

# High Street, Rocester, Staffordshire, STI4 5JU Offers In The Region Of £399,950



SALES & LETTINGS



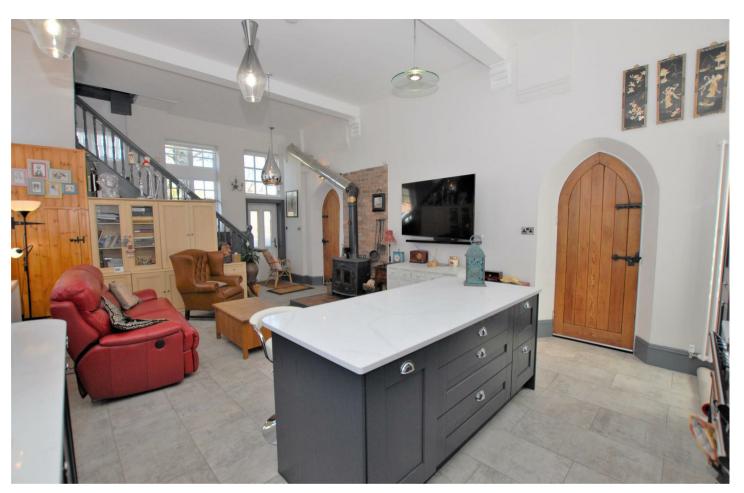


### **DESCRIPTION**

Having undergone a comprehensive refurbishment by the current owners, this late Victorian residence, built circa 1889 and formerly a Methodist Chapel, boasts ample internal space and retains a wealth of original charm and features. The current layout includes a ground floor living/dining kitchen, a fitted bathroom, and two bedrooms on the first floor. The impressive 'Nave' presents abundant potential. Currently, the Nave and the first floor have approved planning permission for change of use of storage area to form cafe including the installation of mezzanine floor, internal and external alterations including the installation of mezzanine floor to enlarge existing property and installation of roof lights to existing roof. The property is ideal for those buyers seeking a ready-made living accommodation with potential for further enhancement, while wanting to run a local small business with potential earning income; perfect for buyers wanting a "work from home" balance. The central location on the High Street in Rocester further enhances the earning income for the potential business. The property has had a new roof, making maintenance hassle free. Furthermore, all rooms except the bedrooms have underfloor heating.

The property benefits from mains services, including gas, water, and electric, with certain areas of the refurbished dwelling enjoying underfloor heating. Ideally situated in the heart of Rocester village, residents will find numerous local amenities within easy reach, along with convenient access to major road links such as the A50, MI, and M6. The Peak District, Alton Towers are situated within close driving proximity, while the Rocester JCB lakes provide a scenic walking distance retreat.

Viewings on this property are highly recommended to appreciate the scope of accommodation on offer.



#### **DIRECTIONS**

Directions - From the A50 at Uttoxeter take the B5030 towards Rocester, Denstone and Alton Towers. As you approach JCB on your left, take the right hand turn into the village of Rocester where the Chapel is then situated on your left hand side after approximately I50 yards.

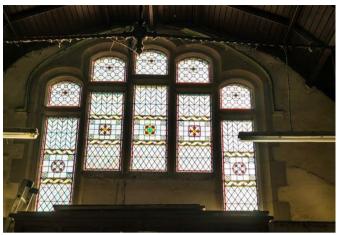
## **ENTRANCE VESTIBULE**

# **NAVE**

41'1" x 27'7"

The project entails converting a 'nave' area into a cafe, which will include the addition of a mezzanine floor. Internal and external modifications will be made to expand the existing dwellinghouse, incorporating the installation of a mezzanine floor. Additionally, rooflights will be installed in the existing roof to enhance natural lighting.





