





**** RURAL SETTING ** 7.25 ACRES ** STUNNING
SURROUNDINGS ** GARAGE ** NO CHAIN ****

Set in the heart of the Staffordshire countryside, this character-filled cottage which offers a unique chance to create a truly bespoke home. Having been extended and adapted over the past six decades, the property now invites refurbishment and modernisation to suit your own vision and lifestyle.

Accessed via a private lane and sweeping driveway through enchanting mature woodland, the home sits within extensive grounds that include sloping paddocks and breathtaking rural views. The setting is remarkably peaceful and private, yet close to the charming village of Alton, known for its historical character, local pubs, junior school, and welcoming community.

This is a haven for outdoor lovers. With access to scenic bridleways, Forestry Commission trails, and the renowned Staffordshire Way, the area is ideal for everything from gentle walks to more challenging hikes.

Inside, the home offers spacious, light-filled rooms that include a cosy sitting room with wood-burning stove, a generous living/dining area with views across the paddocks, a sunny conservatory, and a well-equipped kitchen. There are three bedrooms, a family bathroom, and a ground floor shower room, plus an attached converted stable offering versatile office or studio space.

The detached garage and plentiful parking complete the outside offering, while the seamless blend of gardens, woodland, and open paddocks make this a truly idyllic setting.

Whether you're seeking a forever family home, a rural retreat, or a renovation project with potential this is an exceptional and rarely available opportunity.



ABODE
SALES & LETTINGS

Hallway

Entry to the property is through a traditional porch that opens into the main hallway. From here, stairs rise to the first floor, and doors lead to the principal ground-floor rooms.

Sitting Room

This cosy yet spacious sitting room enjoys dual-aspect windows that frame views of the surrounding woodland. A handsome stone fireplace with a wood-burning stove adds character and warmth to the room, making it a perfect space to relax.

Living/Dining Room

A generously sized living and dining space sits at the heart of the home, featuring a central ceiling beam, a matching fireplace with log burner, and large patio doors that open to reveal uninterrupted views across the paddocks and into the surrounding woodland.

Conservatory

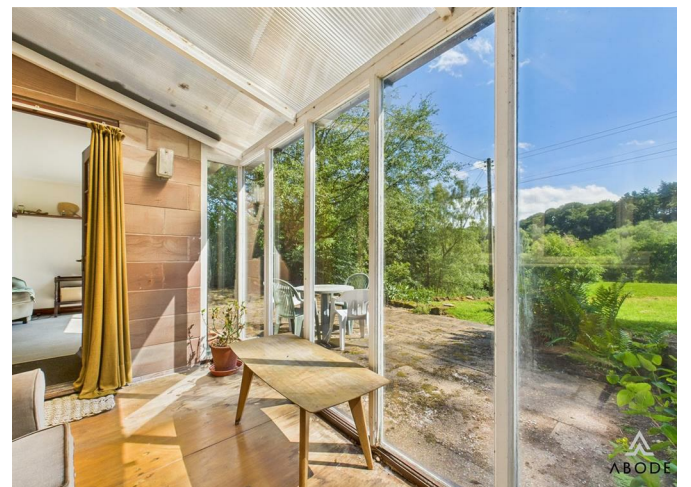
Located off the dining room, the conservatory enjoys full-height glazing that floods the space with natural light. This peaceful room offers a superb vantage point to enjoy the gardens and landscape beyond, with a door providing direct access to the outdoors.



Kitchen

The kitchen is spacious and well-appointed, with a range of fitted base and wall units. An integrated fridge and dishwasher, eye-level double oven, electric hob with extractor hood, and a one-and-a-half bowl sink with tiled splashbacks provide practical functionality. The room is large enough to accommodate a breakfast table and enjoys a view into the conservatory, with a door connecting back to the hallway.







Utility Room

Accessed from the kitchen area, the utility room is fitted with a sink and under-counter storage, along with wall-mounted shelving and space for laundry appliances. A rear-facing window provides natural light. This room also leads directly to the ground floor shower room.

Ground Floor Shower Room

This convenient shower room is fully tiled and includes a walk-in shower with tray and electric shower unit, a low flush WC, and a washbasin. The space is both functional and neatly finished.

