







Abode are delighted to present this beautifully maintained, spacious family home, occupying an elevated position with breathtaking countryside views.

Set within a generous plot, the property enjoys wraparound gardens, ample off-road parking, and an integral garage.

Positioned in the ever popular village of Oakamoor, this home offers a tranquil lifestyle with scenic woodland to one side and far-reaching views across the village and over the Churnet Valley. Oakamoor is well placed for access to the nearby towns of Cheadle, Leek and Ashbourne, and is ideally located for those looking to explore the Peak District National Park.

Thoughtfully improved by the current owners, the property features versatile split-level living and beautifully landscaped gardens. The accommodation briefly comprises an entrance porch, welcoming hallway, ground floor WC, living room and a spacious kitchen-diner. The lower ground floor offers a utility room, a well-sized bedroom/ additional reception room, and access to the integral garage. The lower ground floor presents an excellent opportunity to convert to a self-contained annex, subject to the relevant permissions. The first floor offers three further bedrooms, including a master with en-suite, as well as a modern family bathroom.



This is a rare opportunity to purchase a truly special home in a peaceful village setting, combining character, comfort and flexibility. Early viewing is highly recommended to fully appreciate the charm and potential this property has to offer.



**ABODE**  
SALES & LETTINGS



### Entrance Porch

Tiled flooring, composite door leading in from the front, door leading into the;-

### Entrance Hallway

Storage cupboard, stairs leading up to the landing, central heating radiator, spot lighting.

### WC

WC and wash hand basin with tiled splash back and storage cupboard below, UPVC double glazed window to the front elevation, central heating radiator, tiled flooring.

### Living Room

UPVC double glazed windows to the front and side elevations, central heating radiator, feature fireplace with multi fuel stove. Double doors leading into the;-

### Dining Area

Central heating radiator, UPVC double glazed sliding patio doors leading out into the garden.

### Kitchen

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, integral fridge freezer, dishwasher, two ovens and a hob with extractor hood above. UPVC double glazed window to the rear elevation and composite door leading out into the garden, central heating radiator, glass display units and shelving. Drinks fridge, tiled splash back and spot lighting.

### Lower Level

### Hallway

Spot lighting, central heating radiator, shelving.



### Utility Room

Base level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a washing machine and tumble dryer. Housing the boiler, composite door leading out into the garden, UPVC double glazed windows to the side and rear elevations, tiled flooring, shelving.











### Bedroom/ Reception Room

Two UPVC double glazed windows to the front elevation, two central heating radiators, large storage cupboard. Previously two separate rooms, this can be redivided if desired.

### Garage

Power and lighting, up and over door.

### Upper Level

#### Landing

Loft access, spot lighting, storage cupboard and stairs leading down.

#### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

#### Ensuite

Modern white suite comprising;- WC, wash hand basin and bath with hand held shower. UPVC double glazed window to the front elevation, central heating radiator, towel rail, partially tiled walls and spot lighting.

#### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

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UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes.

#### Bathroom

Modern suite comprising;- WC, wash hand basin, bath and double shower cubicle. UPVC double glazed window to the side elevation, spot lighting, towel radiator, tiled flooring and partially tiled walls.

#### Outside

Occupying a generous plot, the property enjoys an elevated position that offers breathtaking views over the village and the dramatic landscape of the Churnet Valley beyond.

To the front, the garden is predominantly laid to lawn, complemented by a spacious tarmac driveway that provides ample off-road parking and access to the garage. Gated side access leads to a beautifully landscaped rear garden, which has been thoughtfully designed to take full advantage of the setting. Mainly laid to lawn, the garden features tiered patio areas that offer a variety of seating spaces, perfect for relaxing and enjoying the outstanding views. Attractive herbaceous borders and flower beds add colour and interest, whilst the garden also adjoins woodland to the side, enhancing the sense of privacy and natural beauty.















