



Sundown Church Hill, Oakamoor, Stoke-On-Trent, Staffordshire,

Offers In Excess Of £450,000

- Two bedroom detached bungalow
- Two garages
- Accessed via a private road
- Adjoining Woodland 8.5 acres or thereabouts
- 25ft L-shaped living/dining room
- NO CHAIN
- Dual driveways
- Stunning views

Sundown Church Hill, Stoke-On-Trent ST10 3AL

A unique and rare opportunity to purchase this two-bedroom detached bungalow situated in the heart of the Churnet Valley and having an adjoining Woodland with river frontage, extending to approximately 8.37 acres or thereabouts. Accessed via a private road serving a handful of dwellings, this excellent location provides stunning elevated views of the valley and beyond.

The property is in need of modernisation, but offers an abundance of further potential. The property has dual driveways, carport, gated vehicle access to part of the woodland, providing further parking, 25ft garage with WC and further garage, ideal for the storage of a motorhome. Internally the property is accessed via the hallway with useful storage cupboards. A 25ft L-shaped living/dinning room has stunning views, wood burning fire and ample room for both living and dining furniture. The breakfast kitchen has a range of base units, sink, space for a washing machine, room for a table and chairs, Worcester gas fired boiler and porch to the rear. Two double bedrooms are located to the front of the property and a contemporary wet room, having electric shower, low level WC, wall mounted wash hand basin and airing cupboard housing an immersion heated tank.



Council Tax Band:



Entrance Hallway

Wood door and glazed window to the front elevation, radiator, built in storage, loft access, window to side elevation. - Size : -

Living/Dining Room

25'4" x 21'2" max measurements

Wood double glazed windows to the rear, wood double glazed window to the side, wood double glazed window to the front, log burner within stone surround, tiled hearth, two radiators. - Size : - 25' 4" x 21' 2" (7.71m x 6.46m) max measurements

Breakfast Kitchen

15'1" x 9'10"

Range of units to the base and eye level, plumbing and space for a washing machine, stainless steel sink with drainer, Worcester gas fired boiler, radiator, wood double glazed window to the rear elevation, access to the porch. - Size : - 15' 1" x 9' 10" (4.61m x 3.00m)

Porch

Wood constructed with double glazed units, polycarbonate roof, door to side. - Size : -

Bedroom One

12'10" x 11'6"

Wood double glazed window to the front elevation, radiator. - Size : - 12' 10" x 11' 6" (3.92m x 3.51m)

Bedroom Two

11'7" x 11'6"

Wood double glazed window to the front elevation, radiator. - Size : - 11' 7" x 11' 6" (3.54m x 3.51m)

Wet Room

9'9" x 7'10"

Walk in shower, electric Triton shower over, low level WC, wall mounted wash hand basin, radiator, tiled, wood double glazed window to the rear elevation, electric fan heater, cupboard housing immersion heated tank. - Size : - 9' 9" x 7' 10" (2.97m x 2.39m)

Externally

To the front: Area laid to gravel, concrete path, iron railings, walled boundary, lighting.

To the side: Dual driveways, one having carport, concrete base. The other, gravel base, access to the two garages.

To the rear, well stocked garden, gated access to the woodland, outside water tap, steps to the garden store.

Woodland to the rear. - Size : -

Garage

25'5" x 13'2"

Up and over door, electric and power, WC, wash hand basin, pedestrian door

to the rear, window to the side and rear. - Size : - 25' 5" x 13' 2" (7.75m x 4.02m)

