

# 2 Far Stoneydale

Stoneydale, Oakamoor, ST10 3AH



Charming traditional country cottage providing deceptive accommodation with a surprising garden enjoying fabulous far-reaching countryside and woodland views. Situated on the rural outskirts of this picturesque and sought-after village with its lovely community.

£249,950

John German 

For Sale with the advantage of no upwards chain involved, a visit to this delightful traditional mid terrace cottage is highly recommended whether you're searching for a peaceful country retreat, to downsize in the market, holiday let enterprise, or for your first home. The surprisingly sized garden to the rear enjoys some magnificent far-reaching views over the surrounding countryside and woodland, also benefiting from off road parking to the front. The house sits on an quiet lane with very little traffic.

Situated on the rural outskirts of this picturesque village and its friendly community, with its range of amenities including the Cricketers Arms public house, Valley Primary School, village hall and cricket club, as well as numerous footpaths through the beautiful surrounding countryside towards Dimmingsdale and the Churnet Valley. The towns of Ashbourne, Uttoxeter, Leek and Cheadle are all within easy commutable distance, as well as the A50/A52 road networks.

Accommodation - A composite entrance door opens to the lovely living room which has a focal chimney breast with a log burner set on a polished black granite hearth, and a front window overlooking the surrounding woodland. Double doors open to the dining room which has uPVC double glazed French doors opening to the rear, and a staircase with glazed balustrades rising to the first floor.

Completing the ground floor accommodation is the kitchen which has a range of base and eye level units including a glazed fronted display cabinet, fitted worktops with an inset sink unit set below the rear facing window, space for an electric cooker, plumbing for a washing machine/dishwasher, additional appliance space, a tiled floor and a composite stable style door opening to the patio and garden.

To the first floor the landing has glazed balustrades and access to the loft via a fitted pull-down ladder. Doors lead to the two good sized bedrooms, with the front facing master extending to the full width of the cottage having a chimney breast and a cast fireplace feature. Finally, there is the fitted shower room which has a white modern suite incorporating a double shower cubicle with an electric shower over and a rear facing window, plus a glass brick feature boosting the natural light on the landing.

Outside - To the rear a paved path has a useful brick built outbuilding leads to the surprising good sized garden which is predominantly laid to lawn which enjoys a good degree of privacy with well stocked beds and borders containing a variety of shrubs and plants along with a timber seating area positioned to take full advantage of the magnificent views over the surrounding fields, countryside and woodland.

There are several useful sheds, one with power and water (plumbing for a washing machine).

To the front a driveway with a shrub border provides off road parking.

**W3W:** emulated.imparts.arranges

**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:** Electric heating. 5kW 'Clock' multi fuel log burner.

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

**Broadband type:** ADSL copper wire

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

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

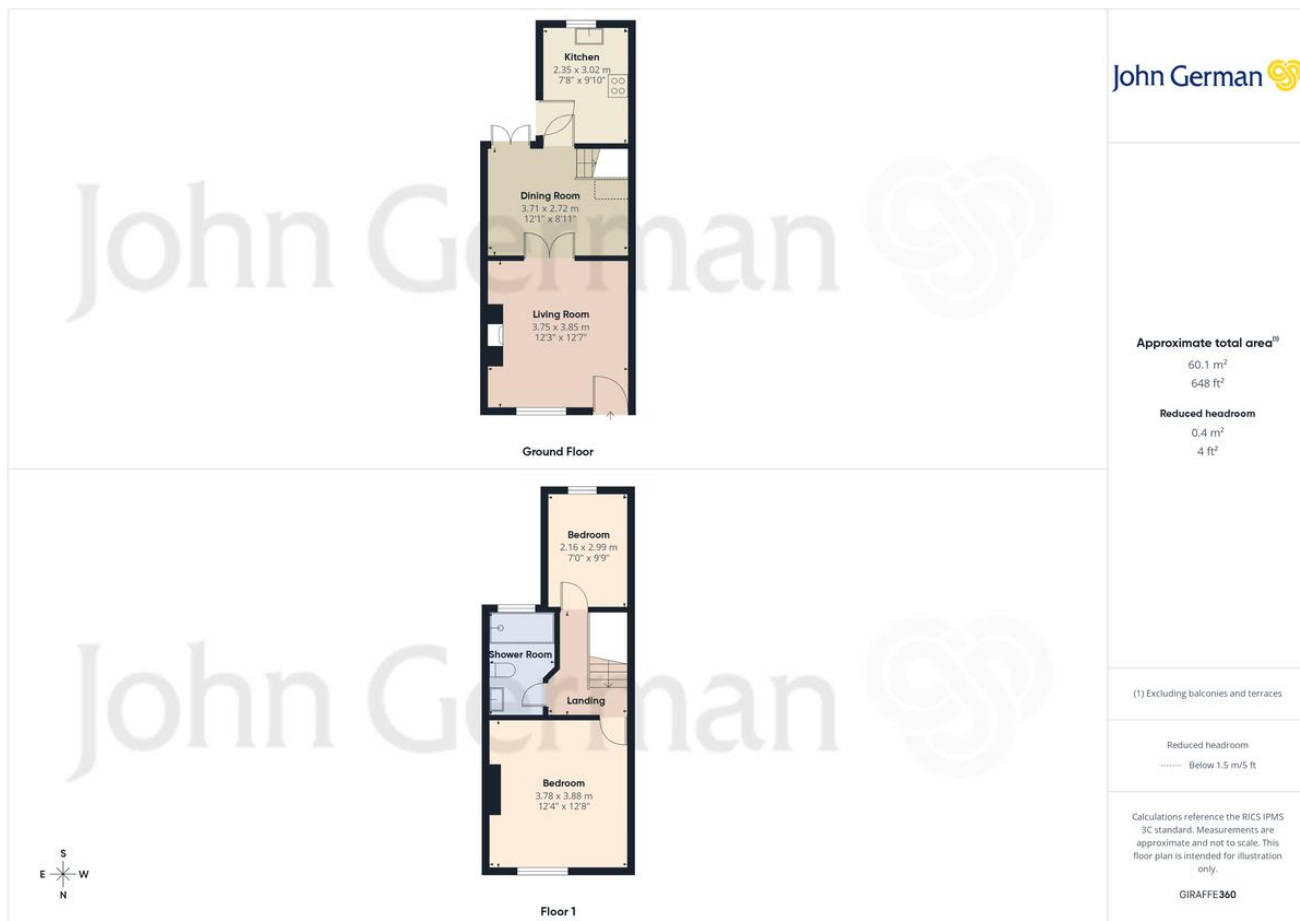
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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