





**\*\* SEVEN BEDROOM HOME IN HEART OF ALTON VILLAGE \*\* VARIOUS OUTBUILDINGS \*\* STUNNING LAWNS \*\* VIEWS OVER ALTON CASTLE \*\***

Nestled on a plot of approximately 0.61 acres in the sought-after village of Alton in the Churnet Valley, this Grade II listed seven-bedroom former Doctors Surgery showcases its historical charm. The spacious and flexible accommodation includes six reception rooms, a kitchen diner, utility, guest cloaks, seven bedrooms, and two bathrooms. With no upward chain, the property features beautiful gardens, mature trees, and stone outbuildings. The interior reveals original features such as exposed beams, a drawing room with a fireplace, and a garden room/potting shed. The kitchen diner leads to a pantry, and the property also includes a dining room, guest cloakroom, utility room, and family room. Upstairs, seven bedrooms are complemented by two family bathrooms. The delightful gardens feature a paved courtyard, mature trees, and stone outbuildings, providing a charming backdrop to this historic residence. Viewing is essential to appreciate the unique character and potential of this remarkable property.



## Stone Entrance Porch

Leading into a stone entrance porch.

## Reception Hall

19' 2" x 10' 11" into recess (5.84m x 3.33m into recess)

Featuring original Oak flooring, exposed beams and pillar, a double central heating radiator, wall lights, and a secondary double glazed window to the front elevation. The hall opens to:

## Drawing Room

19' x 13' (5.79m x 3.96m)

Highlighting a feature open fireplace, a double central heating radiator, wall lights, and two single glazed windows to the side elevation with shutters. It connects to the dining room and the garden room/potting shed.

## Garden Room / Potting Shed

14' 8" x 8' 11" (4.47m x 2.72m)

Featuring tiled flooring with underfloor heating, single glazed windows, a timber roof, and a door to the potting shed, which has an exit to the side elevation.

## Dining Room

16' 3" x 13' 5" (4.95m x 4.09m)

Including a central heating radiator, wall lights, and a secondary double glazed window with timber shutters to the rear elevation. French timber doors lead out to the side elevation.

## Guest Cloakroom

Equipped with tiled flooring, a washbasin, a low-level w.c., a single glazed window to the side elevation, and a storage cupboard.



## Utility Room

11' 10" max x 13' 6" (3.61m max x 4.11m)

Featuring a stainless steel sink set in a base unit, work surfaces, plumbing for a washing machine, a double glazed window to the rear elevation, tiled flooring, a central heating radiator, steps, and a storage cupboard. It connects to:







### Kitchen/Diner

23' x 14' 1" (7.01m x 4.29m)

A fitted kitchen with a stainless steel sink, integrated oven, gas hob, double integrated oven, and dishwasher. It includes two central heating radiators, double glazed windows, complementary tiling, and uPVC patio doors leading to the rear elevation. It connects to:

### Pantry

14' x 6' 7" (4.27m x 2.01m)

Featuring a stainless steel sink, a double glazed window, a central heating radiator, storage cupboard, shelving, and a door leading into:



### Family Room

13' 5" x 11' 3" (4.09m x 3.43m)

The former Doctors Waiting Room with a timber door, tiled steps, a central heating radiator, and a single glazed window to the front elevation. It connects to:

### Sitting Room

18' 3" x 10' 3" plus recess (5.56m x 3.12m plus recess)

Highlighting wall lights, exposed beams, a cupboard, washbasin, central heating radiator, and a single glazed window to the front elevation. It connects to the lobby leading to the reception hall.



### Stairs from Reception Hall

Leading to the first-floor landing.

### First Floor Landing

Featuring a storage cupboard, central heating radiator, skylight, and doors leading to:

### Bedroom One

19' 4" x 17' 5" into recess (5.89m x 5.31m into recess)

With single glazed windows to the front and side elevations, a central heating radiator, wall lights, and shelving.

### Bedroom Two

20' 1" x 13' 6" (6.12m x 4.11m)

Including single glazed windows to the rear and side elevations, and a central heating radiator.

### Bedroom Three

13' 6" x 11' 11" into recess (4.11m x 3.63m into recess)

Featuring a feature fireplace, a double glazed window to the rear elevation, a central heating radiator, and shelving.

### Bedroom Four

14' x 9' 10" (4.27m x 3.00m)

With a double glazed window to the rear elevation, a central heating radiator, shelving, and loft access.

