

Rakesdale

Alton, Stoke-on-Trent, ST10 4BT

John
German



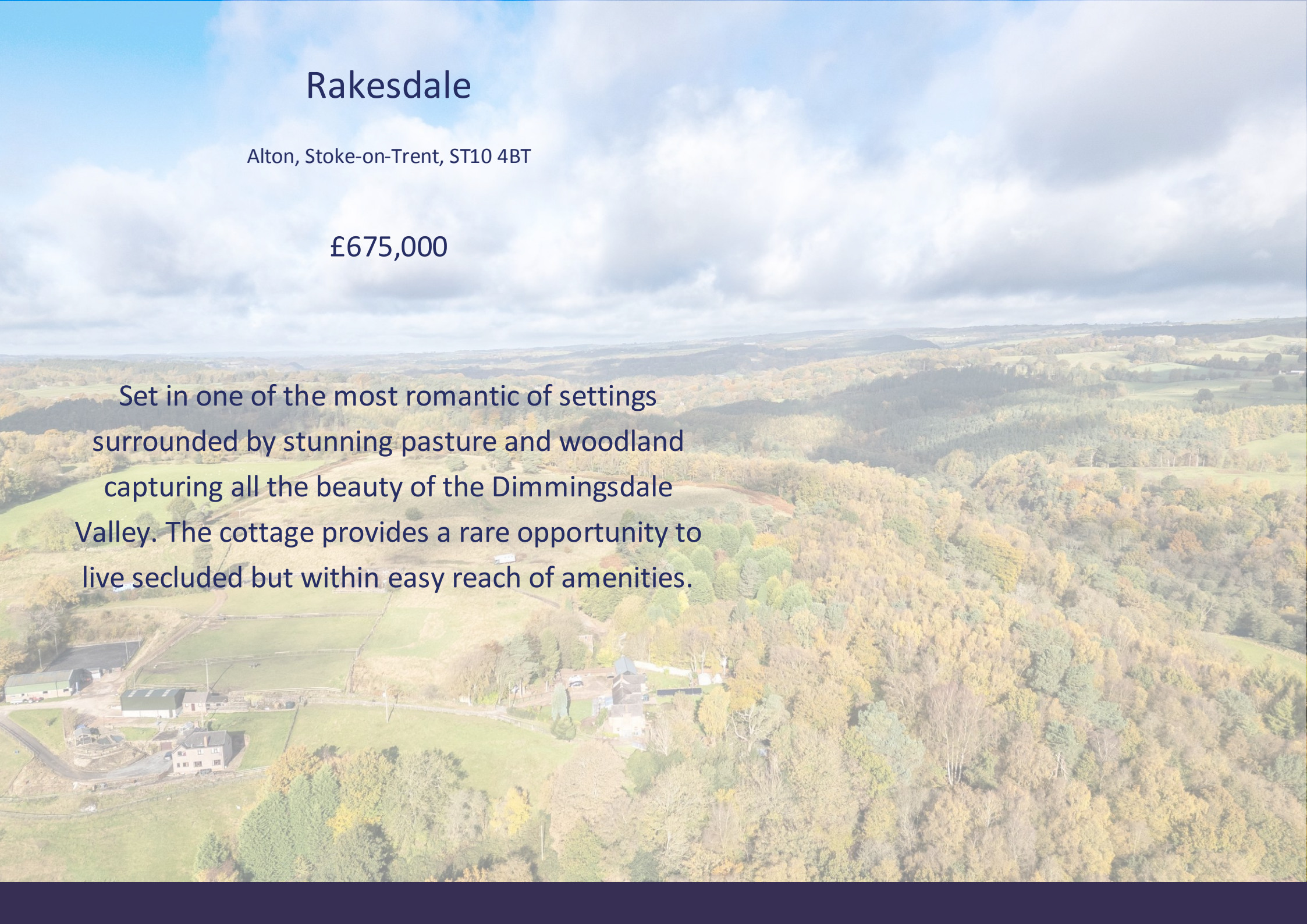


Rakesdale

Alton, Stoke-on-Trent, ST10 4BT

£675,000

Set in one of the most romantic of settings surrounded by stunning pasture and woodland capturing all the beauty of the Dimmingsdale Valley. The cottage provides a rare opportunity to live secluded but within easy reach of amenities.



Part of the cottage dates back around 400 years. Altered and extended over the last 60 years but now requires some refurbishment. This is a great opportunity for the new buyers to remodel to their own taste and to suit their individual needs. The location makes this a unique opportunity to really fulfil a dream.

Access to the property is via a private lane leading to a long sweeping driveway that winds through the spectacular woodland which makes up the majority of the acreage included in the sale with sloping paddocks located to the rear and side of the house.

The area is a walker's paradise with a myriad of walks throughout the valley from short easy strolls to challenging all day walks. The majority of walks are maintained by Forestry Commission. The Staffordshire Way, which is a 92 mile walk through some of the finest countryside in the Midlands. Please note that there are footpaths and bridleways that run through the property although these are fairly challenging routes and therefore not heavily trafficked. Alton is a charming Staffordshire village on the eastern side of the River Churnet, mentioned in the Domesday Book and contains numerous buildings of architectural interest. The village has a junior school, newsagent and there are plenty of village pubs.