Landing

Stairs lead to a spacious landing area, which is naturally lit by a ceiling skylight. An airing cupboard offers additional storage, and internal doors provide access to the bedrooms and bathroom.

Family Bathroom

The main bathroom is fitted with a panelled bath, pedestal washbasin, and low flush WC. Tiled splashbacks and a rear-facing window complete the space.



Bedroom One

This well-proportioned bedroom enjoys tranquil views and offers ample space for furnishings. Its position in the home allows for peaceful rest and privacy.

Bedroom Two

Another good-sized room with plenty of natural light, ideal as a guest bedroom or for growing families.

Bedroom Three

A charming room that can serve as a cosy bedroom, nursery, or home office, depending on your needs.

Office/Studio Space

Converted from a former stable, the attached office area comprises two versatile rooms that could serve as workspaces, hobby rooms, or even guest accommodation (subject to planning). These rooms are accessed from the main bedroom hallway and offer great flexibility.

Garage & Outdoor Space

The driveway continues past the largest section of woodland and splits to allow access to a large detached garage measuring approximately 21'8" by 9'11". There is ample parking for several vehicles to the side of the house. The gardens to the rear gently blend into the surrounding paddocks, creating a truly breathtaking rural outlook across some of the most scenic countryside in Staffordshire.

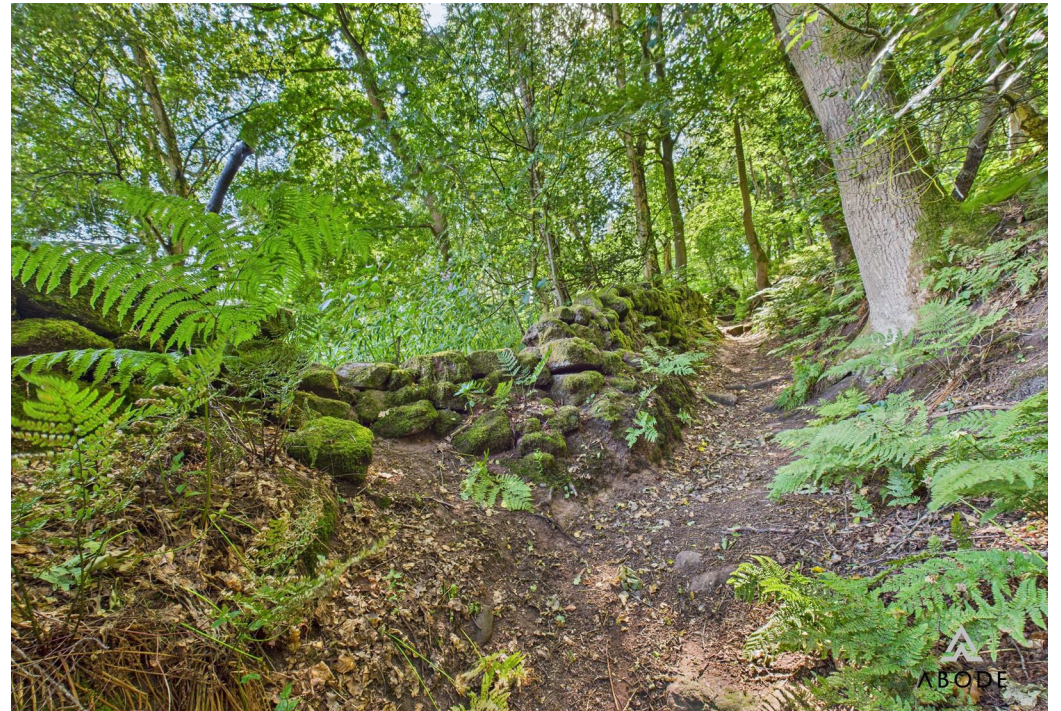
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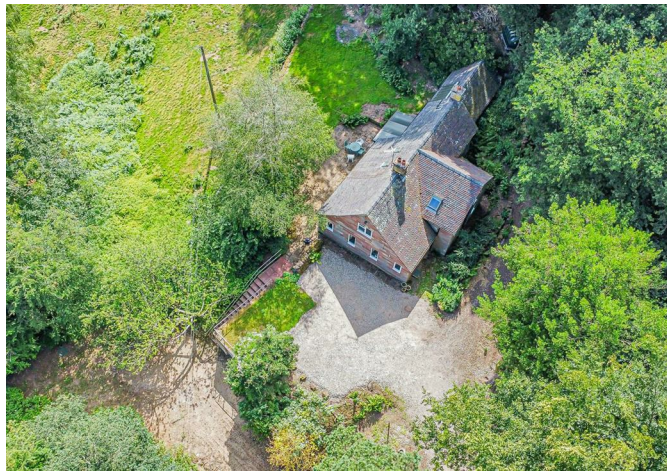
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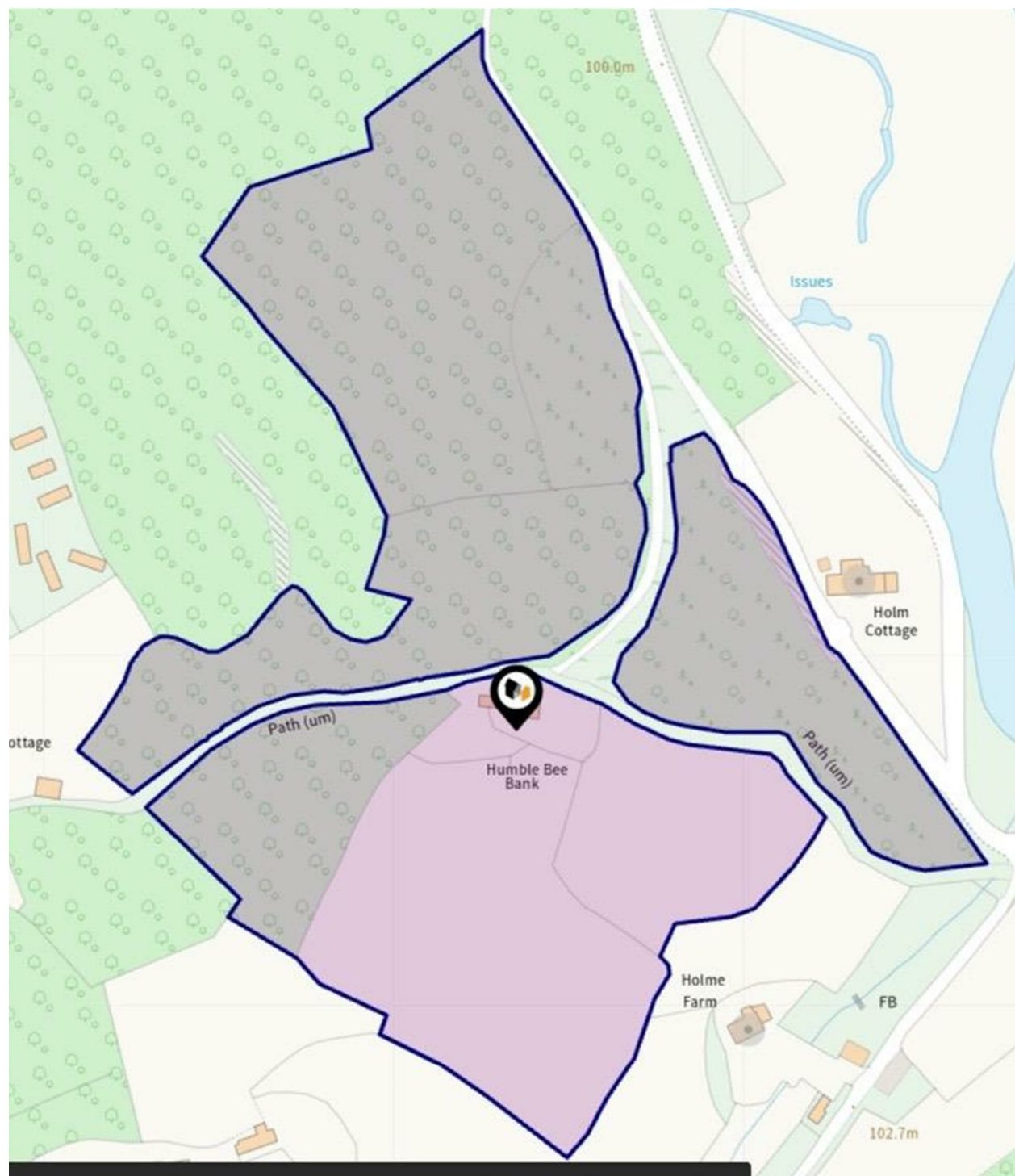