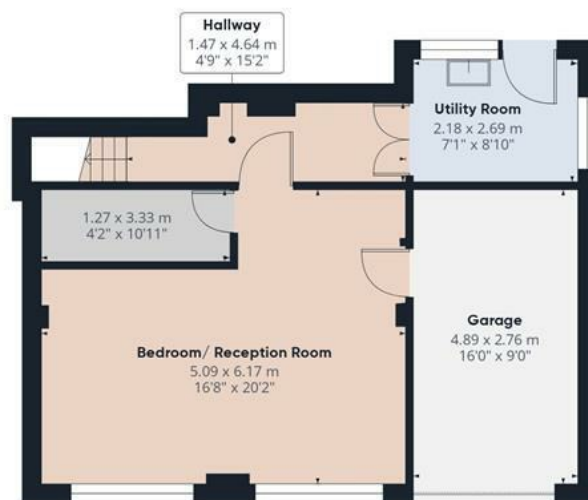










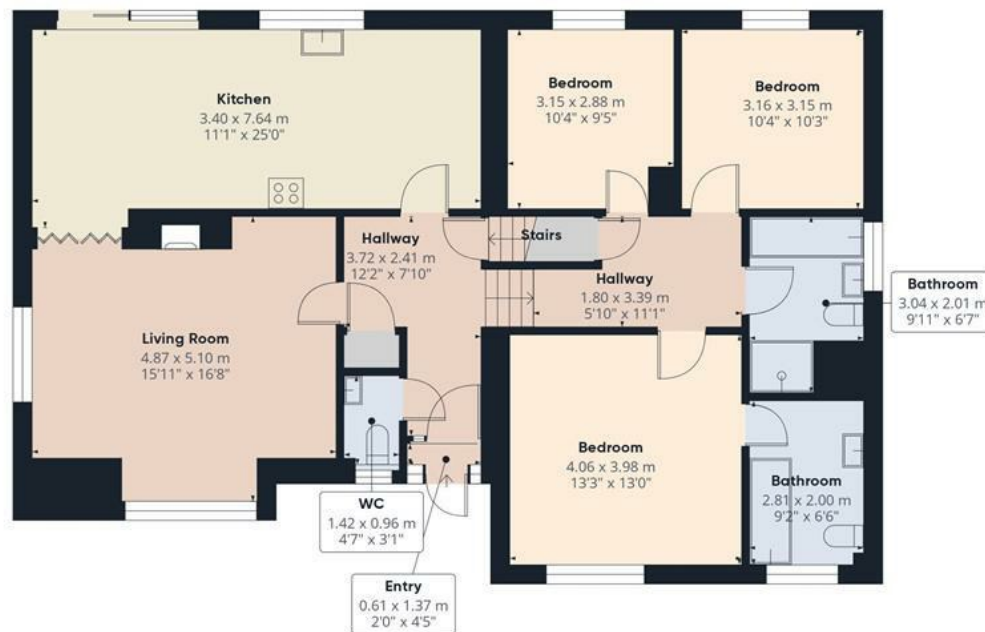


Floor 0

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

165.4 m<sup>2</sup>

1779 ft<sup>2</sup>



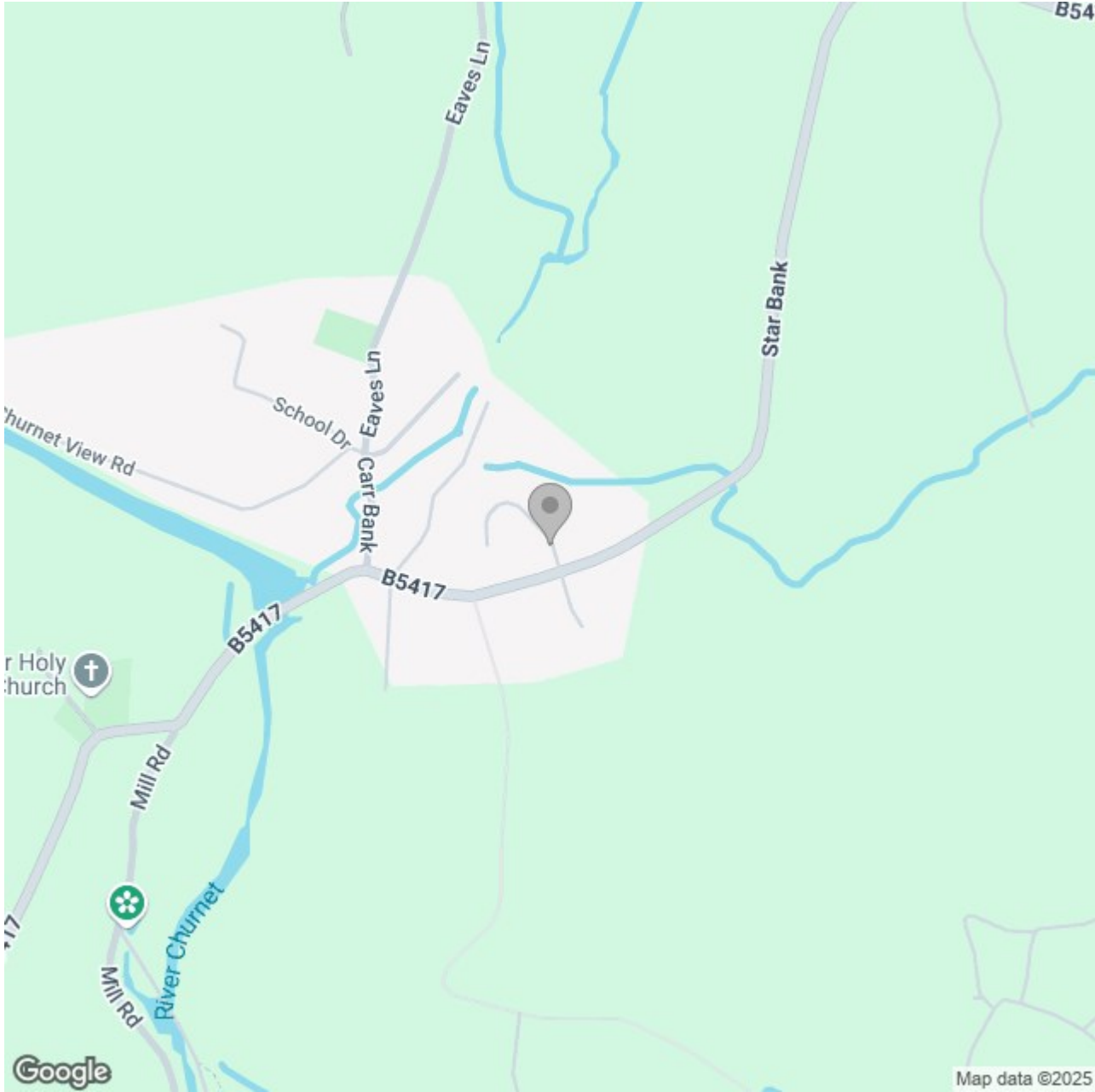
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC