

Tythe Barn

Alton, Stoke-on-Trent, ST10 4AZ

John 
German





Tythe Barn

Alton, Stoke-on-Trent, ST10 4AZ

£475,000

Attractive traditional detached cottage with sympathetically extended accommodation combining contemporary living with original charm, situated in this highly popular and well regarded village.



Originally built in 1711 but extended in 2021, internal inspection and consideration of this attractive home is essential to appreciate the well planned and deceptively spacious layout including a semi open plan living dining kitchen, and the thought put into the home by the current owners to combine the original charm with contemporary features.

Situated back from Tythe Barn in the highly regarded and desirable village of Alton within walking distance to its amenities including the first school, convenience shop, public houses and restaurants, health centre, active village hall and playing field, church and hair salon. Several walks through surrounding countryside are also available through the Chumet Valley towards Oakamoor and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

Accommodation - A uPVC part obscure double glazed entrance door opens to the welcoming hall where stairs rise to the first floor with a useful under stairs cupboard, and doors lead to the spacious ground floor accommodation.

To the rear of the cottage is the hub of the home - the semi open plan living dining kitchen having two sets of wide French doors opening to the garden. The kitchen has an extensive range of base and eye level units plus an island with quality worktops and an inset sink unit, fitted induction hob with an extractor hood over, built in double electric oven and an integrated dishwasher and fridge freezer.

The dual aspect lounge has a focal chimney breast with a cast log burner set on a quarry tiled hearth and a timber beam mantel plus a feature panelled wall.

The additional separate reception room is presently used as a playroom but would make an ideal study or occasional bedroom.

Completing the ground floor space is the utility room which has a fitted work surface with an inset sink unit set below the front facing window, space for appliances plus the wall mounted gas central heating boiler. A door opens to the fitted downstairs WC having a modern two piece white suite.

To the first floor the lovely split level landing has doors leading to the four bedrooms, three of which can accommodate a double bed, and the fitted family bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above.

The rear facing master has the benefit of a fitted en suite shower room having a modern suite incorporating a double shower cubicle.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area leading to the garden which is laid to lawn with well stocked borders containing a variety of shrubs plus space for a shed.

To the front is a low maintenance foregarden. Vehicular right of access leads to a driveway providing off road parking.

Please note: Adjacent to the cottage there is a small development of only 13 houses presently under construction. There is also planning permission for a further small development of approx. 13 houses behind the property.

what3 words: giggle.swatting.highways

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

Property construction: Traditional **Parking:** Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 C

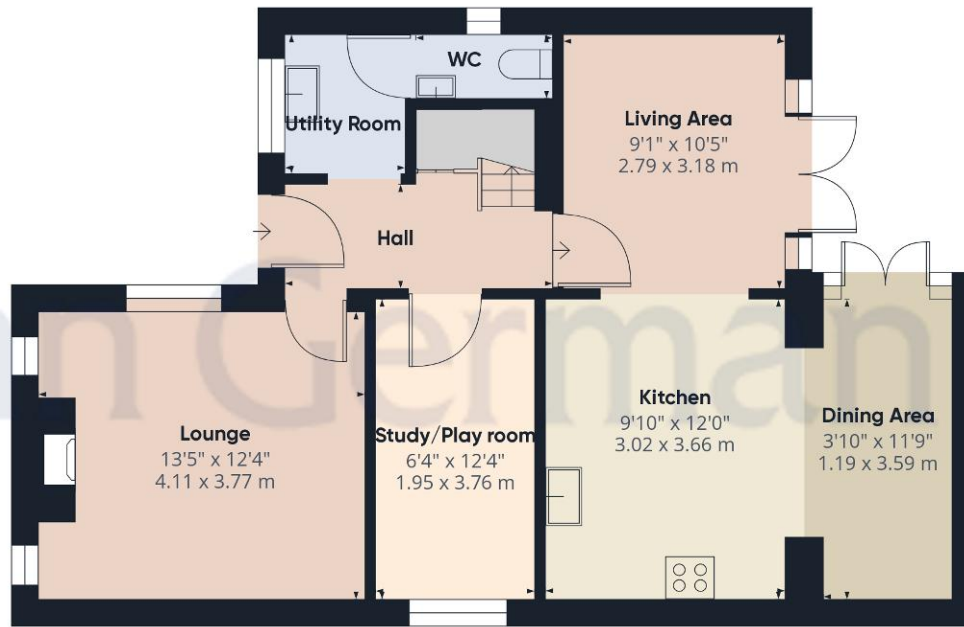
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/290524

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





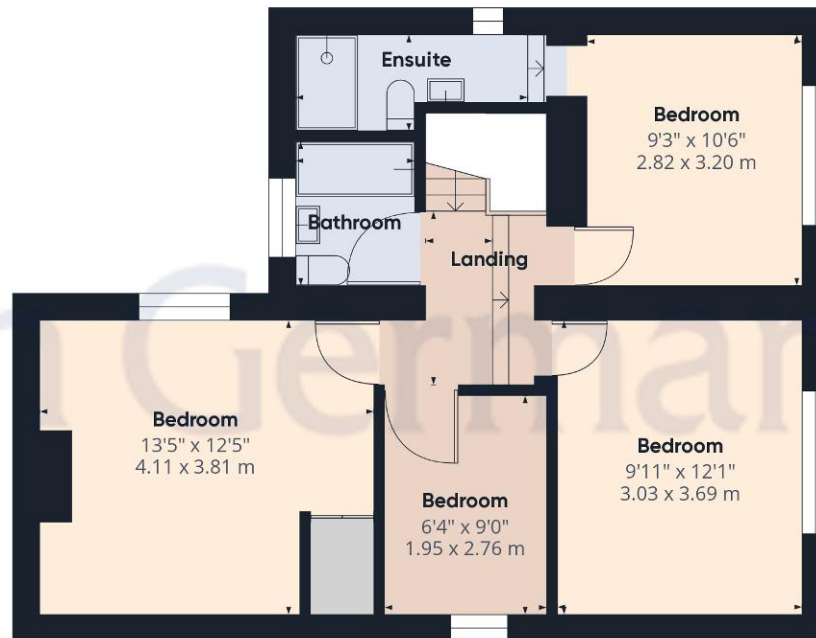


Ground Floor

Approximate total area⁽¹⁾

1215.87 ft²

112.96 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



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.

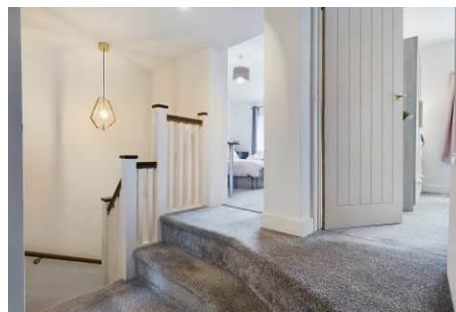
Referral Fees

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



