





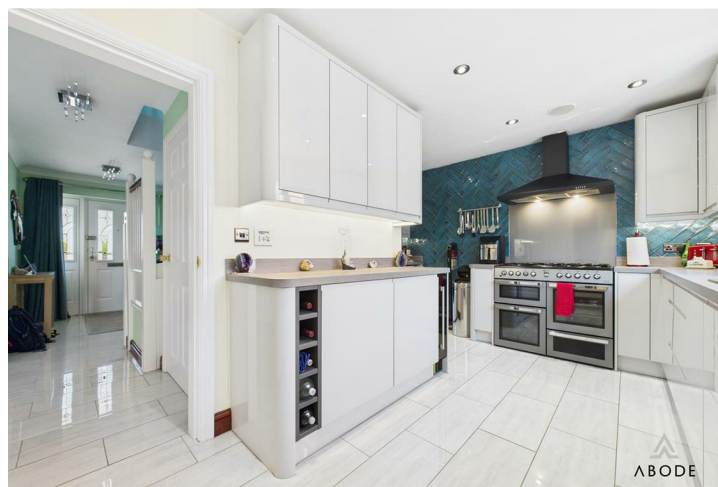


An exceptional and versatile property offering a rare blend of residential and semi-commercial potential, previously run as a successful bed & breakfast. Featuring a separate one-bedroom annex currently generating rental income (£550 PCM), the property also lends itself well to being a spacious family home. Located just a short stroll from the vibrant market town of Uttoxeter.

A standout feature of the property is the installation of solar panels, significantly enhancing energy efficiency and reducing ongoing running costs.

With convenient transport links to the A50, M1, M6, and nearby towns such as Derby, Stoke, and Stafford—as well as a local train station and the renowned Uttoxeter Racecourse—this property is ideally placed for both lifestyle and connectivity. The main residence features generous and flexible living space across two floors, including five bedrooms (three en suite), multiple reception rooms, and a modern kitchen. Externally, the home benefits from ample parking and a private, low-maintenance rear garden.

Viewing by appointment only.





### Entrance Hallway

Tiled flooring, staircase to the first floor, vertical radiator, and access to ground floor rooms.

### Study

Bright and practical workspace with a front-facing double glazed window and built-in desk and storage.

### Cloaks/WC

Includes a low-level WC, wash basin, tiled floor, and central heating radiator.

### Lounge

Spacious and light-filled, featuring a box bay window to the front, a modern electric feature fireplace, vertical radiator, and double doors leading to the dining room.

### Dining Room

French doors open to the rear garden, complemented by tiled flooring and twin vertical radiators. Door access to the hallway.

### Kitchen

Modern and well-appointed with a range-style cooker, integrated appliances including a wine fridge and dishwasher, ample storage, and space for an American-style fridge freezer. Rear-facing window and complementary wall and floor tiling throughout.

### First Floor

Leading to a galleried landing with a cupboard housing the hot water cylinder.

### Bedroom One

Generous in size with fitted wardrobes and rear-facing double glazed windows. Direct access to a stylish en suite wet room.



### En-suite

Features a walk-in shower, WC, wash basin, radiator, and rear window.

### Bedroom Two

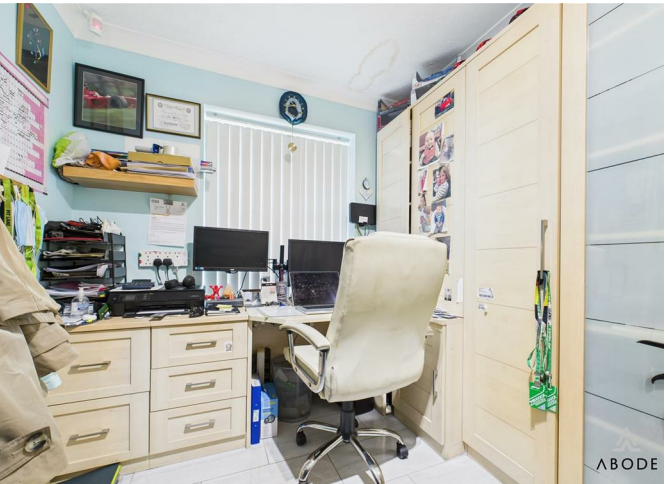
Includes fitted wardrobes, a box bay window to the front, radiator, and access to its own en suite.

