



**Olive Tree Guest House, High Street, Stramshall,  
Uttoxeter. ST14 5AL**

**welcome to**

**Olive Tree Guest House, High Street, Stramshall, Uttoxeter**

RARE OPPORTUNITY to purchase this property which is currently run as a Licensed Guest House. Five Bedrooms. Two Separate Apartments. Range of uses residential / commercial. ESBC permits change of use of Bed and Breakfast to Residential Dwelling (dated 15/12/23).



**Entrance Porch:**

With front entrance door; two windows to the side elevation; door leading into:

**Entrance Lobby:**

12' 4" x 9' 3" ( 3.76m x 2.82m )

With double glazed window to the front elevation; doors off to:

**Function Room:**

26' 5" max x 11' 9" max ( 8.05m max x 3.58m max )

Having two double glazed windows to the front elevation; double glazed window to the side elevation.

**Lounge:**

19' 1" max x 12' 6" max ( 5.82m max x 3.81m max )

With two double glazed windows to the front elevation; feature fireplace housing a multi fuel burner; door leading to front elevation.

**Bar:**

12' 1" max x 10' 3" max ( 3.68m max x 3.12m max )

Door to lounge; door to store (13'6" x 13'6").

**Bar Area:**

25' 8" max x 10' 5" max ( 7.82m max x 3.17m max )

Door to commercial kitchen; archway to guest breakfast room

**Sitting Room:**

19' 3" max x 12' 3" max ( 5.87m max x 3.73m max )

Doors leading to Ladies & Gents toilets; French doors leading to the rear elevation.

**Gents W C:**

With low level w.c.; urinals.

**Ladies W C:**

With low level w.c..

**Stairs To Guest Rooms:**

Leading to:

**Family Suite - Room 1:**

Consisting of two bedrooms, one with en suite.

**Bedroom:**

12' 6" x 19' 3" ( 3.81m x 5.87m )

With double glazed window to the rear elevation; linen cupboard.



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**Bedroom:**

10' 1" x 9' 6" ( 3.07m x 2.90m )

With double glazed window; fitted wardrobes; roof light window; door leading into:

**En Suite:**

Having shower cubicle, low level wc; wash hand basin set in a vanity unit; complementary tiling.

**Room 2:**

12' 7" x 10' 5" ( 3.84m x 3.17m )

Having double glazed window to the front elevation; fitted wardrobes; door leading into:

**En Suite:**

Having shower cubicle, wash hand basin set in a vanity unit; low level wc.

**Room 3 - Family Suite:**

Consists of two bedrooms; small vestibule with doors leading to:

**Bedroom:**

12' 2" x 10' 9" ( 3.71m x 3.28m )

With double glazed window to the front elevation.

**En Suite:**

Having double shower; low level wc; wash hand basin.

**Bedroom:**

10' 9" x 8' 9" ( 3.28m x 2.67m )

With double glazed window to the rear elevation.

**Second Staircase:**

Leads to private accommodation consisting of two self contained apartments accessed via front lounge or external door to the rear.

**Apartment 1:****Kitchen:**

13' 6" x 9' 5" ( 4.11m x 2.87m )

Comprising stainless steel sink and drainer set in a

base unit; further base units; roof window light; opening into:

**Lounge:**

12' 3" x 9' 5" ( 3.73m x 2.87m )

Having feature fireplace housing a log burner; double glazed window to the rear elevation.

**Bedroom:**

13' 9" x 11' 6" ( 4.19m x 3.51m )

With double glazed window to the rear elevation; fitted wardrobes with vanity unit and bedside cabinets.

**En Suite:**

Having shower cubicle with wall mounted shower; low level w.c.; wash hand basin set in a vanity unit.

**Bedroom:**

12' 8" x 11' 7" ( 3.86m x 3.53m )

Having roof light window.

**En Suite:**

Having shower cubicle with wall mounted shower; low level w.c.; wash hand basin set in a vanity unit.

**Apartment 2:**

Open Plan Kitchen Living Diner

12' 9" x 12' 2" ( 3.89m x 3.71m )

Archway into:

**Bedroom:**

8'9" x 8'4"

With double glazed window.

**En Suite::**

Having shower cubicle; wash hand basin set in a vanity unit; low level w.c..

**Externally:**

Large block paved car parking area.

**Large Garage:**

With up and over door; personal door.

**Please Note:**

Photographs may have been taken using a wide angle lens.  
Council Tax Currently Exempt.



welcome to

## Olive Tree Guest House, High Street, Stramshall, Uttoxeter

- Commercial Licensed Guest House
- Multitude of Potential Uses. Five Bedrooms. Two Separate Apartments
- Planning Consents Change of Use to Residential Dwelling
- Popular Village Location of Stramshall
- Large Garage. Parking to the Rear

Tenure: Freehold EPC Rating: C

offers in the region of

**£595,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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