



High Street, Alton, Stoke-On-Trent. ST10 4AQ

welcome to

High Street, Alton, Stoke-On-Trent

Having views looking over Alton Castle this idyllic Traditional Three Storey Tow House has FOUR RECEPTION ROOMS; kitchen diner, FIVE BEDROOMS, first floor shower room, second floor bathroom and cloakroom. Flexible second floor accommodation for separate living subject to necessary consents.



Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having original quarry tiled flooring; dado rail with tongue and groove wood panelling below; a sliding serving window into the original pub beer cellar; original wooden doors off to:

Study / Library:

14' 5" x 8' 10" max (4.39m x 2.69m max)

Having sash window to the front elevation; floor to ceiling wall book shelving; spot lights; feature stone fireplace; central heating radiator; exposed stone wall.

Lounge:

14' 7" max x 11' 8" max (4.45m max x 3.56m max)

With wooden flooring; floor to ceiling original stone feature fireplace housing a log burning stove; sash window to the front elevation; central heating radiator; archway leading into:

Dining Room:

16' 8" max x 14' 6" max (5.08m max x 4.42m max)

Having original quarry tiled flooring; feature stone inglenook fireplace housing second a log burning stove; beam to the ceiling; two central heating radiators; door leading down to cellar which runs the full length of original house and currently used for storage; window looking into conservatory; door to the stairs which lead to the first floor accommodation; step down into:

Kitchen Diner:

19' 3" excluding recess x 10' 5" max (5.87m excluding recess x 3.17m max)

A Bespoke kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units; complementary Granite work surfaces; range style oven; pantry cupboard; plumbing for dishwasher and washing machine, further appliance space;

complementary wall and floor tiling; two central heating radiators; built in seating area, pretty arch windows overlooking the garden to the rear elevation; arched window looking into conservatory; down lighting; door leading out to the rear elevation.

Conservatory:

An elevated wooden conservatory constructed on dwarf stone wall with tiled flooring; two central heating radiators; stable type door leading into dining room; French doors leading out to the garden.

Stairs Leading To:

First Floor Landing:

With window to the rear elevation; central heating radiator; doors leading to:

Bedroom:

12' 4" x 11' 5" (3.76m x 3.48m)

Having sash window to the front elevation; feature fireplace; beams to the ceiling; exposed wood floorboards, built in cupboards and shelving.

Bedroom:

15' 11" x 14' 9" (4.85m x 4.50m)

Having exposed wooden floor; sash window to the front elevation; central heating radiator with cover.

Bedroom:

14' 11" x 10' 3" excluding alcove (4.55m x 3.12m excluding alcove)

With wall to ceiling feature stone fireplace; exposed wood floorboard; archway entrance with hanging space and shelving; sash window to the rear elevation.

Shower Room:

Having shower cubicle with wall mounted rain shower; wash hand basin; complementary tiling; wall lighting.

Cloakroom:

Having low level w.c.; wash hand basin.

Stairs Leading To:

Large Second Floor Landing:

14' 10" x 12' 6" (4.52m x 3.81m)

Currently used as a sitting area; exposed wooden beams and window overlooking the gardens, St. Peter's Church and Alton Castle; doors off to:

Bedroom:

17' 7" x 13' 4" (5.36m x 4.06m)

Restricted head height in part. Having exposed stone wall; exposed wood floorboards; window to the front elevation; central heating radiator; loft access hatch.

Bedroom:

14' 9" x 14' (4.50m x 4.27m)

Restricted head height in part. With window to the front elevation; built in storage; central heating radiator.

Bathroom:

Refurbished with roll top bath with claw feet, wall mounted shower over and side screen; wash hand basin; low level w.c.; school style radiator incorporating heated towel rail; sky light window; good sized storage cupboard.

Gardens:

Approximately 120ft long (owners measurement not verified) attractive part walled cottage garden to the rear with views over Alton Castle. There is a good sized paved patio area, built in sandpit and wrought iron fencing to lawned area with shrub plantings, hedge and timber fenced boundaries.

Please Note:

This property is subject to a flying freehold. Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109164



welcome to

High Street, Alton, Stoke-On-Trent

- Council Tax Band Deleted current Business Rates - Traditional Stone Built Three Storey Town House
- Full of Character and Original Features
- Four Reception Rooms. Five Double Bedrooms
- First Floor Shower Room & Cloakroom. Second Floor Bathroom
- Cottage Garden to the Rear with Views over Alton Castle

Tenure: Freehold EPC Rating: E

£485,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109164](https://www.bagshawsresidential.co.uk/Property/UTR109164)



Property Ref:
UTR109164 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)