

Wood Farm, Rakesdale

Alton, Staffordshire, ST10 4BT



Tranquil



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An outstanding newly built Country house set in beautiful landscape
with about 17 acres of land, woods and Pond.

Porch, Reception hall, Magnificent galleried Staircase, Cloakroom, Lounge,
Living / Dining Kitchen room, Study, Cloakroom/Dressing room, Conservatory,
Master Bedroom with dressing and ensuite bathroom,
5 further double bedrooms all with ensuites, Basement with Leisure complex and swimming pool,
Garage Block and One bedroom flat.

Guide Price: £1,400,000

www.JohnGerman.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood Farm provides a wonderful, high quality, family home which was completely re built in 2010 on the site of a former farm house, using Hollington stone under a clay tile roof, with extensive fitted furniture and architectural detail and has the considerable benefit of under floor heating and stylish uPVC double glazing. The house now provides 6 double bedrooms, each with ensuites and includes a magnificent entrance hall and superb indoor swimming pool and leisure complex in the basement. There is a large garage, with one bedroom flat over, and in all the property extends to about 17 acres.

Location

Wood Farm is set on high ground within the renowned and beautiful landscape of Dimmingsdale, in the Churnet Valley between the villages of Alton and Oakamoor. It is about 1 mile from Alton and is approached off Red Road and then a stone track through Threap Wood. Cheadle is about 3 miles, Uttoxeter and the A50 is about 9 miles, Stoke on Trent about 15, Stafford about 20 miles, Burton about 22 miles and Derby about 27 miles.

Denstone College is about 3 ½ miles and Abbotsholme school is about 6 miles.

The Accommodation

The house is approached through a Storm Porch into a stunning reception hall with a beautifully crafted wide oak staircase with galleried landings rising through two floors. Oak stairs also lead off to the Basement and there is a Guest cloakroom. The main reception room has windows on three elevations, two of which are wide bay windows, offering excellent views of the garden and countryside beyond, and there is an Inglenook style fireplace with gas log effect fire grate and canopy over.

The living /dining kitchen is well equipped with an extensive range of oak units, under granite work surfaces, and includes a tall Corner Fridge, twin bowl sinks, Dishwasher, built in microwave, wine rack, recycling draw, Chef's larder, Pull out larder and broom cupboard. The stove has a four ring induction hob, two electric rings, four ovens, warming plate and grill. Immediately off the kitchen is an L shaped

Conservatory, which wraps around two sides of the house, linking the main building to the garage block and provides plenty of additional sitting and storage areas as well as a practical everyday entrance in and out of the house. The study has fitted furniture and includes CCTV/video security system. Also on the ground floor is a separate cloakroom/ dressing room with fitted wardrobes and specialist Jacuzzi shower bath.

On the first floor the large dual aspect master bedroom enjoys beautiful views with extensive oak bedroom furniture having wardrobes, dressing and bedside units. There is a separate Dressing room with fitted oak storage unit with drawers and further oak wardrobes. The Ensuite bathroom includes a Jacuzzi bath. There are three further double bedrooms each with fitted wardrobes and an ensuite shower room with heated towel rails and limestone tiling and floors.

On the second floor there are two further large attic bedrooms, each with ensuite shower rooms and providing excellent children's rooms with plenty of space for desks and soft furnishings as well as double beds.

The huge Basement runs below the main house and extends under part of the garage to accommodate the 16 metre (approx 52 feet) by 5 metre (approx 16 feet) heated swimming pool. There is a climate control system, large tiled area and plant room. Immediately adjoining, with glazing partitions and doors, is a Leisure area which the current owners use as a Gym but might also be used as a Cinema room. There is a changing/ shower room with w/c and basin.

Garage Block and Flat

There is a large garage (about 30 by 23 feet) with two electrically operated doors, tiled floor, power and light, sink and storage cupboards, windows and separate personnel doors to outside and the conservatory, providing covered access into the house. There is also a cubicle for a w/c and the internal stairs to the Flat over the garage.

The Flat has a good size double bedroom, with extensive fitted wardrobes and storage cupboards,

shower room with w/c and basin and dormer window. The Living Kitchen room has fitted units, sink, hob and oven. There is electric heating, a dormer window and a separate external staircase.

Outside

The garden and grounds adjoining the house extend to about 2 ¼ acres and are partly enclosed by stone walling and the remaining with dog proof fencing. There are in and out drives, both with electrically controlled entrance gates and a side drive leads to a levelled area which was used as a site for a temporary mobile home whilst the new house was in the course of construction. This area might now be suitable for an agricultural or stable building for example, subject to any necessary planning consents.

The Land

This lies to the west of the house and extends to about 15 acres with undulating grassland and wooded areas which include a large Rock outcrop known as Wright's rock. It provides an excellent amenity and leisure area as well as being ideal for walking with dogs, but could also provide grazing for livestock as previous owners have done. A footpath crosses the land.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative). The property will be sold subject and with the benefit of wayleaves, easements and rights of way whether mentioned with these details or not.

Services

Mains electricity and water. Private drainage. Heating and hot water, including to the swimming pool, is provided by Air Source heat pumps with back up from an oil boiler including electric for hot water. There is LPG for an open fire.

Local Authority

www.staffordshiremoorlandshbc.gov.uk
Council Tax Band G

Viewing

Strictly by appointment through John German

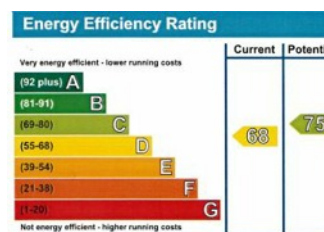






Directions

From the A50 at Uttoxeter take the B5030 to Rocester, then the B5031 to Denstone and B5032 to Alton. As you enter Alton turn right through the main village, dropping down the hill and take a sharp left, just before you cross the bridge by the Pub, onto Station road where you continue to the junction with Red road. Follow Red road along the river valley for just over 1/3 mile and after the sharp left and right bends the track to Wood Farm will be found on the left with a house to the right side of the track. Follow the track through the wood and the double entrance gates of Wood Farm will be seen in a clearing behind a mature group of trees.



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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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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Loughborough
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West Bridgford
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Barton Under Needwood
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