



Lyndhurst
Station Road | Alton | Stoke-on-Trent | Staffordshire | ST10 4BX

FINE & COUNTRY

LYNDHURST



Nestled on the edge of the charming village of Alton, this beautifully appointed five-bedroom detached family home offers space, versatility, and exceptional lifestyle potential — including a fully self-contained coach house ideal for multi-generational living or as a profitable holiday let/Airbnb.



KEY FEATURES

- Approx. 0.24 acre plot with two vehicular access points and generous off-road parking
- Detached two-storey coach house with its own entrance, kitchen, lounge, shower room, and three sleeping areas
- Spacious open-plan kitchen/dining/living space with French doors to garden
- Character features throughout including exposed beams, inglenook fireplace, and a wood-burning stove
- Ground-floor bedroom and modern shower room for accessible living
- Private and well-maintained gardens perfect for entertaining
- Quiet village edge location with countryside views and scenic walks on the doorstep





GROUND FLOOR

Step into a grand tiled reception hall with central staircase and enjoy multiple light-filled reception rooms including a large lounge with inglenook fireplace, formal dining room, and expansive open-plan living kitchen. Downstairs includes two bedrooms (one currently used as a utility), and a stylish shower room.







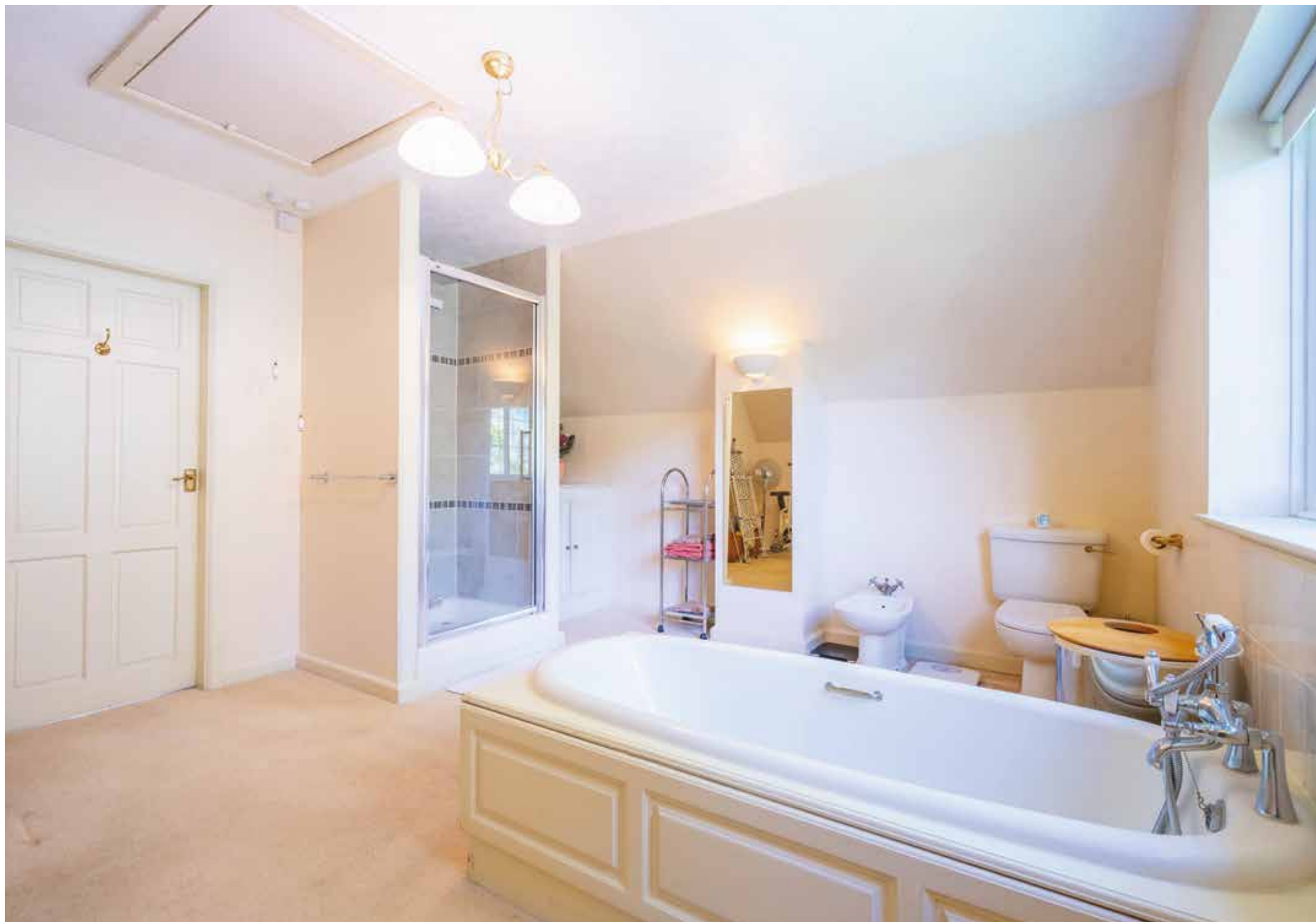


FIRST FLOOR

Upstairs offers three further bedrooms, including a generous master suite with five-piece en suite and countryside views, and a modern family bathroom.









DETACHED COACH HOUSE

A standout feature of this home is the detached annexe/coach house with independent access. The ground floor features a fully fitted kitchen/living area, one bedroom and a modern shower room, while the upper mezzanine provides two additional sleeping areas — all finished to a high standard with exposed beams and Velux skylights.







OUTSIDE

Situated in the desirable village of Alton, residents benefit from local shops, pubs, restaurants, a First School, and excellent access to the Churnet Valley, Dimmingsdale, and the Peak District. Uttoxeter and Ashbourne are within easy commuting distance.