Floor 0

Approximate total area^m

76.4 m²

822 ft²

Reduced headroom

0.1 m²

1 ft²

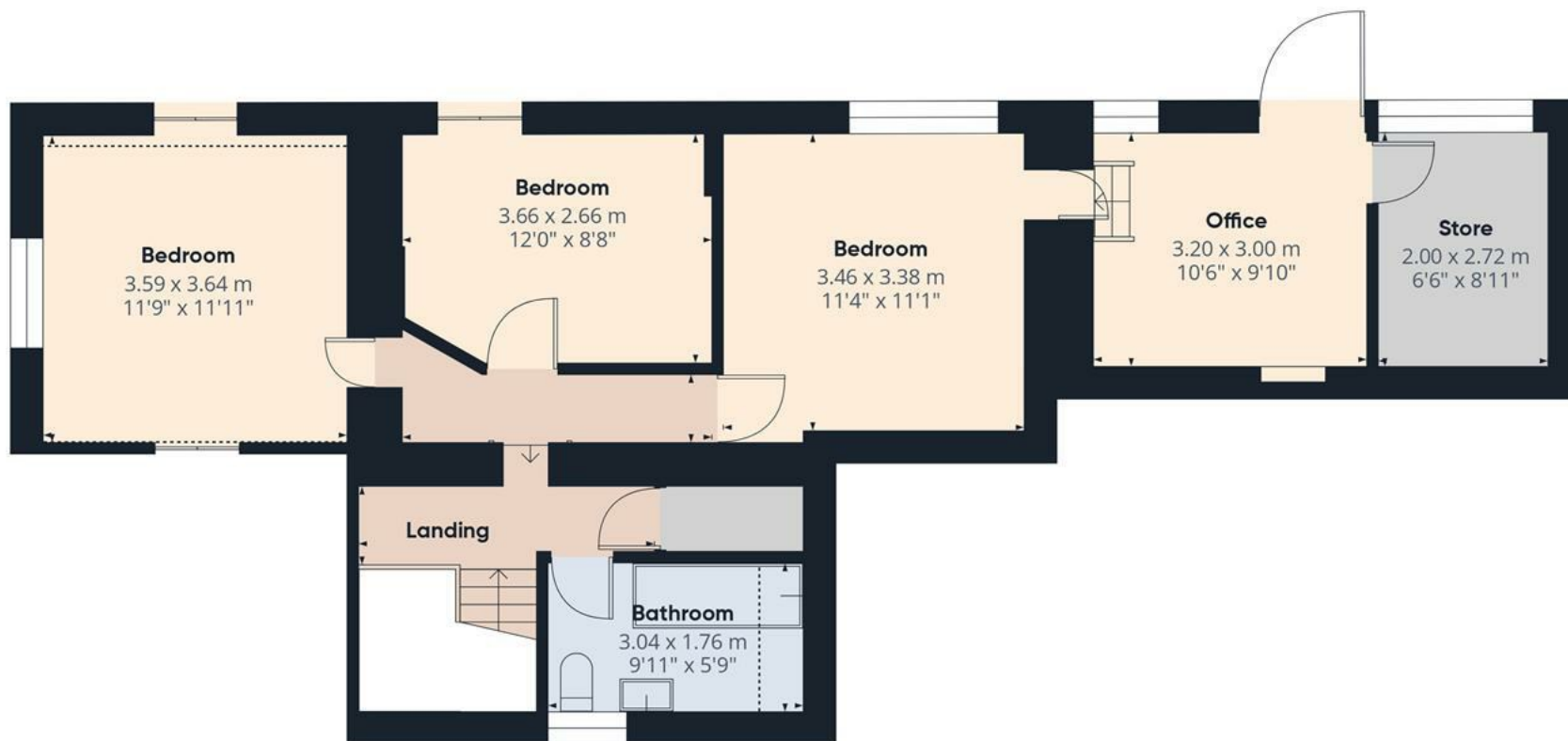
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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Floor 1

Approximate total area⁽¹⁾

62.8 m²

676 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 