### En-suite Two

Shower cubicle with wall-mounted shower, WC, wash basin, and side window.











### Bedroom Three

Rear-facing with radiator and private en suite.

### En-suite Three

Includes a shower cubicle, WC, and wash basin.

### Bedroom Four

Dual front-facing windows and central heating radiator.

### Family Bathroom

Stylishly finished with a corner bath, dual wash basins, WC, and tiled walls. Front-facing window.

### Bedroom Five

Rear-facing with a radiator, ideal for guests or use as a nursery or dressing room.

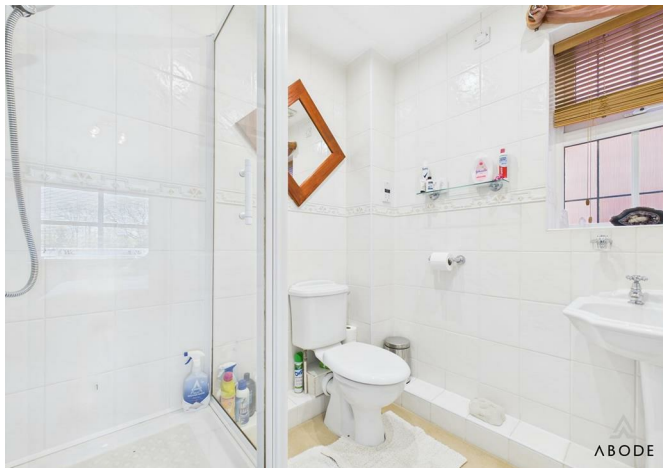


### Annex

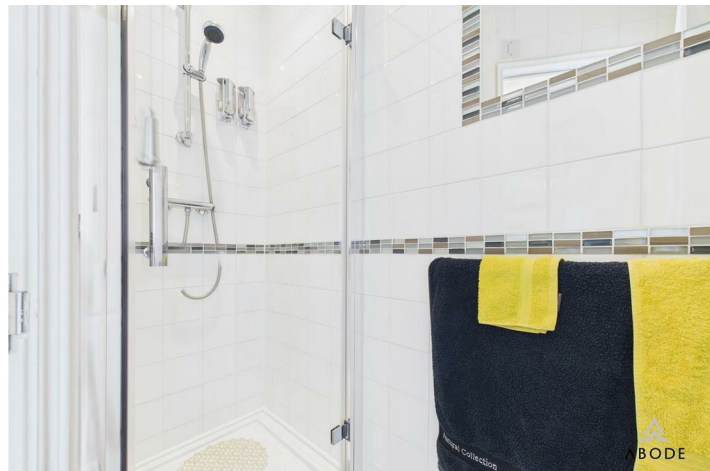
With its own entrance, this self-contained one-bedroom unit features an open-plan kitchen/living area, shower room, and separate bedroom. Currently rented, offering immediate rental income potential.

### Externals

To the front, a block-paved driveway provides parking for multiple vehicles. The enclosed rear garden is also block-paved for easy maintenance, creating a private and low-hassle outdoor space.























