

Riversmede

Spath, Uttoxeter, ST14 5AP

John 
German






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£525,000



A most interesting and versatile home which has been a successful bed and breakfast in the past together with adjacent 1 acre paddock located with good access to Uttoxeter and the A50.

The property offers very flexible accommodation with a unique potential of offering extended family living and/or an annex if desired. Set within an attractive garden plot including an excellent driveway providing ample parking and a large detached double garage/workshop.

To the rear of the property is an attractive breakfast kitchen that is fitted with a range of base and wall units surmounted by worktops having an inset stainless steel sink with mixer tap and tiled splash backs. There is a Neff electric hob and extractor hood, double oven, grill and microwave plus an integrated dishwasher along with space for further appliances. There is a peninsular breakfast bar, a wall mounted gas fired boiler and a door leading to the rear. Off this is an inner hall with stairs to the first floor with useful storage below.

To the front is a spacious lounge having a fireplace with gas fire, bay window to front and patio doors opening to the side. Off the hallway is a fitted utility/cloakroom that has a range of storage units, worktops, appliance space with automatic washing machine, WC, wash hand basin and an enclosed shower cabinet.

There is a front facing master bedroom with a range of built in wardrobes and bay window.

Along the hall is a spacious, separate dining room that overlooks the adjacent paddock.

A side entrance hall has a door to the rear and also gives access to a ground floor en suite double bedroom.

The first floor landing has a velux window light and a very useful walk in store room/loft also housing the airing cupboard. On this floor is a good sized double, a single bedroom and a fitted bathroom with a bath in tiled surrounds, WC and wash hand basin.

Also off the landing is a good sized snooker room (which has a full sized snooker table available). This room could be made into a superb master bedroom or indeed a second first floor lounge and comes with useful storage cupboards having built in access to the eaves and a second airing cupboard with hot water cylinder for the annex.

Accessed independently to the rear of the property there are two good sized double en suite bedrooms which have previously been used as family rooms for bed and breakfast purposes however this whole area could be reconfigured to be incorporated within the main house or indeed be used as an annex for extended family living if preferred.

The property is approached via a spacious block paved driveway together with ample turning space which also gives access to the adjacent paddock. The driveway continues to the rear having further extensive parking and manoeuvring space leading to a detached large brick double garage/workshop having power, lighting and an electric roller door.

A lovely enclosed garden has lawns with adjacent borders, an attractive paved and walled barbeque area having built in seating and barbeque, a further greenhouse and garden shed. There is a PVC oil storage tank, numerous outside lights and a garden tap.

Notes: The property is not on a registered Title however the adjacent paddock is.

Staffordshire County Football Association have put in a planning application to develop a sports hub in the fields to the rear of the property comprising multiple football pitches and associated works, details of which can be found on East Staffs Borough Council planning portal, ref P/2024/00774.

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:** Drive **Electricity supply:** Mains

Heating: Gas **Water supply:** Mains

Sewerage: Drainage is to a Klargestep septic tank system.

(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: East Staffordshire Borough Council / Tax Band D

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

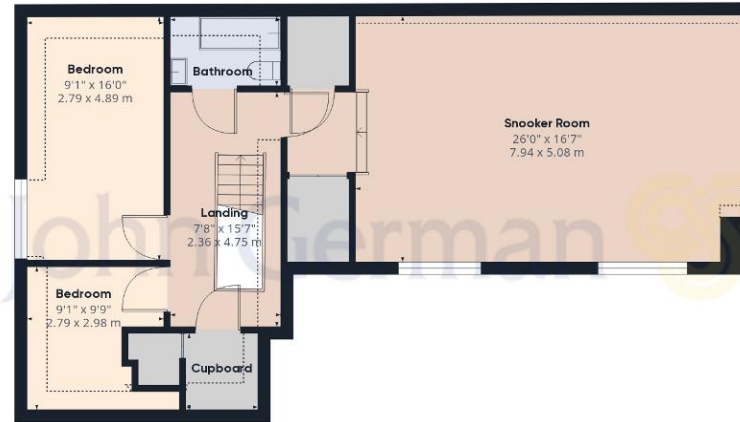
Our Ref: JGA/05.09.2024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2737.91 ft²

254.36 m²

Reduced headroom

121.85 ft²

11.32 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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