





Abode are delighted to present this charming and spacious two bedroom cottage, located in the picturesque and highly sought after village of Oakamoor.

Surrounded by stunning Staffordshire countryside, Oakamoor is a beautiful riverside village set within the Churnet Valley, renowned for its scenic walks, woodland trails, and access to nearby beauty spots such as Dimmingsdale and the Peak District. Despite its peaceful setting, Oakamoor offers excellent links to the nearby market towns of Cheadle, Leek and Ashbourne, all providing a wide range of shops, schools, and amenities.

The cottage itself enjoys an open outlook to the front and presents a wealth of potential. With scope to create a third bedroom in the loft (subject to relevant permissions), as well as the opportunity to add further off road parking to the generous front garden, the property provides flexibility to suit a variety of lifestyles. To the rear, a further garden area offers an ideal retreat for those who enjoy outdoor living.

In brief, the accommodation comprises: lounge diner, fitted kitchen, and a conservatory/utility/lean to. Upstairs there are two bedrooms and a family bathroom, whilst the boarded loft room provides excellent potential for further development.



Perfect for first time buyers, those seeking a countryside escape, or buyers looking for a characterful holiday home, this delightful cottage is not to be missed. Early viewing is highly recommended!



### Entrance Hallway

Door leading in from the front, built in storage cupboard.

### Lounge Diner

UPVC double glazed window to the front elevation, central heating radiator, wall mounted lighting plus main central lighting. Gas feature fireplace with tiled hearth and surround, built in shelving, stairs leading up to the first floor. Window looking into the utility/conservatory.

### Kitchen

Base and eye level units with complimentary worktops, two bowl stainless steel sink with draining board, space and plumbing for an integral cooker with gas hob and extractor hood above. Quarry tiled flooring, UPVC double glazed window to the rear elevation, partially tiled walls.

### Conservatory/ Lean To

Space and plumbing for a washing machine, tumble dryer and fridge freezer with complimentary worktop, wooden glazed window to the rear and door leading outside, quarry tiled flooring.

### Landing

Loft room access, storage cupboard housing the boiler.

### Bedroom

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

### Bedroom

Wooden sash window to the rear elevation, central heating radiator.



### Bathroom

White suite comprising;- Shower with glass shower screen, WC and wash hand basin. Towel radiator, UPVC double glazed window to the rear elevation, partially tiled walls.

### Loft Room

Skylight and beams.

### Outside

To the front there is space to park, leading to the front garden which is laid to lawn. In turn, this leads to a patio area, with the gardens comprising of mature shrubs and

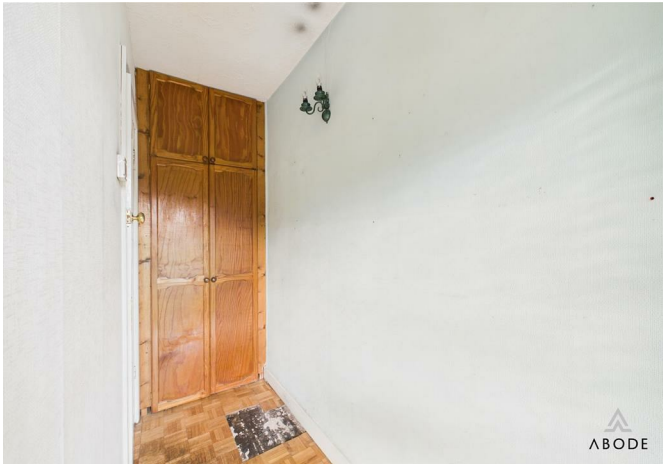


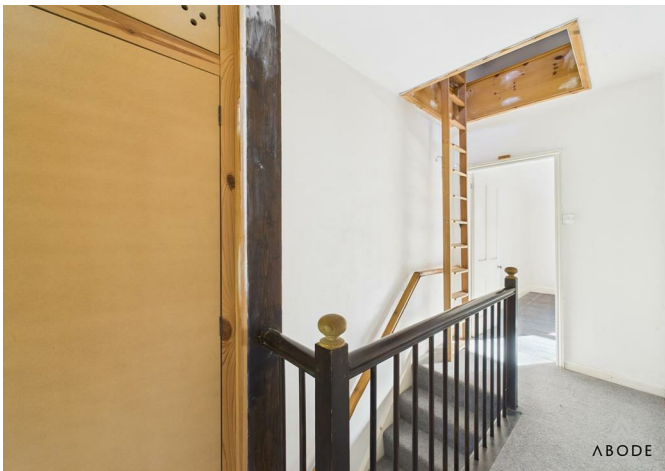




trees.

To the rear, there are steps leading up to the garden, which is mainly laid to lawn and provides views over the surrounding countryside. Space for a garden shed.









