



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Alma House Over The Hill

Biddulph Moor, Stoke-On-Trent, ST8 7LA

**Offers In The Region Of £500,000**



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ST8 7LA

THREE BEDROOM FULLY RENOVATED PROPERTY WITH Paddock AND OUTBUILDINGS EXTENDING TO JUST UNDER AN ACRE PLOT AS A WHOLE.

A fantastic sized three bedroom detached property with rural surroundings as well as easy access to road networks. With beautiful views of garden and beyond.

The property offers spacious living accommodation being recently renovated to a high standard and having newly fitted windows throughout.

The landscaped gardens and paddock allow for good sized extra outdoor space with a range of outbuildings including a workshop which offers extra storage or alternative uses (subject to consent).

This property is ideal for families or those looking to move a little closer to the countryside.

## Directions

From Leek take the A523 out of Leek towards Macclesfield turning at Camrose Hill onto the B5331 which then becomes Reacliffe Road after 2 miles turn left onto Top Road and after 1 mile turn right onto Rudyard Road for approx 5miles turning right onto Woodhouse Lane. At the end of Woodhouse Lane turn right onto "Over the Hill" and the driveway will be on the left after approximately 100 yards. The property is the first one on the left when heading up the drive.





**Front entrance door**  
Leading into the hallway and giving access to;

**Front Room**  
11'7" x 11'7" (3.55m x 3.55m)  
With carpet floor, radiator and a UPVC double glazed window to the front aspect.



**Living Room**  
11'8" x 17'11" (3.58m x 5.48m)  
With carpet floor, radiators feature fireplace, UPVC frosted double glazed window to the rear and UPVC double glazed windows to either side aspect.

**Kitchen Diner**  
18'9" x 16'4" (5.73m x 4.98m)  
Large Kitchen space with segregated dining area the kitchen is attractive farmhouse style with wooden tiled effect flooring, radiator, a range of floor and wall mounted kitchen units including one and a half bowl sink with drainage basin and oven with extractor fan over, part tiled walls, UPVC double glazed windows to front, rear and side aspects as well as a UPVC double glazed sliding door leading to the conservatory.



**Conservatory**  
11'8" x 9'10" (3.57m x 3.00m)  
With a beautiful outlook over the landscaped gardens the conservatory offers tiled floor, external door to the rear and UPVC double glazed windows to three aspects.



### Utility

10'1" x 7'1" (3.08m x 2.17m)

With laminate flooring, radiator, external door to the side aspect and a UPVC double glazed window to the side aspect. Within this area is;

### Downstairs WC

6'4" x 2'7" (1.95m x 0.79m)

With laminate flooring, WC, wash hand basin in vanity units and a UPVC frosted double glazed window to the side aspect.

### Staircase

Leading to the first floor landing and giving access to;

### Shower room

6'2" x 8'5" max (1.90m x 2.57m max)

With tiled flooring, WC, heated hand rail, wash hand basin in vanity unit, shower cubicle, part tiled walls and a UPVC frosted double glazed window to the front aspect.

### Master Bedroom

12'1" x 12'2" (3.69m x 3.71m)

A really good sized double bedroom with carpet flooring, radiator and a UPVC double glazed window to the front aspect.

### Bedroom Number Two

9'1" x 12'4" (2.79m x 3.77m)

Another double bedroom with carpet flooring, radiator and a UPVC double glazed window to the side aspect.





**Bedroom Number Three**  
9'1" x 9'4" (2.77m x 2.86m)

The third double bedroom has carpet flooring, radiator and a UPVC double glazed window to the side aspect.

**Outside**

Decorative gardens to the front side and rear of the property with a small grassland area to the south side of the property, the entirety extends to 0.75 acres or thereabouts

**Stone and sheeted garden shed**  
10'1" x 11'11" (3.09m x 3.64m)

Offering useful storage or alternative uses (subject to consents).

**Stone and tiled shed**  
15'5" x 9'7" (4.70m x 2.93m)

Suitable for Storage or alternative uses (subject to consents).

**Log store**  
9'10" x 7'10" (3.00m x 2.39m)

**Garage/Workshop**  
26'8" x 10'4" (8.13m x 3.16m)

With concrete flooring and shelving providing useful storage or workshop.

