

Woodbine Cottage

Saltersford Lane, Alton, Staffordshire, ST10 4AU

John German





John German ©



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£625,000

Extremely attractive & superbly appointed detached cottage with an adjoining conversion providing a hugely amount of versatility suitable for a variety of potential types of buyers, situated on a quiet no-through road on the edge of the highly regarded and sought-after village.

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Whether searching for a home able to accommodate a growing family, dependent relatives, work space, or to operate an independent holiday let/Airbnb enterprise, viewing and consideration of this hugely impressive character property is highly recommended. Immersed in original features combined with high specification and modern standards, the adjoining Honeyberry Cottage can easily be incorporated back into the main residence to make one flexible residence. For sale with no upwards chain and with the opportunity to negotiate with the current owner to complete any 're-connecting' or alteration work needed.

Situated on the quiet no-through road towards the edge of the well respected and appealing village, still within walking distance to its wide range of amenities including convenience shops, public houses and restaurants, first school, health centre, village hall and playing field, church and the hair salon. Several walks through the surrounding countryside are also on the doorstep including the Churnet Valley towards Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as are the world headquarters of JCB.

Accommodation

A welcoming hallway with a feature slate effect tiled floor has a front facing window providing natural light and leads to the spacious ground floor accommodation.

The hugely impressive open plan dining kitchen with its vaulted ceiling and three timber A-frame trusses has the same feature slate effect tiled floor, and is immersed in natural light provided by the three front facing windows and a double-glazed skylight. The kitchen has a extensive range of shaker style units with granite worksurfaces and a matching breakfast bar, an inset sink unit set below one of the windows, space for a range stove with an extractor hood over, a built-in combi/microwave oven, an integrated wine fridge and dishwasher, plus space for a fridge/freezer. In the dining area there is focal brick fireplace with timber mantel and slabbed hearth.

The generously sized living room has triple aspect windows and a feature wooden floor, with a focal brick fireplace and log burner plus a timber mantel, and a hardwood staircase rising to the first floor. A part glazed door opens to an enclosed porch.

A recess in the hallway has light oak doors opening to the fitted utility room which a range of base and eye level units to two sides with worktops and an inset sink unit set below the rear facing window, and space for white goods. Completing the ground floor space is the superior shower room having a white suite with feature splashbacks, incorporating a doubler cubicle with a mixer shower over.

Upstairs, the landing has a rear facing window and doors leading to the three good sized bedrooms, all of which has accommodate a double bed and enjoy a pleasant outlook over the surrounding countryside in the distance. Two of the rooms benefit from built-in wardrobes, with the third room having dual aspect windows. Finally, there is superior family bathroom which has white modern suite with feature splashbacks, incorporating a panelled shower bath with mixer shower and glazed screen above.

Honeyberry Cottage is currently used as a successful holiday let, attached to the dining kitchen of the main residence and with the easy removal of a section of the partition wall be incorporated to form one large four-bedroom dwelling if preferred. A composite and part obscure double glazed entrance door opens to the spacious dining kitchen, immersed in natural light from two full height windows and enhanced by the light Karndean flooring. There is a range of base and eye level units with fitted worktops and an inset sink unit, a fitted electric hob with an extractor hood over and oven under, an integrated dishwasher and space for further appliances. A door leads to the stairs for the first floor, with a recess below and a built-in cupboard. Off the kitchen there is superior shower room having a white modern suite with feature splashbacks incorporating a double cubicle with a mixer shower over.

The delightful sitting room has exposed brick wall features and timber flooring, providing a light and airy space to relax in with two skylights and wide double glazed bi-fold patio opening to the front elevation. To the first floor there is a well-proportioned double bedroom with a front facing portal window and two double glazed skylights, plus a built-in wardrobe.

Outside

To the front of the cottages there are paved patios providing a lovely space for seating and entertaining, plus a garden area proving a blank canvas to landscape as you wish. A block paved driveway and plum slate shale hardstanding provides off road parking for numerous vehicles.

