

# Carr Bank

Oakamoor, Stoke-on-Trent, ST10 3DG

John  
German









# Carr Bank

Oakamoor, Stoke-on-Trent, ST10 3DG

£375,000

Unique traditional detached home providing hugely impressive accommodation set over three floors situated in the heart of this picturesque and sought after village.



Suitable for a variety of buyers, internal inspection and consideration of this attractive and unique traditional residence is strongly recommended to appreciate the extremely sympathetic combination of high specification living with a wealth of retained original features and character.

Situated in the heart of this beautiful village set in the Churnet Valley, enjoying the community spirit it provides and in walking distance to the village amenities including the primary school, public houses, village hall and church. Several walks through the beautiful surrounding countryside are also on the doorstep along the River Churnet and towards Dimmingsdale. The village of Alton and towns of Cheadle, Uttoxeter and Ashbourne are all within easy commutable distance as is the Derbyshire Peak District.

**Accommodation** – A composite door opens to the impressive fitted dining kitchen which has a range of base and eye level units with work surfaces, an inset sink unit set below the two feature arrow slit side facing windows, an inset ceramic hob set in an exposed brick chimney breast with an extractor over and electric oven under plus integrated dishwasher, washer/dryer and fridge freezer.

The principal living room has windows to three aspects providing an abundance of natural light plus a focal exposed chimney breast with a log burner set on its hearth. Additionally there is a lovely wooden floor and stairs rising to the first floor.

Completing the ground floor space is a study which has a side facing window and door opening to the pleasant patio area.

To the first floor the landing has a side facing window and stairs rising to the second floor master bedroom. Doors open to the two bedrooms, the rear facing double has a feature vaulted ceiling and an exposed chimney breast with a cast fireplace. The hugely impressive fitted bathroom has a white modern three piece suite incorporating a standalone bath with mixer tap over, fully tiled walls and a vertical radiator.

The delightful second floor master bedroom has dual aspect windows and exposed brick chimney breast plus the benefit of a fully tiled en suite shower room which has a modern white three piece suite incorporating a corner shower cubicle with a mixer shower over.

**Outside** – To the rear of the home is a pleasant paved patio area with a dry stone wall.

To the side a gravelled drive provides off road parking for several vehicles giving access to the detached garage. A neighbouring property has access over the drive.

**What3words:** beaker.surfaces.loafing

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

**Our Ref:** JGA/22082023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band C

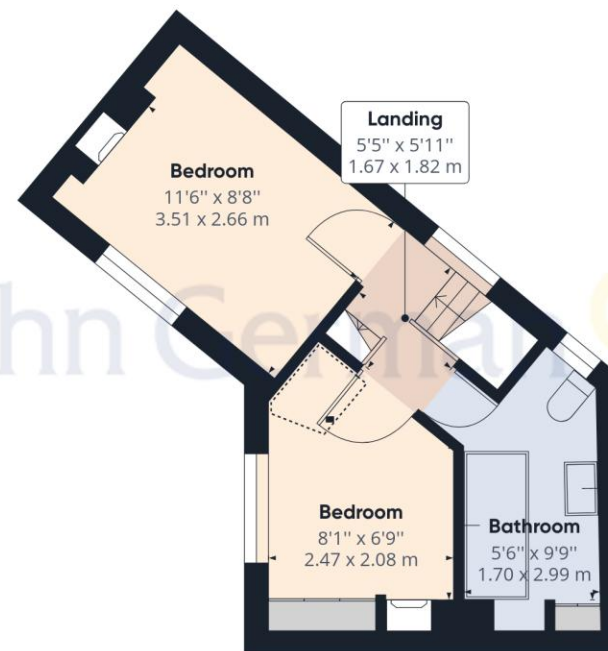




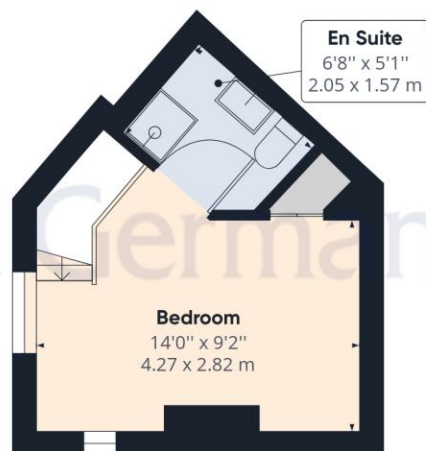




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

780.52 ft<sup>2</sup>  
72.51 m<sup>2</sup>

**Reduced headroom**

18.96 ft<sup>2</sup>  
1.76 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





## 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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



## John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