Entrance to the cottage is via an entrance porch which leads into the main hallway with stairs to the first floor landing and doors to leading off to the ground floor living accommodation.

The main sitting room is a lovely size with double aspect windows with woodland views and an elegant feature stone fireplace with a log burning stove.

Moving through to the large living/dining room where there is a matching fireplace and log burner, a central ceiling beam and patio doors providing spectacular views of the rear paddock and surrounding woodland.

Off the dining room is a lean to conservatory with full height windows again showcasing those spectacular views and access out onto the garden.

The kitchen is also located off the dining room and is large enough to take a breakfast table. Fitted with a range of base and eye level units, integrated fridge and dishwasher and an eye level double oven, roll edge worksurfaces, one and a half bowl sink unit, tiled splashbacks, electric hob with extractor over, window into the conservatory and a door heading back to the main hallway.

The laundry room leads to the ground floor shower room and is fitted with a sink unit with storage beneath, storage shelving, tiling to splashback areas, window to the rear and space for appliances. The shower room has a low flush WC and a fully tiled shower area with shower tray and electric shower.

On the first floor a stairs lead to a spacious landing with a ceiling skylight, built-in airing cupboard and doors leading off to a family bathroom fitted with a low flush WC, pedestal washbasin and panelled bath, tiled splashbacks, window to the rear.

There are three excellent bedrooms on this floor with access through to the office at the side of the property which was converted from an old stable and now comprises two good sized rooms.

Outside the driveway leads past the largest section of woodland and splits to provide access to the large detached garage measuring 21'8" x 9'11" and to extensive parking at the side of the property. Gardens sit to the rear of the house and extend out into the paddock with the most spectacular of views reaching out across some of the most picturesque countryside in the county.

Agents notes: This property is within a conservation area.

A bridle way and public footpath pass the front to the property.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On site

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

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

Broadband type: None

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 E

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

Our Ref: JGA04112024

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.

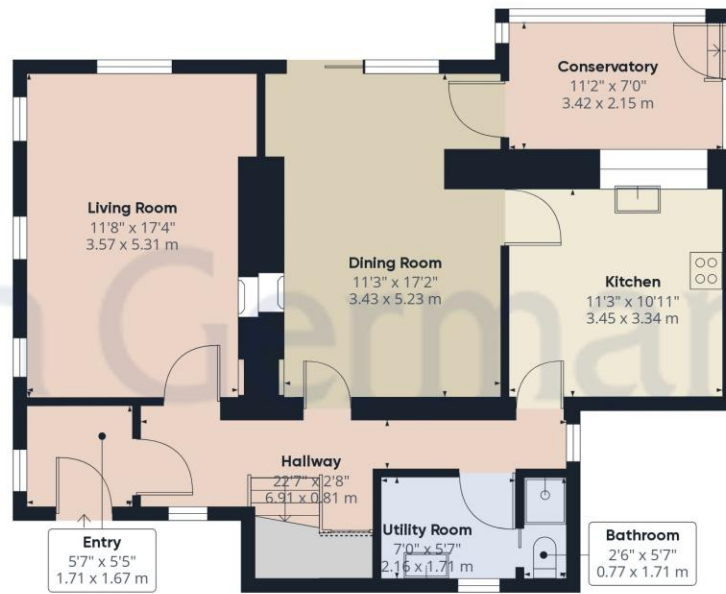




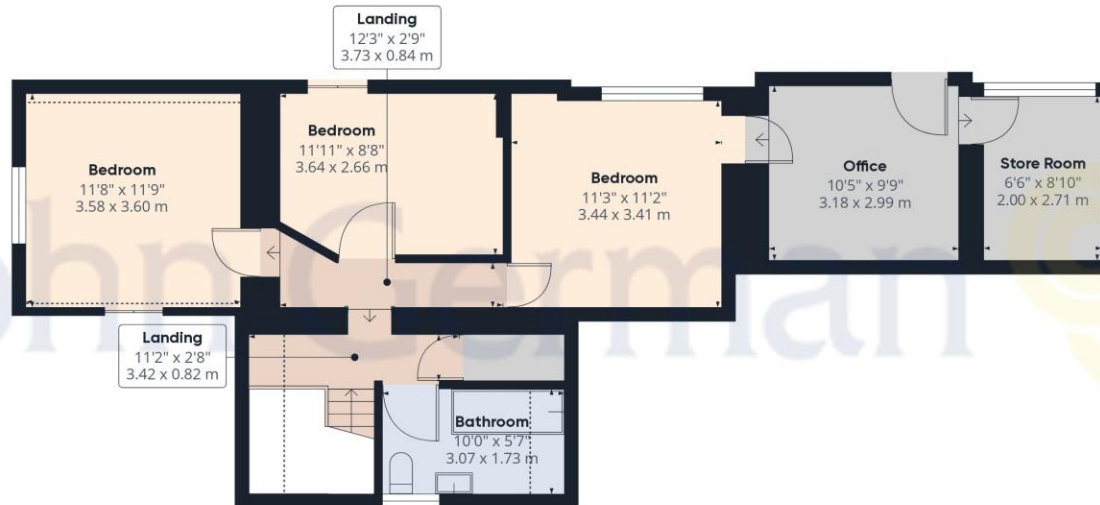








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1496.61 ft²

139.04 m²

Reduced headroom

35.29 ft²

3.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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