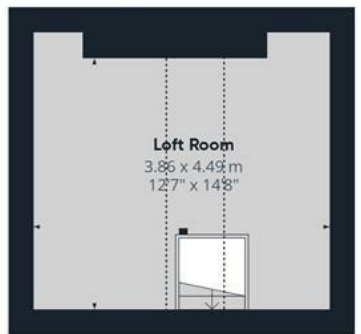




Floor 0



Floor 1



Floor 2

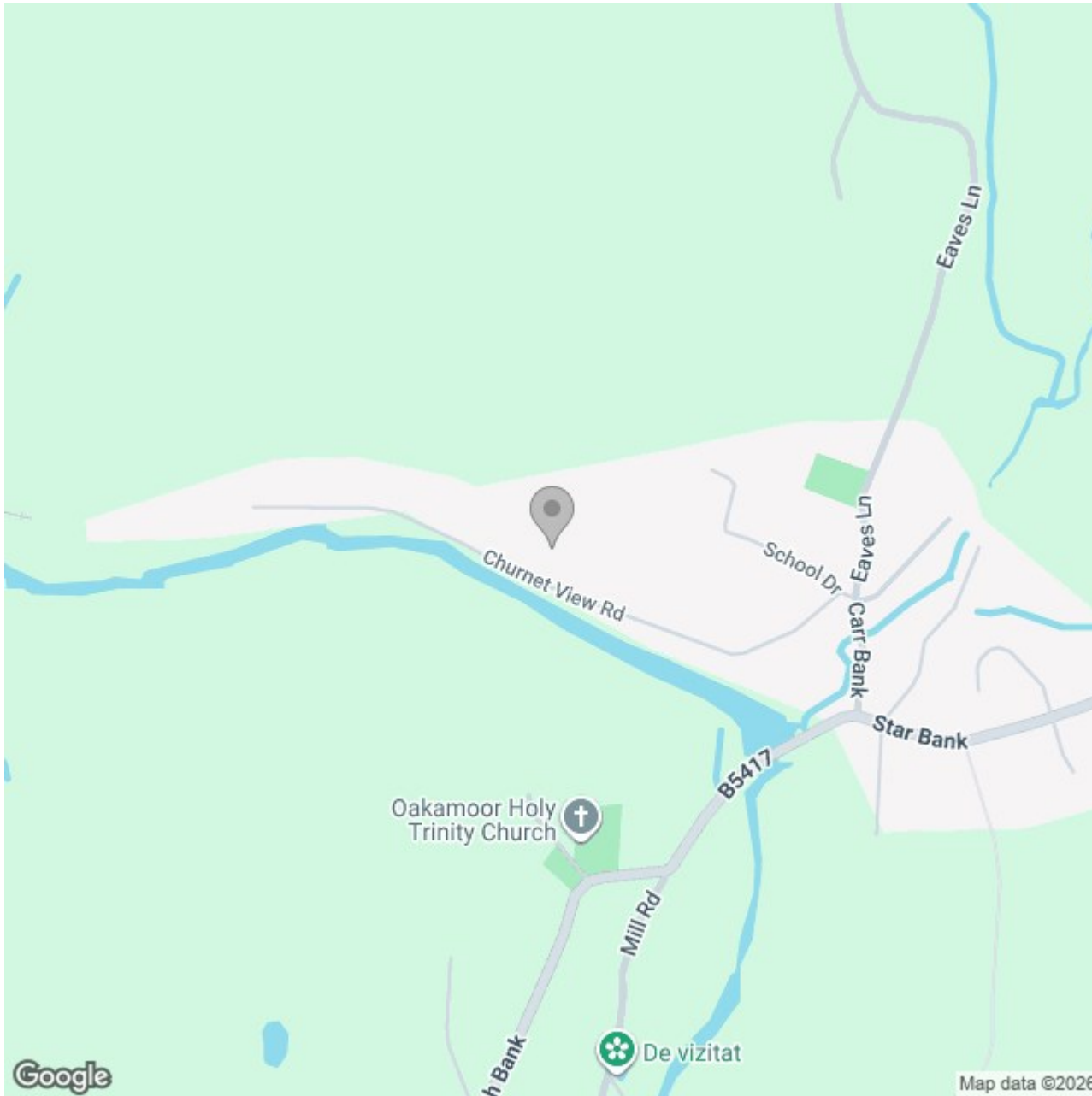
<b>Approximate total area<sup>m</sup></b>
92.8 m <sup>2</sup>
999 ft <sup>2</sup>
<b>Reduced headroom</b>
14.5 m <sup>2</sup>
156 ft <sup>2</sup>

(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.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	