

# Bradley In The Moors

Alton, Stoke-on-Trent, ST10 4DF

John  
German





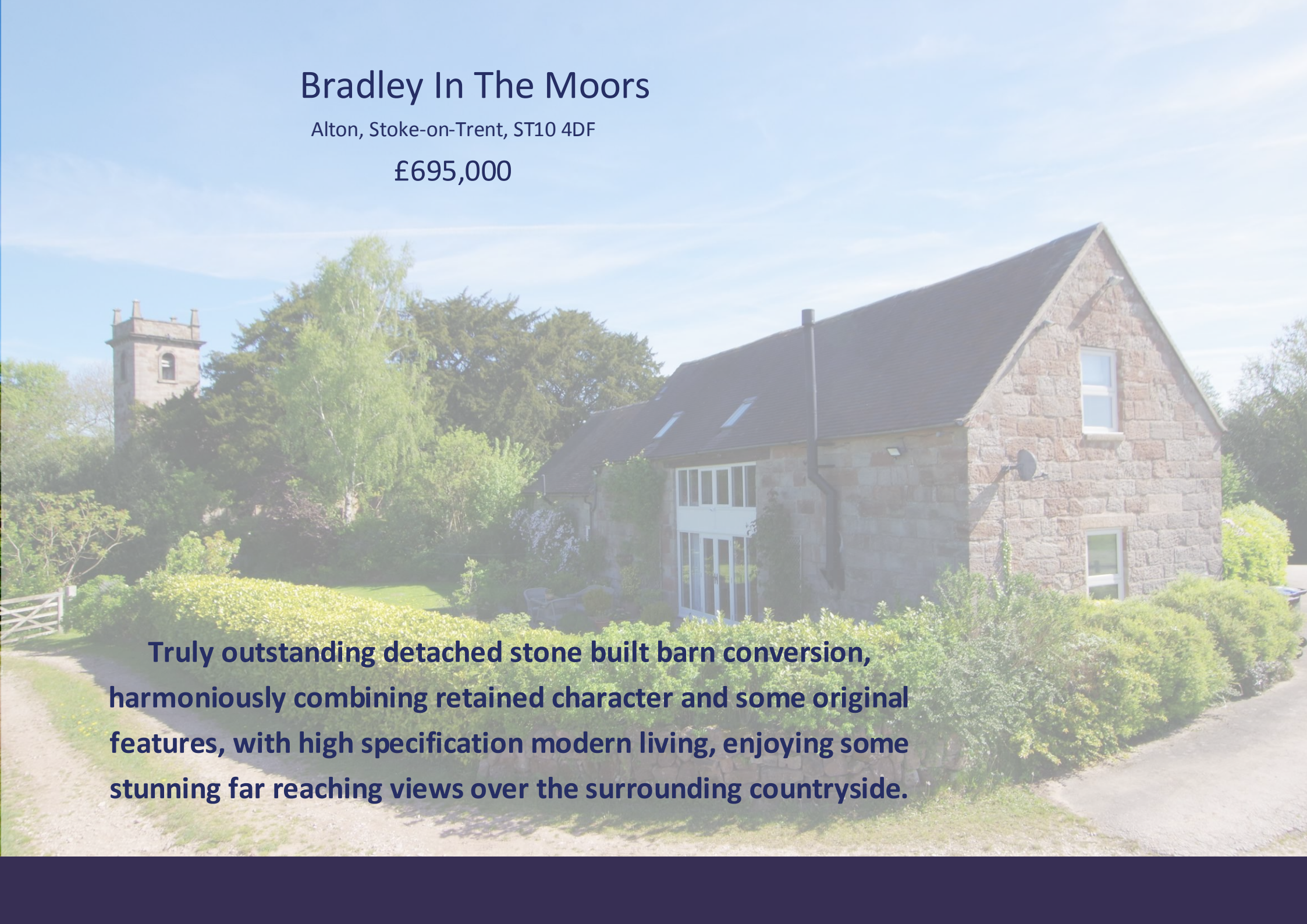




# Bradley In The Moors

Alton, Stoke-on-Trent, ST10 4DF

£695,000



**Truly outstanding detached stone built barn conversion, harmoniously combining retained character and some original features, with high specification modern living, enjoying some stunning far reaching views over the surrounding countryside.**

Serious consideration and inspection of this majestic detached barn conversion is absolutely imperative to take in its extensive range of beautiful features both internally and externally, as well as its delightful rural location enjoying magnificent far reaching and unspoilt countryside views. The current owners have invested a huge amount of time and effort over the past eight years to sympathetically turn this stone built residence into a highly impressive home that combines its original character with specification you would expect to find in a new home, all done to take advantage of its private position.