**Services**

We understand the property is connected to mains electricity, water and drainage.

**Viewing**

By prior arrangement through the Agent.



### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.onthemarket.co.uk](http://www.onthemarket.co.uk)

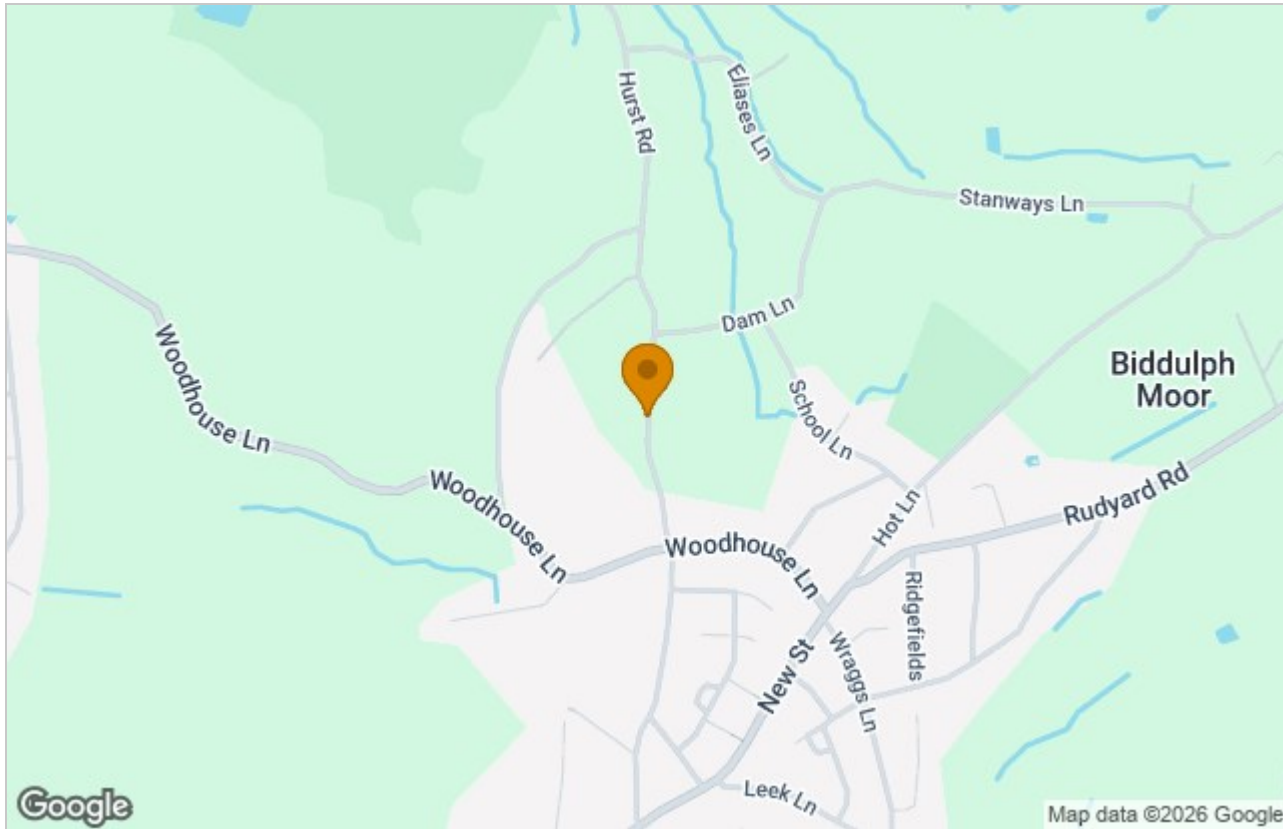




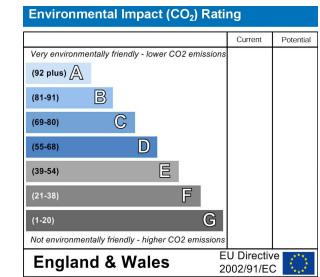
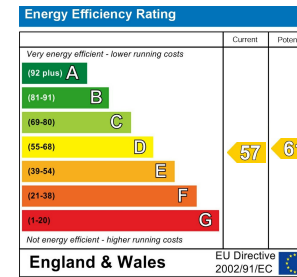




## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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