

Hawksmoor Cottage

Cheadle Road, Oakamoor, ST10 3AN



Hawkmoor Cottage, Cheadle Road, Oakamoor, ST10 3AN

An excellently situated traditional family home set amidst mature woodland and lovely countryside with Bed & Breakfast potential. There are mature gardens of 0.9 acres or thereabouts.



Hawksmoor Cottage has excellent potential for a Bed & Breakfast as it sits in an elevated position within close proximity to Alton Towers, Hawksmoor Nature Reserve, the popular area of Dimmingsdale and the Churnet Valley which is host to an abundance of countryside walks and picturesque lakes. The village of Oakamoor boasts numerous pubs and a village school. Viewing is strongly recommended and the accommodation in detail comprises:-

Reception Hallway

Having a front entrance door. Staircase leads to the first floor landing and doors lead to the lounge and kitchen.

Lounge

4.65m x 4.35m (15'3" X 14'3"), having coving to the ceiling and at the focal point of the room is an open fireplace. There is a front facing window with stained glass top lights, a double radiator and door to second entrance hallway which in turn has door to outside and further door to dining room.

Family Kitchen/Breakfast Room

5.63m overall x 2.74m max 2.47m min (18'6" x 9' max x 8'1" min), the kitchen area of the room is amply fitted with base and wall mounted units which incorporate roll top work surfaces and a stainless steel one and a half bowl sink with mixer tap and ceramic tiled splash backs. There is space for an electric range style cooker, fridge freezer and an internal window over looks the second conservatory/utility room. There is tiled flooring throughout the room and ample space for a family breakfast table where there are double aspect UPVC windows overlooking the gardens. Door leads out to the conservatory/utility. Further door leads to:-

Inner Lobby

Having a pantry cupboard and access through to the dining room.

Dining Room

4.06m x 3.70m (13'4" x 12'2"), having open fireplace again at the focal point of the room. There is a double radiator, fitted plate rack and double aspect feature windows with stained leaded top lights. A glazed door leads through to the conservatory.

Conservatory

6.19m x 3.98m max x 3.18m min (20'4" x 13'1" max x 10'5"), a well proportioned UPVC double glazed conservatory which has tiled flooring throughout and lovely views over the gardens and surrounding woodland. There are two sets of double french doors leading to the rear gardens and there is also access to the BOILER ROOM where there is an oil fired central heating boiler. The conservatory also benefits from having under floor heating.

Second Conservatory/Utility Room

3.66m x 4.41m (12' x 14'6"), having a stainless steel sink with roll top work surface. There is a radiator, dual aspect windows, doors leading to outside and internal doors leading to brick built coal shed, WC with wash hand basin and UTILITY ROOM where there is space and plumbing for a washing machine.

On the First Floor Landing

Having the staircase continuing to the attic accommodation. All doors lead off.

Bedroom One

4.62m x 4.34m including wardrobe depth (15'2" x 14'3"), this well proportioned main bedroom has an extensive range of fitted bedroom furniture comprising wardrobes, over bed units and dressing table unit alongside bedside storage cabinets. There is fitted picture rail, a double radiator and window with views over the surrounding countryside.

Bedroom Two

4.08m x 3.45m (13'5" x 11'4"), having two fitted wardrobes and dressing table units. There are double aspect windows with views and fitted picture rail.

Bedroom Three

3.14m x 1.85m (10'4" x 6'1"), having coving to the ceiling, a radiator and a rear facing window over looking the gardens and woodland beyond.

Family Bathroom

Fitted with a white suite comprising Jacuzzi bath alongside a separate Jacuzzi multi shower/steam cubicle. There is a vanity unit with inset wash hand basin, a ladder style towel radiator, close coupled WC and full height tiling to the walls. There is a rear facing window over looking the gardens.

On the Second Floor

Bedroom Four

4.61m x 2.08m average measurement (15'1" x 6'10" sloping roof height does restrict head height in certain areas), having useful eaves storage, a double radiator and skylight.

Shower Room

Having a close coupled WC, an enclosed tiled shower cubicle with shower above and a pedestal wash hand basin. There is a ladder style towel radiator and a glazed skylight.

Outside

An electric five bar gate provides access to the long driveway approach which leads through the mature lawned fore gardens of Hawksmoor Cottage. There is an extensive off road parking and turning area which in turn provides access to the garage.

Garage

5.19m x 2.89m (17' x 9'6"), a well proportioned single garage with an up and over entrance doors, light and power points. The gardens to the rear and side of the property are all laid to lawn and back onto mature woodland.

Services

Mains water and electricity. Drainage is via septic tank shared with the neighbouring property. The property has an oil fired central heating boiler. None of the services or appliances, heating installation, plumbing or electrical systems have been tested by the the selling agents.

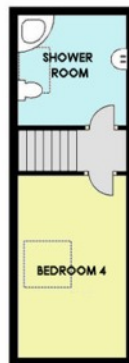
Tenure

We understand the property to be Freehold. We advise all interested parties to obtain verification via their own solicitor.

Useful Websites

www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

Guide Price: £410,000



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	34
1-20 G	42
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	28
1-20 G	33
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2012

DW/JMM/H0207
JGB/260614

John German

9A Market Place, Uttoxeter,
Staffordshire ST14 8HY

01889 567444

uttoxeter@JohnGerman.co.uk

Ashbourne
01335 340730

Burton Upon Trent
01283 512244

Barton Under Needwood
01283 716806

Lichfield
01543 419121

www.JohnGerman.co.uk

Stafford
01785 236600

Uttoxeter
01889 567444

London
020 7839 0888



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Useful Websites

www.environment-agency.co.uk
www.coal.decc.gov.uk

