

Smithy Bank

Alton, Stoke-on-Trent, ST10 4AA

John 
German





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£400,000



Extremely attractive stone built Grade II listed semi detached cottage with comprehensively and sympathetically refurbished and remodelled accommodation, situated in the heart of this highly sought after village.

Whether looking to move up or down the property ladder, internal inspection of this beautiful period cottage is absolutely essential to appreciate the remodelling and work done by the current owners who have cleverly combined original features and character with contemporary fittings and specification.

Situated in the heart of this well regarded and desirable village within walking distance to its range of amenities including a convenience shop, public houses and eateries, first school, health centre, village hall, church and hair salon. Several countryside walks through the surrounding area are also on the doorstep towards Oakamoor, Dimmingsdale and the Chumet Valley. The towns of Uttoxeter, Ashbourne and Cheddle are all within easy commutable distance as are the world headquarters of JCB.

Accommodation - A solid timber door opens to the hall providing space for coats and boots with a part glazed door opening to the spacious ground floor accommodation.

The generously sized dining room has a focal fireplace with a living flame effect electric fire, solid oak floor and an abundance of natural light provided by the dual aspect windows.

The well proportioned living room has a lovely solid oak floor and a focal chimney breast with an inset cast log burner set on a hearth with a feature stone surround, two front facing windows and stairs to the first floor.

The hugely impressive refitted breakfast kitchen has an extensive range of base and eye level units with quartz worktops and matching breakfast bar, inset Belfast style sink set under one of two rear facing windows, space for a range stove in the chimney breast with an extractor over, space for further appliances and a part glazed door opens to the rear garden.

Completing the ground floor is the fitted downstairs WC also providing further space for coats etc.

On the first floor the landing provides space for a small office area and solid oak doors with ironwork lead to the three double bedrooms and the superior refitted family bathroom which has a modern white three piece suite incorporating a panelled shower bath with mixer shower and glazed screen above plus complementary tiled splash backs.

The lovely master bedroom has a built in wardrobe and enjoys a pleasant front facing outlook. It benefits from a luxury en suite shower room having a modern white suite incorporating a double shower cubicle with mixer shower over and feature splash backs.

Outside - To the rear is a lovely enclosed hard landscaped and low maintenance garden having a natural stone patio providing a delightful entertaining area with space for a hot tub surrounded by well stocked borders containing a variety of shrubs and plants. A further decking area has a timber pergola and there is space for a shed. Gated access leads to the front where there is a small forecourt with shrub borders. A driveway to the side of the cottage provides off road parking and has an electric car charging point.

what3words: [scoring.disco.entitles](#)

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

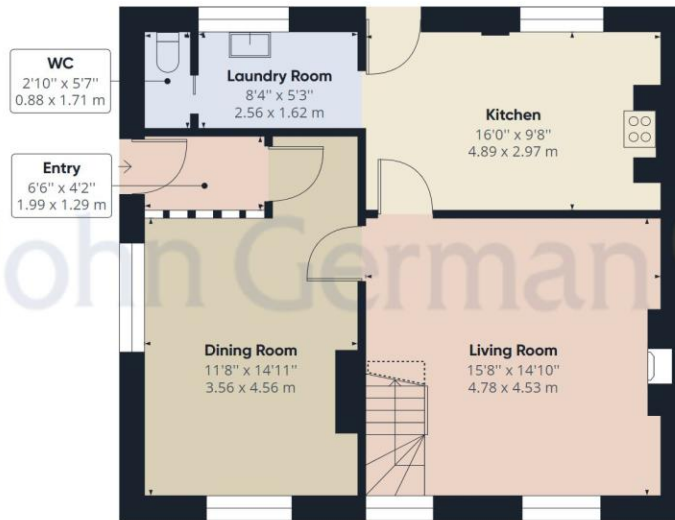
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

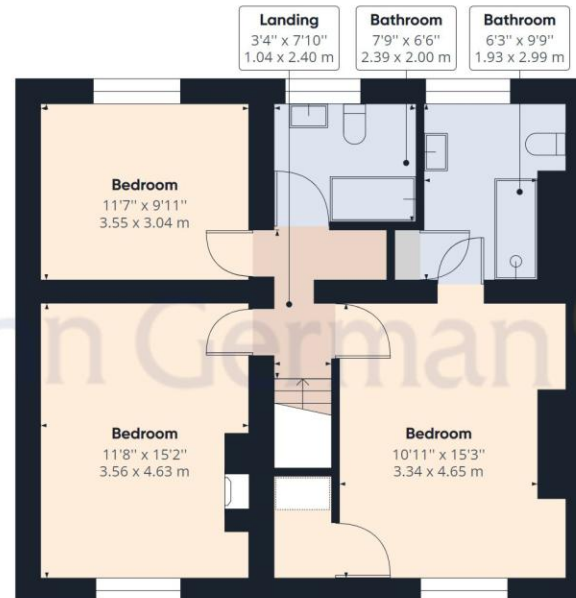
Our Ref: JGA/02062023 **Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1322.50 ft²


122.86 m²

Reduced headroom

12.66 ft²

1.18 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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.

EPC NOT REQUIRED – GRADE II LISTED



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