### Bedroom Five

13' 7" x 10' 6" (4.14m x 3.20m)

Including a single glazed window to the front elevation, a central heating radiator, a washbasin set in a vanity unit, a cupboard, shelving, and loft access

### Bedroom Six

11' 3" x 11' 5" into recess (3.43m x 3.48m into recess)

Having a single glazed window to the front elevation, a central heating radiator, a cupboard, and shelving.

### Bedroom Seven

10' 4" x 7' 8" into recess (3.15m x 2.34m into recess)

With a single glazed window to the front elevation and a central heating radiator.





## Bathroom One

Featuring a bath with a wall-mounted shower over, a washbasin set in a vanity unit, a central heating radiator, complementary tiling, downlights, vinyl flooring, and a double glazed window to the side elevation. It connects to a separate w.c. with a double glazed window to the side elevation and a cupboard.

## Bathroom Two

Equipped with a corner bath, a shower cubicle with a wall-mounted shower, a washbasin set in a vanity unit, a low-level w.c., vinyl flooring, a central heating radiator, complementary tiling, a double glazed window to the rear elevation, downlights, and an airing cupboard housing the central heating boiler.

## Outside

The property sits on a plot of approximately 0.61 acres, featuring a walled fore garden, a block-paved driveway accessed via double timber gates, a paved courtyard area, lawned areas with mature plantings, trees and shrubs, gravel path areas, and stone borders. There is a private flat lawn to the rear.

## Outbuildings

Store: 13' 1" x 11' 5" (3.99m x 3.48m)

Including a ladder to the first floor, single glazed windows to the rear and side elevations, and a timber door.

Garage One: 14' x 7' 10" (4.27m x 2.39m)

Featuring barn-style doors and a personal door.

Garage Two: 18' 10" x 11' 2" (5.74m x 3.40m)

With two single glazed windows to the side elevation.

Store: 13' 5" x 12' 6" (4.09m x 3.81m)

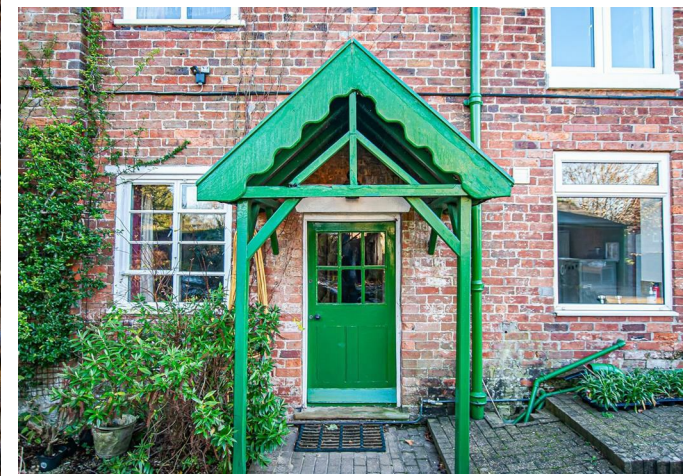
Featuring a timber door and a window to the rear elevation.

Store (17th Century Stable - Listed):

With a single glazed window to the front elevation, a timber door to the side, and exterior steps to the Old Hay Loft, which has a single glazed window to the front elevation.









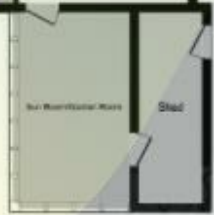




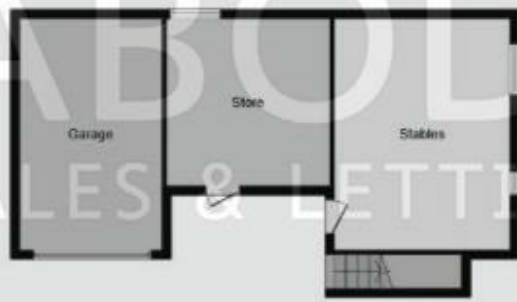
**Ground Floor**



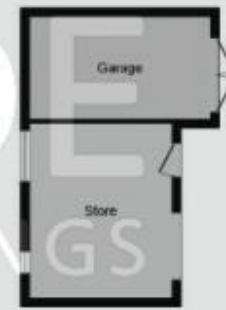
**First Floor**



**Annex First Floor**



**Annex Ground Floor**



**Outbuilding**



**ABODE**  
SALES & LETTINGS

