

East View

Oakamoor, Stoke-on-Trent, ST10 3AL

John
German



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Offers Over £450,000

Extremely interesting and unique opportunity. A detached bungalow in need of cosmetic updating, set in a plot of mainly woodland extending to approximately 8.37 acres.



Consideration and viewing of this extremely rare and interesting property is highly recommended to appreciate the huge amount of potential offered by the detached bungalow, views over the village and River Churnet, and the opportunity provided by the extensive plot which comprises gardens, ample parking and dense woodland that in total extends to approximately 8.37 acre and in part borders the River Churnet. Situated at the end of a no through lane on the edge of the highly desirable and picturesque village of Oakamoor within easy reach of its amenities and the lovely community including the Cricketers Arms public house, Valley Primary School and cricket club, as well as the numerous through the beautiful surrounding countryside towards Dimmingsdale. The towns of Ashbourne, Uttoxeter, Leak and Cheadle are all within easy commutable distance, as well as the A50/A52 road networks.

A solid timber door and obscure glazed skylight opens to the L shaped hallway having fitted storage and a side facing window providing additional natural light, plus doors leading to the well proportioned accommodation. The spacious triple aspect living and dining area is immersed in natural light and enjoys delightful views over the surrounding countryside and over the village. In the living area is a focal stone chimney breast with a cast log burner set on the hearth. The breakfast kitchen provides scope to personalise, presently having a range of base units with worktops and an inset sink unit set below the wide rear facing window, plus space for a cooker and appliances and plumbing for a washing machine. A timber door opens to the timber and glazed constructed porch, enjoying a pleasant outlook and a door to the outside. The two bedrooms can both easily accommodate a double bed, having wide front facing windows enjoying a pleasant outlook. Completing the accommodation is the fully tiled, wet/shower room which provides ample space to be converted back into a bathroom if you wish.

Outside, the property is set in gardens to the front and rear elevations enjoying a good degree of privacy and views over the surrounding countryside and the village with borders, storage and space for a greenhouse. To the front, a right of access leads to both side elevations of the bungalow, having a carport to one side and additional parking on the opposite side that provides access to both the attached garage which has an up and over door, power and gardeners WC, plus a further detached garage. A timber five bar gate leads to further parking and the woodland forming part of the Churnet Valley and in part bordering the River Churnet. In total, the plot extends to approximately 8.37 acres.

What3words: generated.minder.passage

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. Please note that Japanese knotweed has been identified over 30 metres away from the property and will be treated.

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, carport & garages.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** TBC. **Heating:** TBC.

(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: Staffordshire Moorlands District Council / Tax Band

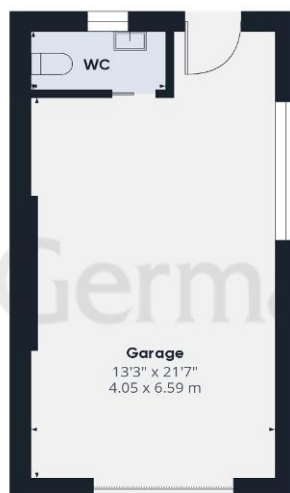
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18102024

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 Building 1

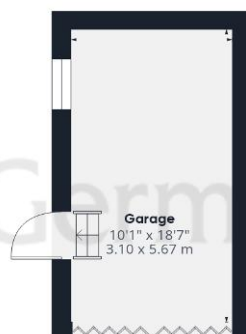


Floor 1 Building 1

Approximate total area⁽¹⁾

1630.62 ft²

151.49 m²



Ground Floor Building 2

(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.

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		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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