LOCATION

This charming area is perfect for families looking to enjoy countryside living with plenty to do nearby. Surrounded by the beautiful Staffordshire Moorlands, it offers easy access to family favourites like Alton Towers Resort, Peak Wildlife Park, and Churnet Valley Railway. Nature lovers will enjoy exploring Dimmingsdale, Tittesworth Reservoir, and the Manifold Valley Trail, all just a short drive away.

Local schools, parks, and village pubs create a welcoming community feel, while the nearby towns of Cheadle and Leek provide everyday essentials, supermarkets, and leisure facilities. With excellent road links to Stoke-on-Trent, the A50, and the Peak District, It is wonderful place for families to grow, explore, and settle in a safe and scenic setting.





INFORMATION

Services

Mains water, drainage, electricity and gas are connected to the property.

Council Tax Band: G

Superfast broadband is available with a speed of up to 79Mbps, 4G is available on all networks, with 5G available on some networks.

Tenure: Freehold

Offered with no onward chain

This rare opportunity is ideal for families seeking flexibility, additional income potential, or guest accommodation.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01785 338585

Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm



Registered in England and Wales.

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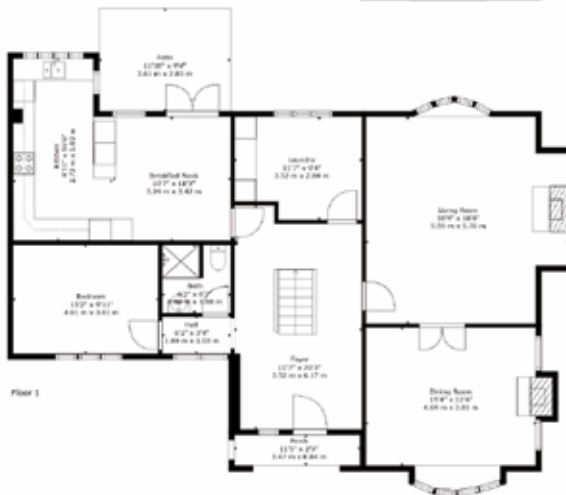
Floor 2



Floor 5



Floor 3



Floor 1



Floor 4

Total Combined Area: 2894 Sq Ft | 269m²

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ANITA PUNCHARD
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With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas.

Specialising in equestrian and rural properties.

I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

As a proud mother of four wonderful children, my family and friends hold a special place in my heart. In my rare moments of leisure, I relish the chance to unwind with a captivating box set by a warm fire.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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