

Malthouse Road

Alton, Stoke-on-Trent, ST10 4AG

John 
German





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£785,000

Fabulous Grade II listed detached residence providing spacious and versatile family sized accommodation, retaining a wealth of character and features, with a range of useful outbuildings. Occupying a delightful plot extending to approximately 0.61 acre in the heart of the village. (With option to purchase adjoining paddock separately).

This part stone built seven bedroom home is believed to date back to the 17th Century with the rear dating back to circa 1826. A well known home in this desirable village, the extremely spacious and adaptable accommodation incorporates the former village doctors surgery. An ideal home for a large family, those looking to work from home or those looking to accommodate a multi-generational family. There is also an option to purchase an adjoining paddock to take advantage of the stable incorporated in the range of outbuildings.

Centrally located on a quiet road in the sought after village within walking distance to its wide range of amenities including a health centre with pharmacy, a convenience shop, post office/newsagent, first school, public houses, hair salon, churches and numerous walks on the doorstep through the beautiful surrounding countryside. Also nearby is an Award Winning Farm Shop. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance where a wider range of amenities can be found including a train station, cinema and Waitrose in Uttoxeter plus the world headquarters of JCB and numerous well regarded schools.

Accommodation - An enclosed porch opens to the characterful sitting hall which has a beautiful parquet floor and former inglenook fireplace, stairs to the first floor, exposed woodwork and original doors opening to the spacious and versatile ground floor accommodation.

To the right is an extremely pleasant drawing room having a focal fireplace and deep side facing windows with shutters overlooking the garden. Behind is the formal dining room which enjoys an abundance of natural light provided by the rear facing window and French doors opening to the garden. A further door returns to the hall.

In front of the drawing room is the traditional garden room, ideal for growing plants, with a door leading to a potting shed having direct access to the garden.

To the left of the sitting hall is the enclosed lobby that leads to what was formally the doctor's surgery having a good sized sitting room which was once the consultancy room. It has a former inglenook fireplace with built in storage and useful under stairs cupboard, a front facing window plus doors to the further inner lobby and to the family room which was previously the reception/waiting room having a front facing window and door to the front elevation.

A door leads to the pantry, formally the dispensary, with a side facing window and a door opening into the impressive and well proportioned living dining kitchen which has a range of base and eye level units with fitted work surfaces and inset sink unit set below the rear facing window, fitted gas hob with extractor over and built in oven plus an integrated dishwasher, fridge and freezer. Further natural light comes from the two side facing windows and the wide patio doors opening to the rear courtyard.

Completing the spacious ground floor accommodation is the large utility room that has a sink unit set below the rear facing window, fitted storage and space for appliances. A door leads to a rear hall which gives access to outside, the guest's WC and a return door to the main sitting hall.

To the first floor the delightful landing has a skylight which provides natural light, built in storage and original doors leading to the seven bedrooms, six of which can easily accommodate a double bed, all of which enjoy a pleasant outlook.

Finally there are two family bathrooms each having white suites, the principal bathroom having a four piece suite incorporating both a panelled bath and separate shower cubicle plus access to the walk in wardrobe where the gas central heating boiler is located.

Outside - The property is positioned to the front of a plot that extends to approximately 0.61 acre having a walled foregarden. To the side timber double gates provides vehicular access with a well stocked feature border to the delightful block paved courtyard. Here is where the range of useful mainly stone built outbuildings are found, one of which is partially two storey, providing an abundance of storage and parking plus a large amount of potential in addition to garaging. Beside the courtyard is a beautiful border with dry stone edging and gravel paths containing a large variety of established plants and shrubs leading to a garden at the side with well stocked borders and a pleasant view toward the village church.

To the rear is a croquet lawn enjoying a good degree of privacy and a wide range of mature trees.

Please note we are advised by the vendor that some of the yew trees are subject to TPO's.

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
www.staffs Moorlands.gov.uk

Our Ref: JGA/26072022

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







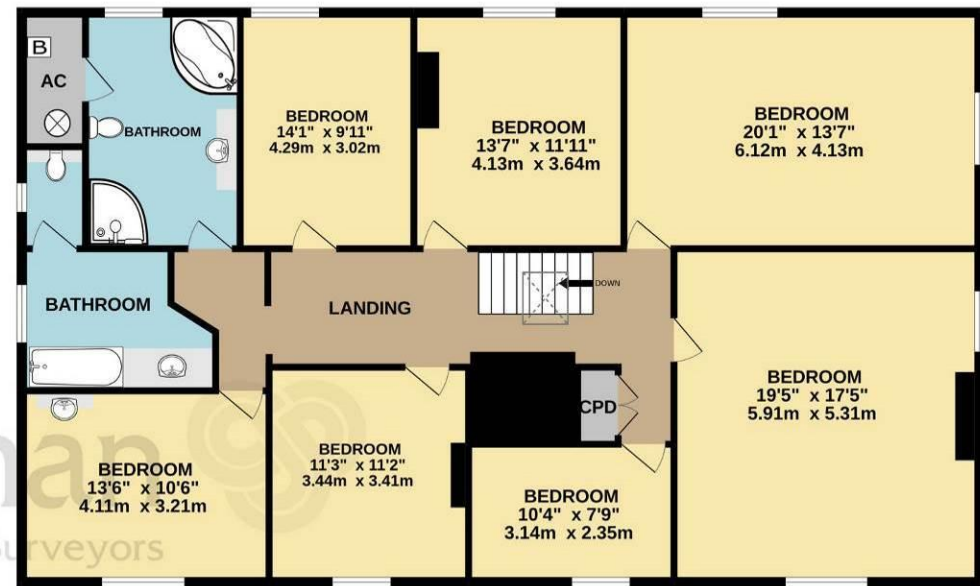






GROUND FLOOR

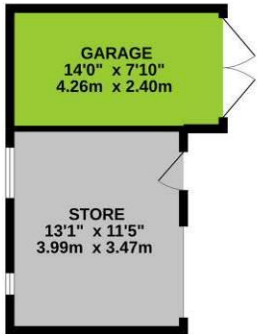
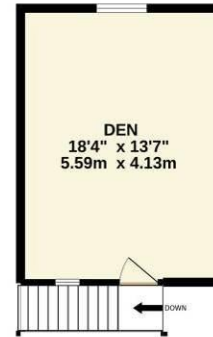
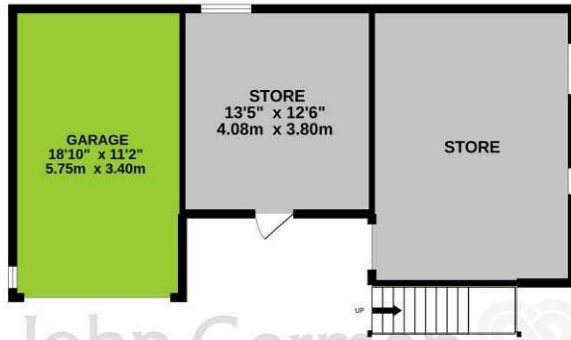
1ST FLOOR



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GROUND FLOOR

1ST FLOOR



John German
Estate Agents & Chartered Surveyors

Agents' Notes

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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.

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AWAITING EPC MEDIA

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