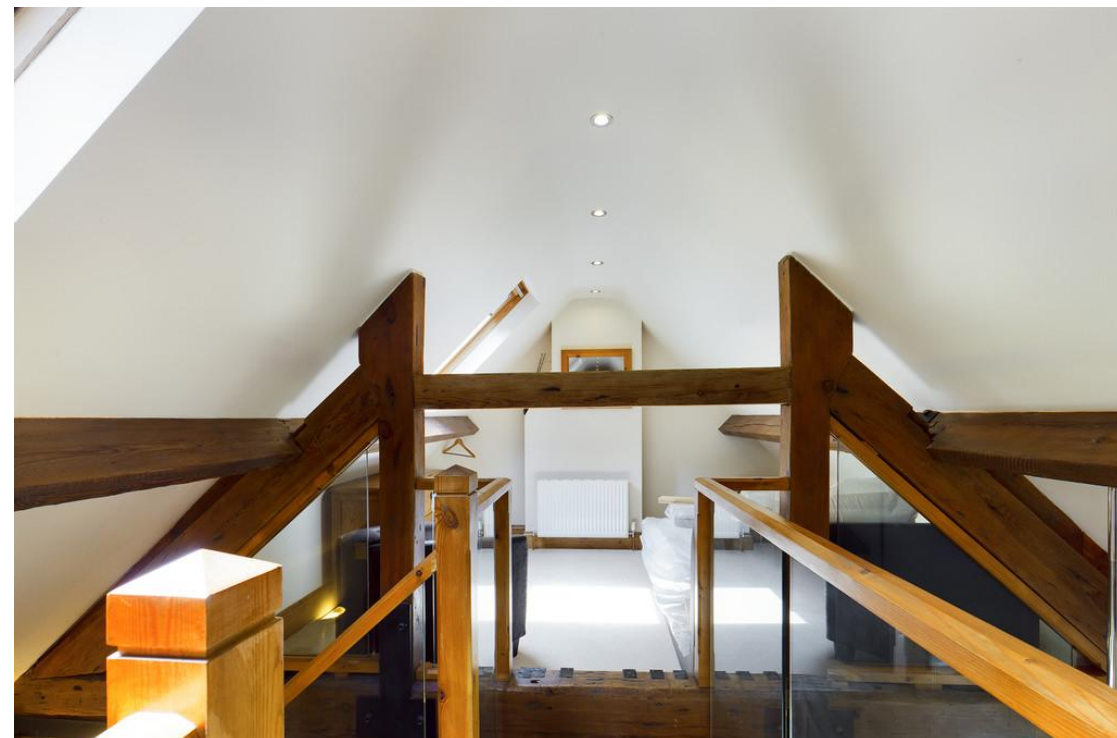














GROUND FLOOR

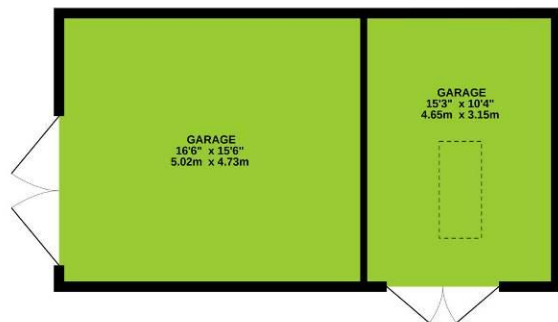


1ST FLOOR

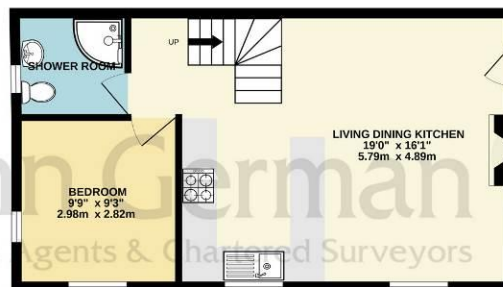


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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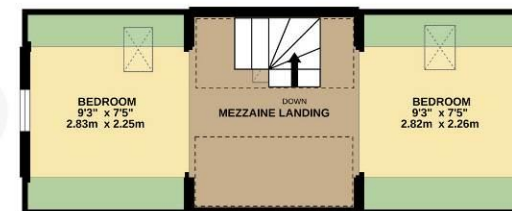
GARAGES



COACH HOUSE



2ND FLOOR







## 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 and Messrs. John German nor any person employed has any authority to 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		
81-91	B		
69-80	C	69   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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