What3words: ///titles.seats.itself

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

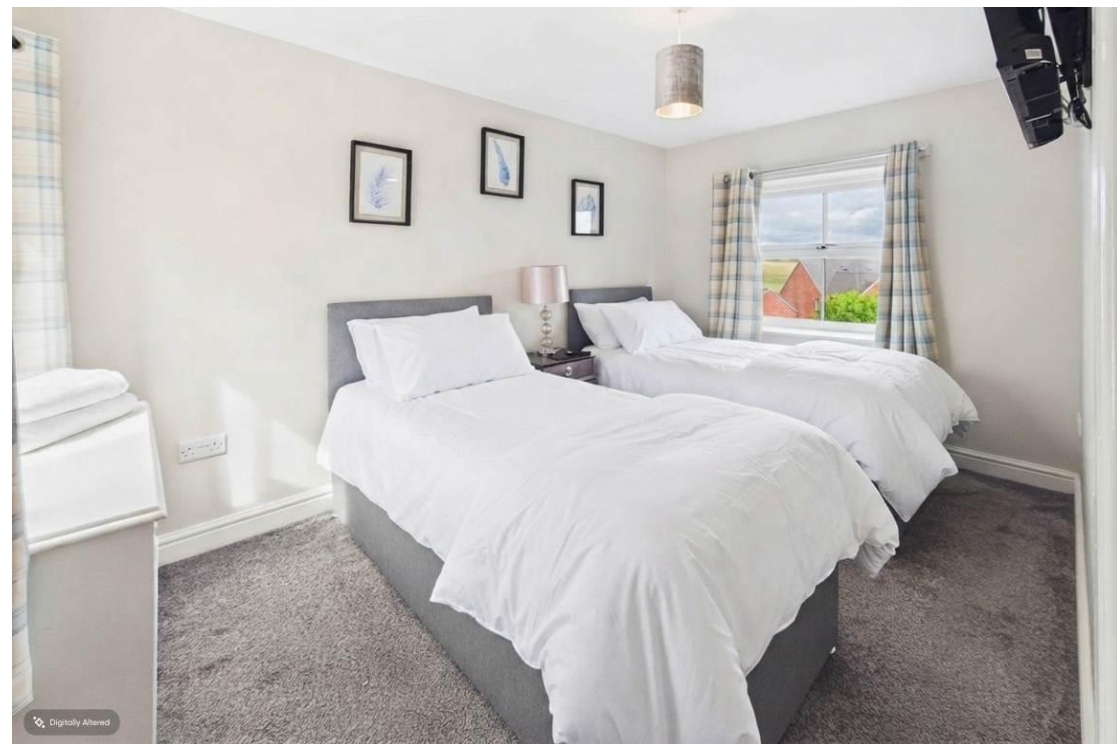
Our Ref: JGA/07092026

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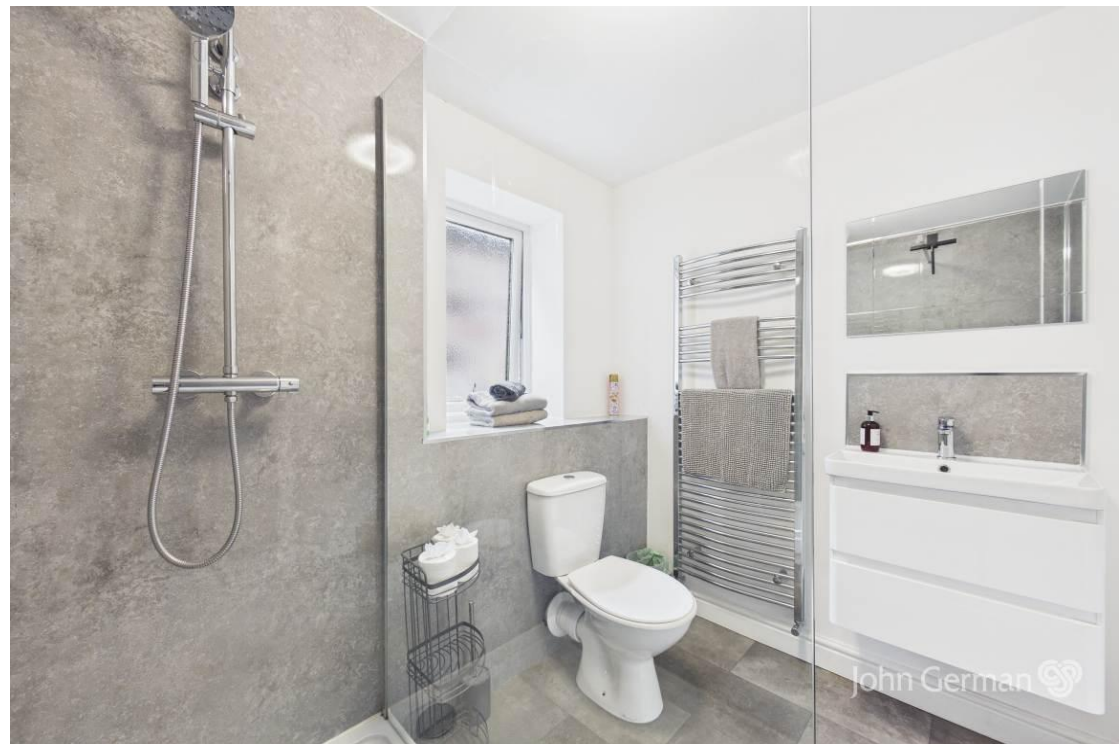














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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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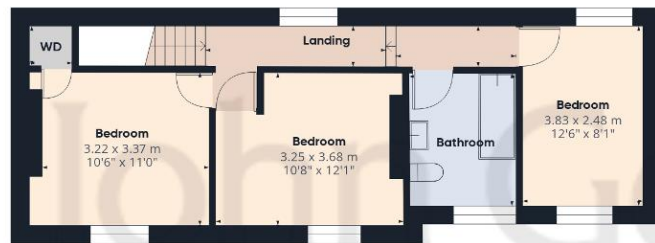
Ground Floor

Approximate total area⁽¹⁾

190.1 m²
2048 ft²

Reduced headroom

8.7 m²
93 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1