Floor 0

**Approximate total area<sup>(1)</sup>**

86.31 m<sup>2</sup>

929.02 ft<sup>2</sup>

**Reduced headroom**

0.38 m<sup>2</sup>

4.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

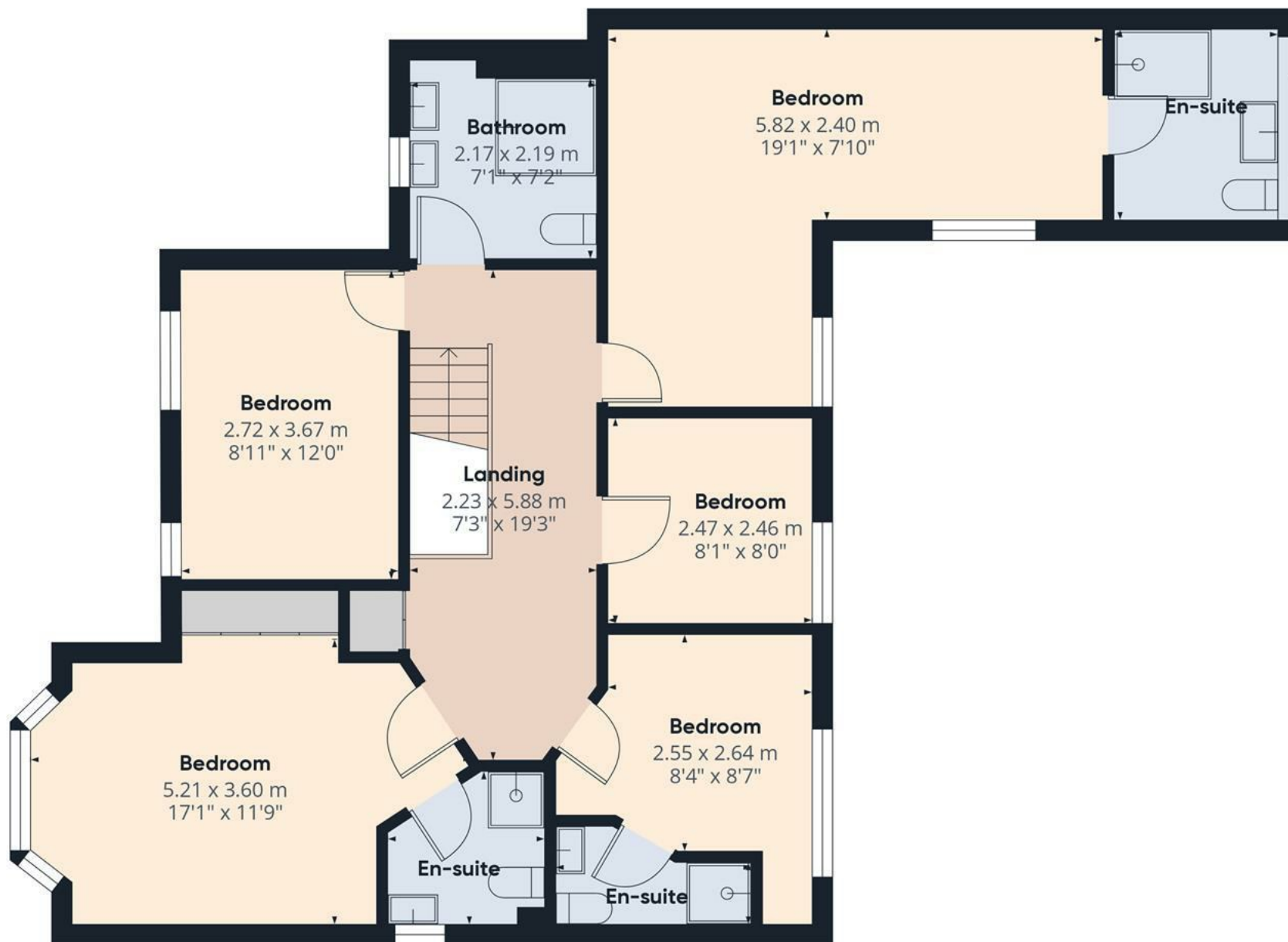
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 1

