DENISE WHITE™
BESPOKE ESTATE AGENT

The Hutch Tythe Barn, Staffordshire, ST10 4AZ

Offers in excess of £350,000

"The glory of the country is in the beauty of its cottages" ~ Rudyard Kipling

The Hutch is a beautifully extended 18th-century period cottage on the edge of Alton, blending traditional charm with modern family living. The property offers a cosy lounge with an exposed stone fireplace, a versatile study/playroom, and a stunning open-plan living kitchen with vaulted ceiling, French doors, and a central island. Upstairs, there are four bedrooms, including a principal bedroom with ensuite and lovely rear-facing views. Perfectly positioned for village life yet within easy reach of Alton Towers and the surrounding countryside.

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Denise White Estate Agents Comments

Dating back to the 18th century and beautifully extended in 2021, The Hutch is a stunning period cottage positioned on the edge of the picturesque village of Alton. This charming home perfectly combines the warmth and character of a traditional cottage with the space and style required for modern family living, creating a property that is both inviting and highly practical.

A welcoming entrance hall sets the tone for the home and leads through to a cosy lounge positioned to the front aspect. Here, a magnificent exposed stone fireplace forms a striking focal point, housing a multi-fuel stove that brings warmth and atmosphere to the room. Adjacent to the lounge is a versatile study or playroom, offering an ideal space for home working, children's activities, or a quiet retreat.

To the rear of the property lies the true heart of the home – a superb open-plan living kitchen designed with both everyday family life and entertaining in mind. This impressive space incorporates a comfortable sitting area with French doors opening onto the garden, allowing natural light to flood the room. The beautifully appointed kitchen is fitted with a comprehensive range of units and integrated appliances, centred around a stylish island with breakfast bar seating. The kitchen flows seamlessly into a delightful dining area with a vaulted ceiling and further French doors opening onto the garden, creating a bright and sociable environment that is perfect for gatherings with family and friends.

To the first floor, a spacious landing provides access to four bedrooms. Three of the bedrooms are generous doubles, while the fourth is a well-proportioned single room. The principal bedroom enjoys a peaceful rear aspect overlooking the garden and offers delightful views across the neighbouring fields, together with the benefit of an ensuite shower room. Bedroom two is a particularly generous double positioned to the front aspect alongside bedroom four, while bedroom three, another spacious double, is situated to the rear of the property.

Externally, the property is approached via a shared driveway which leads to a private driveway providing off-road parking. To the front is a small forecourt area, while to the rear the cottage enjoys a lovely enclosed lawned garden that adjoins open fields and benefits from a high degree of privacy – an ideal space for outdoor relaxation, family play, or al fresco dining during the warmer months.

The Hutch is ideally located within the sought-after village of Alton, offering easy access to local shops, traditional public houses, a doctor's surgery and a range of village amenities. The property is also just a short drive from the renowned Alton Towers and the beautiful woodland landscape of Dimmingsdale, providing wonderful opportunities for countryside walks and outdoor pursuits.

A viewing of The Hutch is essential to fully appreciate the charm, space and lifestyle this exceptional period home has to offer.

Location

"Alton, Staffordshire is a hidden gem nestled in the heart of Staffordshire. With its picturesque landscapes, charming village atmosphere, and rich history, it is a place that captivates the soul and leaves a lasting impression. From the stunning Alton Towers to the tranquil beauty of Dimmingsdale, offering a perfect blend of adventure and serenity. Whether you're exploring its historic sites or simply taking a leisurely stroll through its quaint streets, Alton, Staffordshire is a destination that will leave you wanting more."

Alton, Staffordshire is home to primary schools, including Alton CofE Primary School and St. John's CofE Primary School. These schools provide education for children in the local community.

In terms of secondary education, the nearest secondary school to Alton is Thomas Alleyne's High School, located in Uttoxeter. This school serves students aged 11-18 and offers a wide range of academic and extracurricular activities. One of the

most sought after schools in Staffordshire and extended area is Painsley in Cheadle, we find that people move into the area specifically for this school with its excellent results and reputation.

In terms of road networks, Alton is well-connected to surrounding areas. The A50 road runs near Alton, providing easy access to nearby towns such as Uttoxeter, Stoke-on-Trent, and Derby. The A523 road also passes through Alton, connecting it to nearby villages and towns.

Additionally, Alton is located just a short drive away from the A50/A521 junction, which provides access to the M6 motorway. This makes it convenient for residents of Alton to travel to other parts of the country.

Entrance Hall

uPVC entrance door to the front aspect. Vinyl flooring. Radiator. Stairs off leading to the first floor. Under stairs storage cupboard. Ceiling light. Doors leading into: –

Lounge

13'5" x 12'5" (4.09 x 3.79)

Carpet. Radiator. Multi fuel stove set on a slate flagged hearth with feature exposed stone surround and wooden mantle. uPVC windows to the front and side aspects. Ceiling light.

