



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Honiley Tythe Barn

Alton, Stoke-On-Trent, ST10 4AZ

Offers In The Region Of £375,000



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TWO BEDROOM DETACHED IN POPULAR RURAL VILLAGE

A two bedroom detached family home situated in the sought after village of Alton, benefitting from open fields at the rear elevation, and ample off road parking at the front. Sizeable lawned gardens at the rear overlooking open fields. A fantastic opportunity in a thriving village community with excellent commuter links and good road networks. Planning permission for an Extension makes it ideal for development.

Situation

The property is situated in the sought after village of Alton, ideal for commuting to local market towns and villages. Close to open countryside and local amenities and schools.

Directions

From our Derby Street office take the A520 Cheddleton Road out of the town. Proceed into the town of Cheadle and at the third roundabout turn left into the B5032 Ashbourne Road. Follow this road into the village of Alton, where Honiley is situated on the right hand side identifiable by our For Sale board.





Entrance Hall

Upvc double glazed door to front aspect, staircase off, radiator, tiled floor.

Living Room

15'1" x 13'3" (4.62 x 4.06)

Feature bay window to front aspect, fireplace incorporating multi fuel stove, radiator, Parquet flooring, windows to either side.



Utility

10'0" x 8'0" (3.06 x 2.44)

Base cupboards with work surfaces over with matching wall cupboards, Upvc double glazed frosted window to side, plumbing for washing machine space for fridge freezer, tiled floor.

Kitchen

13'3" x 11'9" (4.05 x 3.59)

Upvc double glazed window to rear with external door, range of kitchen units comprising base cupboards and drawers with work surface over, inset sink unit, matching wall cupboards, open fireplace incorporating Aga, tiled floor.



Reception Room

12'1" x 9'8" (3.69 x 2.95)

Pair of Upvc double glazed patio doors out onto the rear garden, radiator.

Second Reception Room

9'7" x 7'3" (2.94 x 2.22)

Radiator.

First Floor Landing

Frosted window to side aspect.
Steps to Loft space.
Loft with two Velux windows,
radiator. Door to further loft
space.

Bedroom One

13'3" x 11'9" (4.05 x 3.59)

Upvc double glazed window to
rear aspect overlooking
countryside, radiator.

Bedroom Two

13'3" x 12'8" (4.05 x 3.87)

Upvc double glazed window to
front aspect, radiator, built in
double wardrobe.

Bathroom

8'11" x 7'11" max (2.73 x 2.42
max)

Walk in shower incorporating
Triton shower fitment, low level
wc, pedestal wash basin, fully
tiled walls, Upvc double glazed
frosted window to side aspect,
heated towel rail, cushioned
floor, built in Airing Cupboard.

Outside

The property is approached via
double gated access which leads
to off road parking for numerous
vehicles.

Viewings

By prior arrangement through
Graham Watkins & Co.

Services

We understand that all mains
services are connected



Local Authority

The local authority is Staffordshire Moorlands District Council

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession

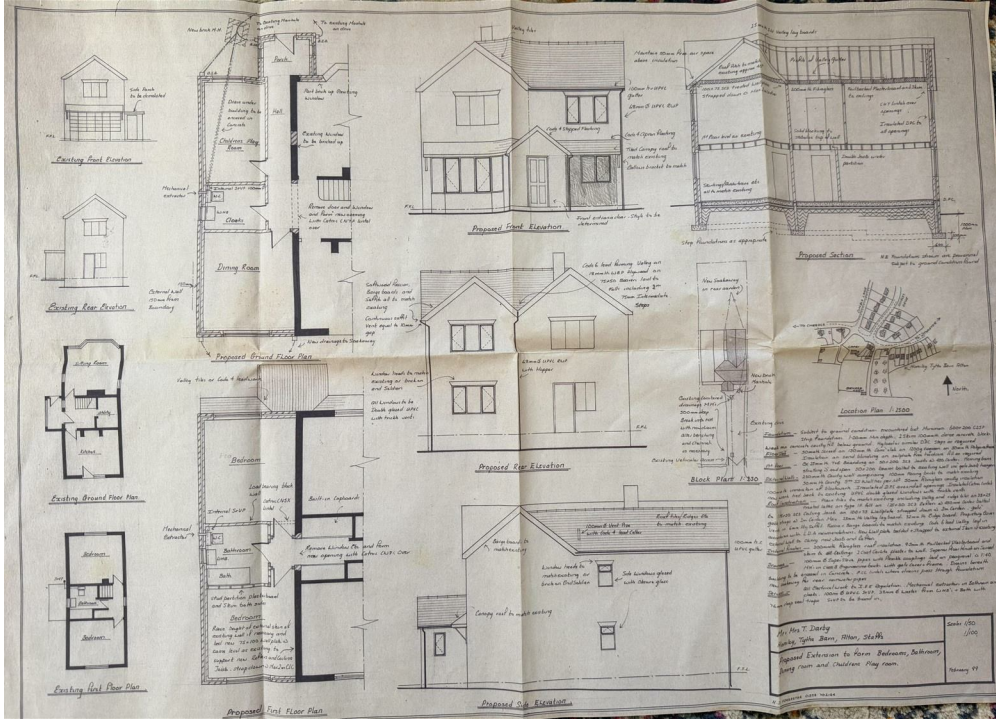
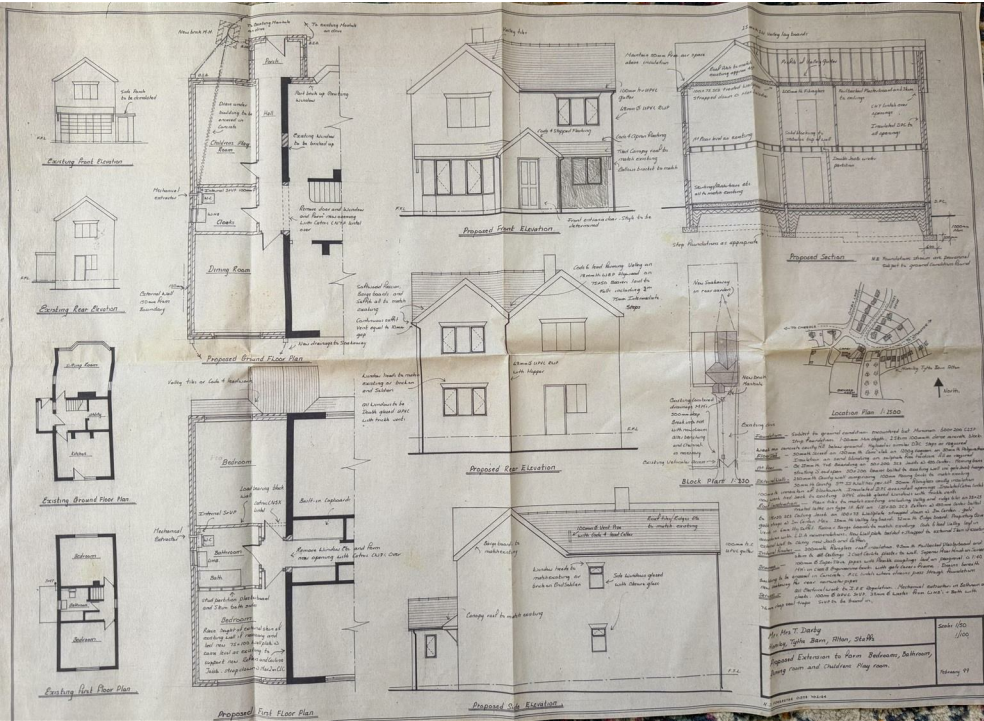
The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

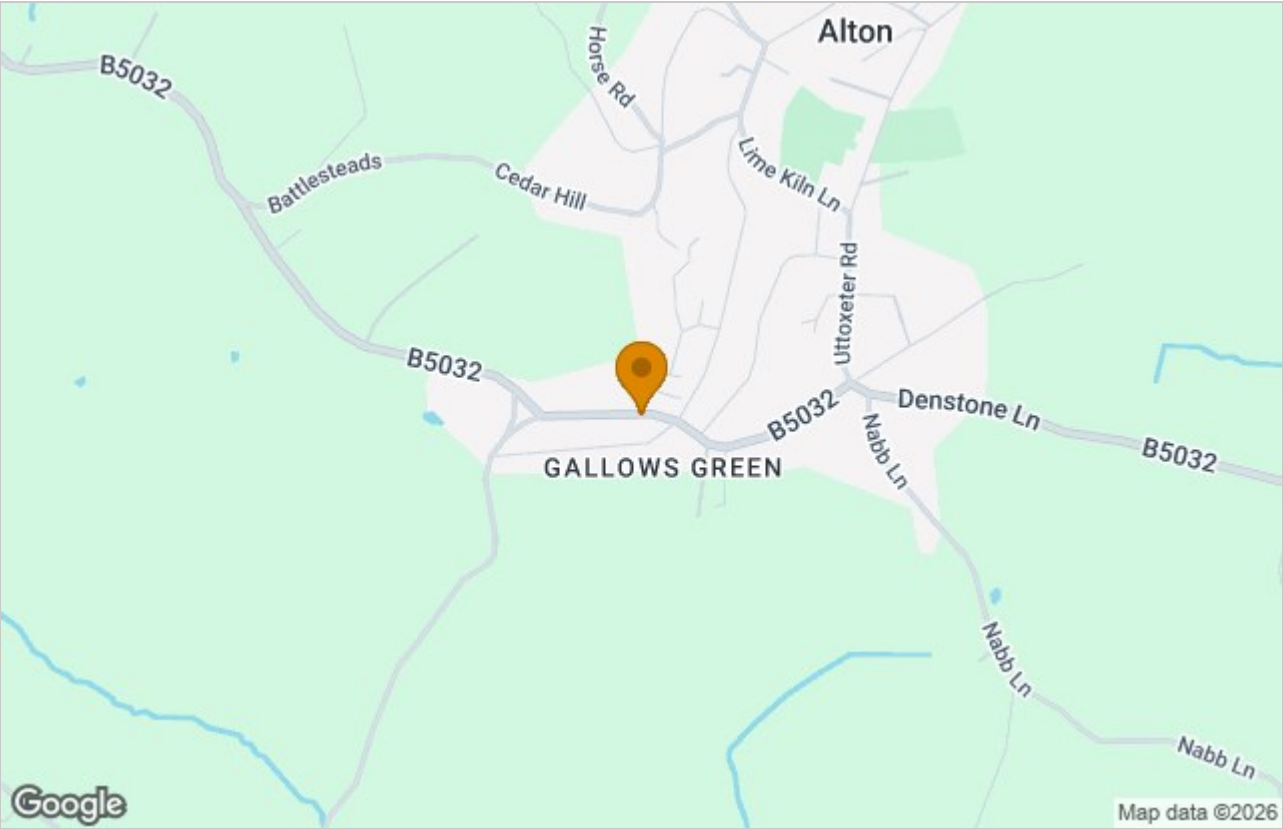
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



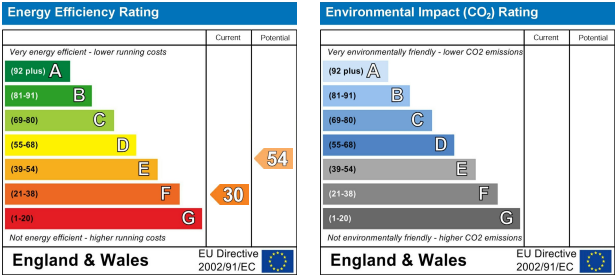
Plans



Area Map



Energy Efficiency Graph



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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