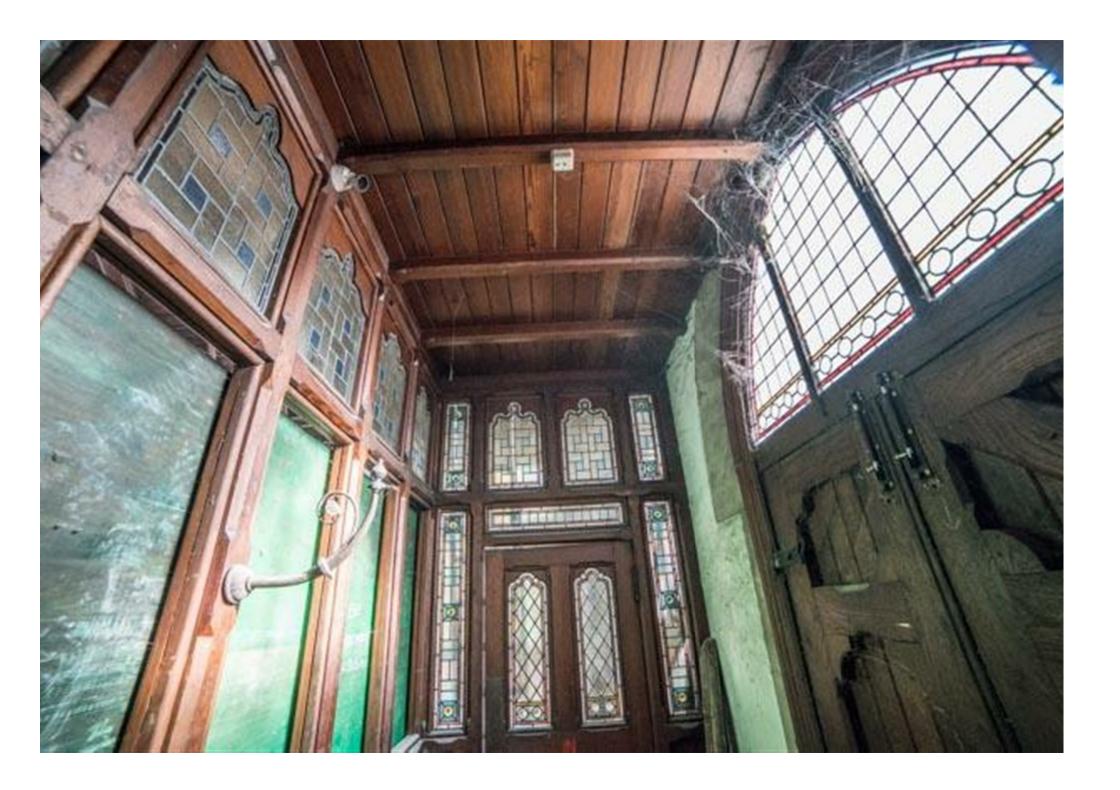












#### KITCHEN AREA

26'10" x 15'10"

The hub of the home is undoubtedly the the open plan, living dining kitchen. With a selection of matching base and eye level storage cupboards and drawers and granite drop edge preparation work surfaces and breakfast island. LED downlighting and a wide range of integrated appliances complete the kitchen. To the living and dining space there is a focal point log burner with exposed brick backing. An array of windows adorn the kitchen with ample natural light, amplified by the high ceilings, creating a wonderful sense of space to the living accommodation.

#### **BEDROOM ONE**

13'0" x 12'8"

With panelled flooring throughout, a range of built-in fitted wardrobes complete with hanging rails and shelving, central heating radiator, in housing is the hot water tank and Worcester Bosch central heating gas boiler, two windows to side elevation with bespoke roller blinds.

#### **BEDROOM TWO**

13'11" x 9'1"

With panel flooring throughout, central heating radiator, range of fitted wardrobes complete with hanging rails and eye level shelving, central heating radiator, TV aerial point, two windows to side elevation with the bespoke roller blinds.

#### BATHROOM

10'10" x 6'9"

With complementary tiling to floor coverings, timber panelling to lower half, a four piece bathroom suite comprising of freestanding bath unit, high level WC, shower cubicle with folding glass screen and waterfall shower head with complementary tiling surrounding, wash hand basin with chrome mixer tap, extractor fan, spot lighting to ceiling, towel rail, frosted window to side elevation with further window to the rear elevation with bespoke roller blind













Exoous Chapter XX

-1-

Chen shall haur nour ather god- before me -- 11 --

Chan thaif not make note they a grown image, me the likeness of any form that is to breaten above, or that is to the earth breath, or that is in the under maker the parth; then shall not been about they for the large the control of unto thrus, man server thrus, for I the Lord the Cod am a protons God, cruting the iniquity of the failure upon the children, upon the short and upon the fourth grarrelion of them that hape mr. int shrong savry nate thousands, of them that four me and herp my commandments.

Chan shall not take the offers of the Loce the Coo in units; for the Loce well out held him quittless that taketh his name m unin.

-- 10 ---

Remember the Subbath bay, to here it holy, six days shall flow follows, and the all the work, but the seventh day is a subbath unto the Lord the God, is if thou shalf not do any mork, then, nor the son, nor the daughter, the measereast, nor the maiderrunnt, nor the rattle, nor the stranger that is within thy gates, for in six days the Lord made beaven and earth, for sea, and all that in them is , and rested the seventh day; wherefore the Lord biessed the subbath day, & and hallowed it

Axodus Chapter XX

PRIMITIVE METHODIST CHAPEL ROCESTER. BY M. HERRY PRINCE OF EATON, DOVERIDGE

JAN: 1889.

+0-Honour thy father and the muther, their the bays may be long upon the lash which the Lord the Cod giveth thee.

- 11 --

Thou shall do no murber.

-- 111 --

Chou shalt not commit abultery

- um -

Chou shalt not stral.

-1X-

Shou shall not bear false witness against the neighbou

Theu shall not rovet thy neighbour's house, thou shall not rourt the neighbour's wife, nor his menservant, nor his maidservant, nor his ox, nor his ass, nor any thing that is the nrighbour's













# **Ground Floor** Open Plan Living Kitchen/Diner 4.85m x 8.11m (15'11" x 26'7") Nave 12.42m x 8.11m (40'9" x 26'7") Entrance Hall

# First Floor