**Approximate total area<sup>(1)</sup>**

85.74 m<sup>2</sup>

922.9 ft<sup>2</sup>

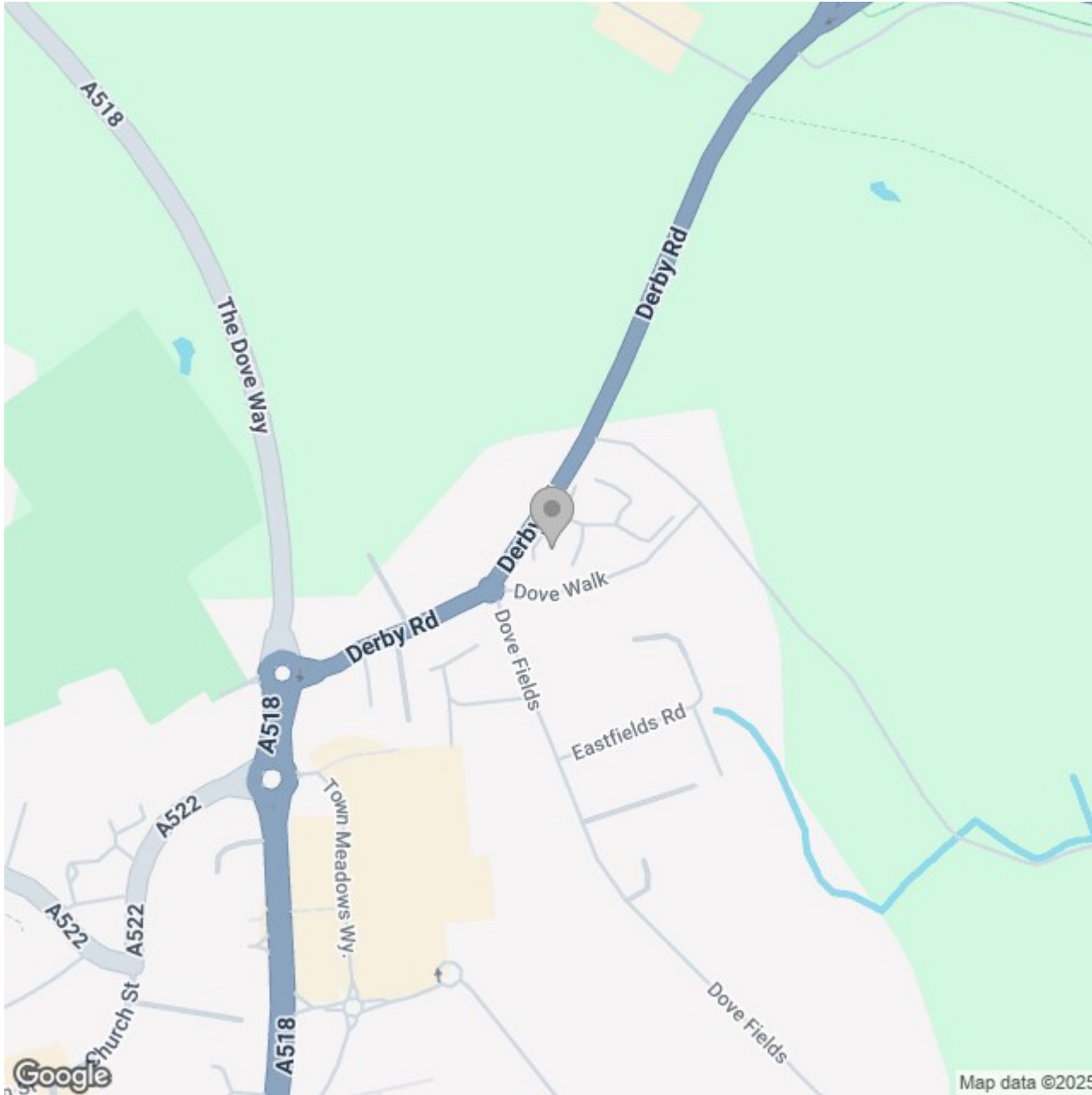
(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 