

# Churnet View Road

Oakamoor, Stoke-on-Trent, ST10 3AE



A very charming and comfortable character cottage in a lovely location overlooking The Churnet within this character village together with a wonderful garden and useful garage, offered with no onward chain.

£200,000

John German

The property has been used as a private family holiday home for many years and is beautifully presented throughout with period interior doors and a fireplace housing a log burner.

A uPVC double glazed entrance door opens to an enclosed porch with double glazed door in turn opening into the sitting room which has an impressive fireplace recess with beam over housing a real fire grate with canopy on hearth together with oak flooring, ceiling spotlights and window to the front. A period style door at the rear opens into the kitchen diner which is attractively fitted with base units having oak worktops with an inset Belfast sink, mixer tap and tiled splash back. There is a slot in gas cooker and fridge freezer, oak engineered flooring and stairs off to the first floor.

From the kitchen a door leads into a lobby which has appliance space and plumbing for an automatic washing machine, worktop, a wall mounted gas boiler and a door leading to outside. Off the lobby is a very attractive bathroom having tiled flooring, bath in tiled surround with mixer shower over, WC, wash hand basin and window to the side.

On the first floor there is a double bedroom to the front with views over The Churnet river and oak engineered flooring whilst a second double bedroom lies to the rear also with oak engineered flooring. This room enjoys views over the rear garden and up to the woodland beyond.

Aside pedestrian access leads to a fabulous tiered rear garden backing onto woodland having a series of steps up to lawn area with rockery, pathways up to a higher terrace with patio enjoying wonderful views. Further lawns lie beyond this and a gate gives access into the woodland, perfect for walks. Further down the lane is a detached timber garage on a useful plot. The cottage sits above The Churnet river on high ground where there is a pedestrian access gate and steps down to the river banks to enjoy the wonderful scenery and tranquillity.

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

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/15052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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