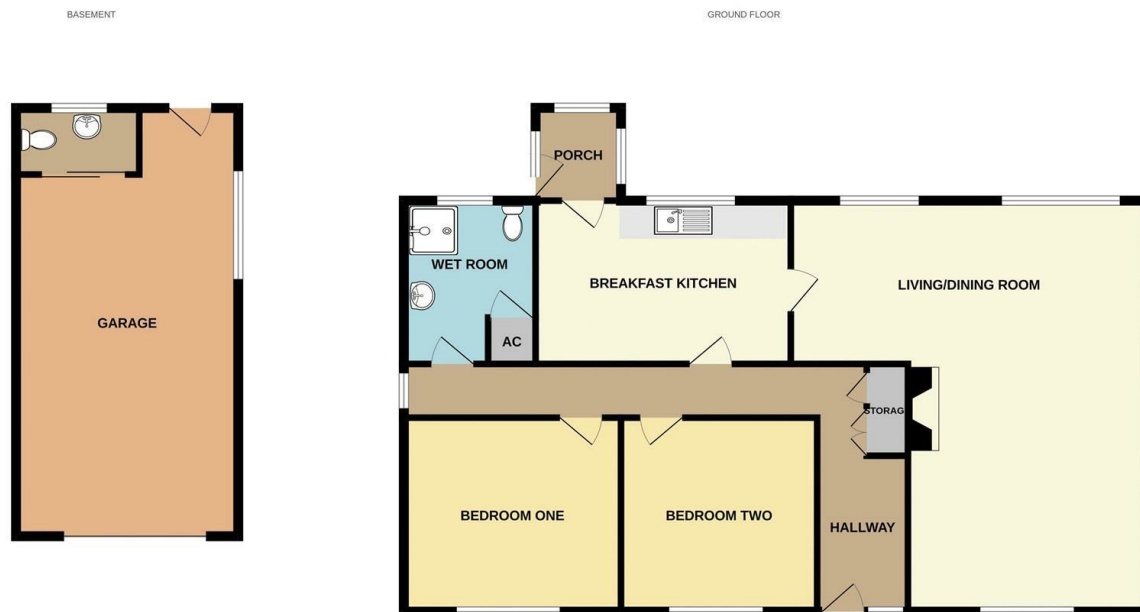
Garage Two

20'0" x 10'0"

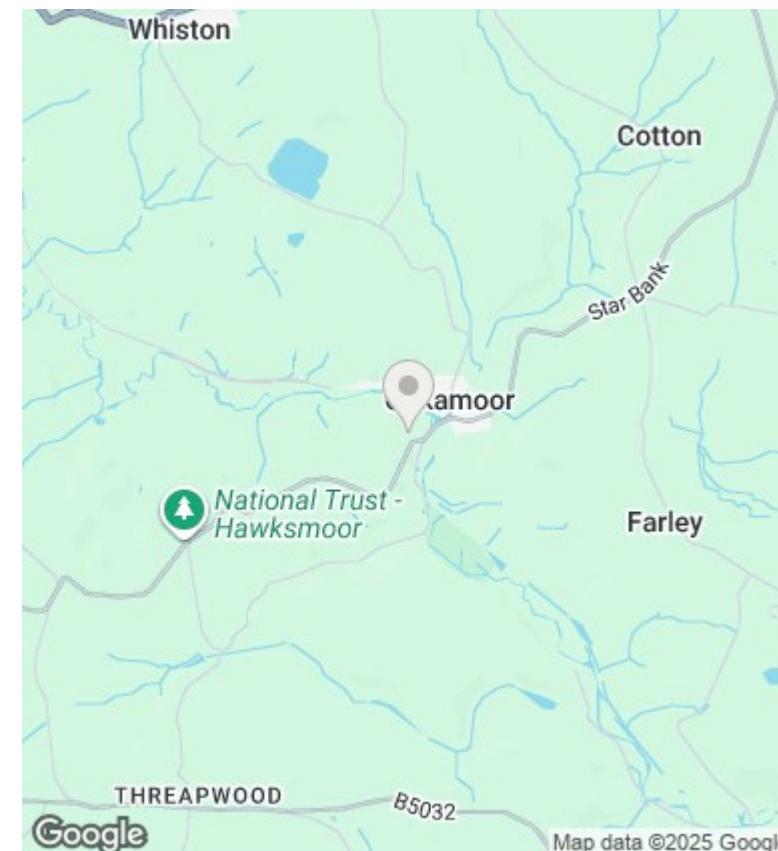
Wood double doors, power and light. - Size : - 20' 0" x 10' 0" (6.09m x 3.04m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		