

High Street

Alton, Stoke-on-Trent, ST10 4AQ

John 
German







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£440,000

Extremely handsome traditional stone fronted terrace providing unique and deceptively spacious accommodation set over three floors, immersed in character and retained features, situated in the heart of this highly sought after village.

Immersed in character and history with a Grade II listed frontage, this unique home was originally the Old Castle Inn and has since been utilised as a flexible family home and as a holiday let capable of taking group bookings. The well proportioned accommodation is set over three floors and extends to over 2000 sq.ft providing a large degree of flexibility to personalise the space as you require.

Situated in the heart of this well regarded and desirable village within walking distance to its range of amenities including convenience shops, a first school, public houses and restaurants, health centre, active village hall and playing field plus a hair salon. Numerous walks through beautiful surrounding countryside are also on the doorstep through the Churnet Valley towards Dimmingsdale and Oakamoor. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

Accommodation - A timber door with a glazed uplight opens to the hall having the original two colour tiled floor and a high ceiling that runs through the ground floor accommodation.

To the right is a sitting room currently used as a library having a focal stone chimney breast and slabbed hearth, a front facing sash window, an exposed stone wall and a cupboard housing the gas central heating boiler.

To the left is the living room also having a stone chimney breast with a cast log burner set on a matching hearth, an exposed timber floor and a front facing sash window. A wide arch leads to the dining room having the same quarry tiled floor and the hallway and a focal stone chimney breast with a log burner. A door returns to the hall giving the main reception areas a seamless flow. A door leads to the stairs to the first floor with access to the cellar below and further doors lead to the remaining ground floor accommodation.

The breakfast kitchen has a range of bespoke base units and drawers with granite worktops and an inset Belfast style sink, space for a gas range stove with a stone feature extractor over, space for appliances and a built in cupboard. There are fitted window seats in the dining area with dual aspect windows and a part glazed door opening to the patio. A doorway leads to the garden room providing an additional entertaining area with heating, power, tiled floor, French doors opening to the patio and garden plus a stable style door returning to the dining room.

On the first floor the landing has a rear facing window providing light and a door leading to the stairs to the second floor. Doors open to the three good sized bedrooms all able to accommodate a double bed and furniture with the lovely bedroom to the rear having an exposed stone chimney breast and a window enjoying the far reaching outlook and an arched recess providing hanging space.

Completing the first floor is the fitted shower room that has half tiled walls and a double shower cubicle with a mixer shower over plus a separate WC having a white two piece suite.

To the second floor the spacious landing provides space to be used as an additional sitting room or study area, with a rear facing window enjoying those far reaching views. Doors open to two further double bedrooms with front facing windows and the fitted family bathroom having a white period style three piece suite incorporating a roll top bath with a mixer tap and shower attachment plus a fitted glazed screen above, feature tiled splash backs, a period style radiator/towel rail, skylight and a built in cupboard in the eaves.

Outside - To the rear a part walled paved patio provides a delightful seating and entertaining area with well stocked beds containing a variety of plants. A wrought iron fence and gates lead to the good sized garden which is mainly laid to lawn having well stocked borders containing a variety of shrubs and plants, seating areas, space for a shed and fencing to three sides, all enjoying a degree of privacy.

what3words: surnames.quest.staring

Note: The property is subject to a flying freehold.

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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 D

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

Our Ref: JGA/26092024

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



Floor 1



Floor 2

Approximate total area⁽¹⁾

2472.36 ft²

229.69 m²

Reduced headroom

108.93 ft²

10.12 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		91 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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