Sitting Room

10'5" x 9'2" (3.18 x 2.80)

Vinyl flooring. Wall mounted upright radiator. uPVC French doors leading to the rear garden. Ceiling light. Opening into:–

Dining Kitchen
16'7" x 12'1" (5.06 x 3.69)

Fitted with a contemporary range of wall and base units with work surfaces over incorporating a sink and draining unit with mixer up. Integrated four ring nduction hob with extractor over, double electric oven, dishwasher and fridge freezer. Central Island with breakfast bar. Vinyl flooring. Wall mounted upright radiator. uPVC French doors leading to the rear garden. Ceiling light and spotlights.

Utility Room
5'9" x 4'11" (1.76 x 1.52)

Fitted with a stainless steel sink and draining unit with mixer tap with worksurface sitting over the plumbing for an automatic washing machine and space for a condensing tumble dryer. Wall mounted 'Glowworm' gas combination boiler. Vinyl flooring. uPVC window to the front aspect. Ceiling light. Door leading into:-

WC
5'4" x 2'8" (1.64 x 0.83)

Fitted with a low-level WC and vanity wash hand basin unit. Viny; flooring. uPVC window to the side aspect. Ceiling light.

Study / Playroom
12'3" x 6'3" (3.75 x 1.93)

Carpet. Radiator. uPVC window to the side aspect. Ceiling light.

First Floor Landing
Carpet. Radiator. Loft access. Two ceiling lights. Doors leading into:-

Bedroom One

10'6" x 9'2" (3.22 x 2.81)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Opening into: –

En-suite Shower Room

10'10" x 2'9" extending to 3'10" (3.31 x 0.86 extending to 1.19)

Fitted with suite comprising of shower cubicle with rainfall showerhead, low-level WC and vanity wash hand basin unit. Laminate flooring. Wall mounted heated towel rail. uPVC window to the side aspect. Ceiling light.

Bedroom Two

13'6" x 12'8" (4.13 x 3.87)

Radiator. uPVC window to the side aspect. Ceiling light. Built-in storage cupboard.

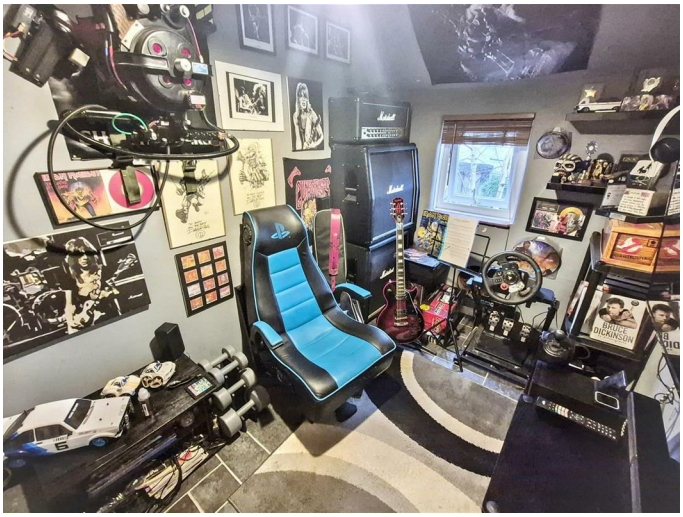
Bedroom Three

12'2" x 9'10" (3.71 x 3.02)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

9'1" x 6'5" (2.79 x 1.97)



Vinyl flooring. Radiator. uPVC window to the side aspect. Loft access. Ceiling light.

Bathroom

6'0" x 5'2" (1.84 x 1.59)

Fitted with a suite comprising of panelled bath with shower over, low-level WC and vanity wash hand basin unit. Obscure uPVC window to the front aspect. Ceiling light.

Outside

The Hutch benefits from a private and enclosed rear garden, mainly laid to lawn, which enjoys a high degree of privacy and borders open fields. French doors from the living areas provide seamless indoor-outdoor flow, making it ideal for relaxing, entertaining, or family activities. A small forecourt lies to the front, and the property is approached via a shared driveway, which in turn leads to a private driveway providing off-road parking. The garden perfectly complements the home's mix of period character and contemporary living.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

Approx Gross Internal Area
120 sq m / 1294 sq ft

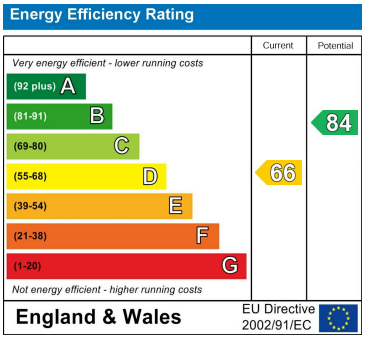
Ground Floor
Approx 63 sq m / 683 sq ft

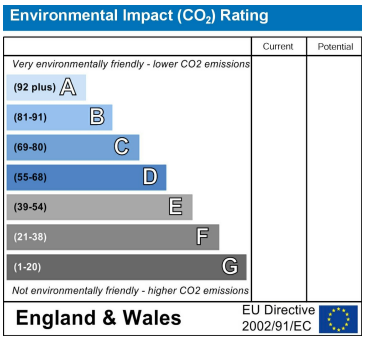
First Floor
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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