

Smithy Bank

Alton, Stoke-on-Trent, ST10 4AD

John 
German





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Offers in the region of £650,000

NO UPWARD CHAIN

A rare opportunity to purchase this superbly appointed family home with annex/Air BNB opportunities situated in the sought after village of Alton.



Ilett House sits proudly in a quiet position close to the centre of the sought after village of Alton, within walking distance to its wide range of amenities including a health centre with pharmacy, a convenience shop, post office/newsagent, first school, public houses, hair salon and churches. Several footpaths provide walks through the breath taking countryside including the Chumet Valley, Dimmingsdale and Oakamoor. Also located nearby is an award winning farm shop. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance where a wider range of amenities can be found including a train station, cinema and Waitrose in Uttoxeter plus the world headquarters of JCB and numerous well regarded schools. For local schooling this property falls into the catchment area for St. Peter's CE Academy located in the village of Alton and for secondary education its Thomas Alleyne's High School in the nearby town of Uttoxeter.

Occupying a lovely plot set back from Smithy Bank is this superbly appointed detached family home built by the current vendors over 20 years ago. The home offers flexible and versatile accommodation over two floors spanning just over 2,600 square feet and enjoys a lovely position on the edge of the village, enjoying a degree of privacy and views to the front. A huge feature of this property is the annex to the side of the property which benefits from its own private access to the front of the property but also being accessible from the main house. The accommodation provides an ideal holiday let/Air B&B enterprise or space to house a dependant relative.

Internally the property comprises covered porch veranda to the front of the property with beautiful views across the valley and to fields beyond. A door opens into the welcoming hallway with solid oak flooring, carpeted stairs rising to the first floor landing and oak veneered internal doors leading off into the kitchen/diner, living room, shower room and an opening into the dining room.

The light and spacious kitchen/diner is a fantastic area with tiled flooring flowing throughout, an extensive range of matching wall and base units with work surfaces over, inset stainless steel sink with drainer and mixer tap and a selection of integrated kitchen appliances. There are spotlights to the ceiling, window to the side aspect and a door leading into the utility room. The dining area within the room has a beautiful vaulted ceiling with two Velux skylights, exposed beams to the ceiling, two windows to the front aspect and one to the side aspect.

The living room has the same beautiful solid oak flooring, both wall and ceiling light points, chimney breast with a flue suitable for a log burning stove or open fire, and double doors with large glazed side panels opening out onto the covered veranda with views over the surrounding countryside.

The ground floor shower room has floor to ceiling tiles, low level WC, wash hand basin, mirrored bathroom unit with lighting and a ceiling light point.

The dining room is a superb second reception room and is currently being utilised as an office with large storage cupboard, window and doors to the rear aspect, door into the living room and a door leading into the annex space.

The annex has its own private entrance as well as being accessible from within the house, and comprises entrance hallway, shower room, kitchen, living space and a large bedroom which with some changes could be split into two smaller bedrooms. The annex space provides an ideal holiday let/Air B&B enterprise or space to house a dependant relative.

Upstairs in the main house, there is a generous sized galleried landing with Velux skylight, storage cupboard, carpeted flooring and oak style doors leading off into the four well proportioned double bedrooms and the large family bathroom which comprises Velux skylight to the rear aspect, low level WC, wash hand basin and bath.

Outside, the property sits proudly nestled down a driveway off Smithy Bank in the village of Alton. The property initially has a shared driveway with the neighbouring property Red Lion Cottage, which then in turns leads to the private driveway with lawned garden and parking area for two vehicles. The driveway then leads to the main house with large tarmac driveway providing parking for several vehicles and a large lawned front garden with views across the valley and fields beyond and a variety of plants, trees and shrubs.

Agents Notes – An electricity substation is located within the property boundary and Central Networks West PLC have right of access which is covered in the title deeds.

What 3 Words - hires.version.closets

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
www.staffs Moorlands.gov.uk

Our Ref: JGA/31082023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band G











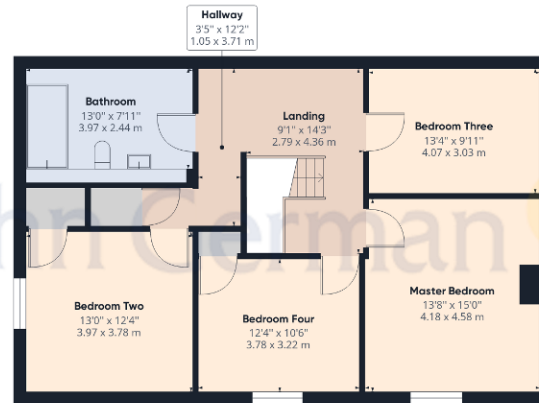


Ground Floor

Approximate total area⁽¹⁾

2679.74 ft²

248.96 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.

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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 | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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