Occupying a delightful plot that in total extends to approximately 0.44 acre comprising an enclosed plot which extends to approximately 0.24 acre including the home, gardens and its parking. The remaining outside space comprises its access and verges. Situated in the popular hamlet of Bradley in the Moors located on the outskirts of the well regarded village of Alton, where you can find a wide range of amenities. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB plus the A50 and A52 road networks.

**Accommodation:** A part double glazed entrance door opens to the extremely welcoming split level hall, having a feature flagstone floor and stairs rising to the first floor with a useful understairs cupboard, a double glazed picture window providing additional light, and doors to the versatile and spacious ground floor accommodation.

The hub of this amazing home is the dual aspect living dining kitchen, having wide French doors and side panels opening to both the front and rear elevations, opening to the gardens and allowing natural light to flood in. There is an extensive range of contrasting base units including an island with quality worktops and a matching breakfast bar, inset ceramic sink unit, space for an electric range with an extractor over and integrated appliances including a dishwasher, fridge and freezer, and additionally there is a large walk-in pantry with a feature mosaic tiled floor. The engineered oak flooring continues through the double doorway into the comfortable lounge that has a focal fireplace with a log burner set on a slabbed hearth, and a double glazed window enjoying far-reaching views over the surrounding fields.

At the opposite end of the hall is the ground floor double bedroom, having a built-in wardrobe and a rear facing window overlooking the fields plus the feature flagstone floor. Beside is a fully tiled superior shower room, having a modern white suite incorporating an oversized shower cubicle with a mixer shower over.

Completing the ground floor space is the study, which could be utilised as a further bedroom or reception room depending on your needs. Having the same feature flagstone floor and a rear facing window overlooking the fields.

To the first floor the landing has an exposed stone feature and low level windows to the front providing an abundance of light and views over the countryside. Doors lead to the three good sized bedrooms, all able to easily accommodate a double bed, and two of which enjoy the fabulous far reaching unspoilt views over the surrounding countryside. The master bedroom is approached via a lobby area which has built-in wardrobes to both sides and a double glazed skylight, with the bedroom having exposed beams and natural light provided by a side facing window and front facing skylight.

Completing the accommodation is the luxury family bathroom, having a modern four piece suite incorporating both a standalone bath which is set below the double glazed skylight allowing you to have a night time soak while stargazing, and a separate double shower cubicle with a mixer shower over. There are fully tiled walls and a built-in airing cupboard.

**Outside:** The home sits in a delightful garden laid predominantly to lawn to both the front and rear elevations, extending to approximately 0.24 acre including the gravelled driveway which provides off road parking for numerous vehicles. To the rear, a gravelled patio provides a fabulous seating and entertaining area, enjoying a huge degree of privacy, peace and tranquillity. With well stocked beds and a view of the garden and the neighbouring St. Leonard's church, enclosed by established hedges with borders leading to an area presently used as an outside dining space, enjoying the magnificent views over the surrounding countryside, plus a shed. To the front the garden is also laid to lawn with established borders and hedges providing space for seating and dining. There is an outhouse containing the boiler and space for a washing machine and tumble dryer. There is also an additional WC.

From the road through the hamlet, a tarmac driveway with a planted bed and grass verges leads to the property plus a small copse, providing the first idea of the views the property enjoys, leading to a timber five bar gate and the spacious driveway.

Please note:

- 1: A public footpath runs halfway up the tarmac driveway to Alton 39
- 2: The neighbouring farmer has right of access along the tarmac section of the driveway to their field for farm access only
3. There is an outstanding application for a Definitive Map Modification Order to register a footpath through the garden.

What3Words: gained.palms.heartened

**Agents note:** There are covenants appertaining to this property. A copy of the land registry document is available to view upon request.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

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

**Broadband type:** TBC - 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09092024

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<sup>(1)</sup>**

2124.69 ft<sup>2</sup>

197.39 m<sup>2</sup>

**Reduced headroom**

121.42 ft<sup>2</sup>

11.28 m<sup>2</sup>

(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.

GIRAFFE360



Floor 1





### Agents' Notes

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



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