Hawthorne House Carr Bank, Oakamoor, Staffordshire ST10 3DG

Offers around £255,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Experience the timeless charm of this semi-detached cottage, nestled in the idyllic village of Oakamoor. Perfectly situated in a tranquil countryside setting, this home offers a blend of traditional elegance and comfort.
Step through the welcoming entrance porch into a cosy lounge adorned with a multi-fuel burner, ideal for those chilly evenings. The separate dining room provides a delightful space for family gatherings, while the kitchen, featuring white cottage-style shaker units, a Rangemaster cooker, and integrated appliances, seamlessly connects to a charming sitting area with its own multi-fuel burner housed by an inviting brick feature fireplace.
Upstairs, the property features a spacious landing with a versatile area currently serving as a passage to another bedroom, but which could easily be adapted into a fourth bedroom if desired. This floor also includes a generously sized master bedroom, two additional well-proportioned bedrooms, and a classic bathroom with a four-piece white suite, combining traditional charm with modern convenience.
Outside, enjoy a beautifully maintained lawned garden with a paved patio, perfect for al fresco dining or simply soaking up the serene surroundings. The property is set in a non-estate location, offering both privacy and a picturesque rural setting, with the added convenience of an allocated parking space.

The Accommodation Comprises

Entrance Porch
Welcome to the entrance hall, featuring a sophisticated composite double-glazed front door that ensures both security and energy efficiency.

Lounge
15'5" x 13'9" (4.70m x 4.19m)
This generously sized lounge exudes a classic charm, highlighted by a traditional tiled hearth with a multi-fuel burner as its centerpiece. The room benefits from abundant natural light through a well-placed window and includes an additional storage cupboard for added convenience.

Dining Room
12'2" x 11'9" (3.71m x 3.58m)
Features elegant wood block flooring that adds warmth and character. It is equipped with a radiator for comfort and a window that allows for natural light to brighten the space.

Kitchen
8'1" x 9'4" (2.46m x 2.84m)
This well-appointed kitchen features built-in high and low-level white cottage-style units, complemented by sleek chrome handles. The contrasting mottled darker worktops and tiled splash-back enhance the room's aesthetic. A large UPVC window provides a pleasant view of the garden, with an additional side window offering further natural light. The kitchen is equipped with a stainless steel sink unit with a swan mixer tap and includes a freestanding Rangemaster cooker. Tiled flooring adds practicality, while an aluminum rear entrance door provides convenient access. The kitchen also offers an integrated automatic washing machine and dishwasher. A Worcester Bosch combination boiler is housed within, ensuring efficient hot water and central heating. The kitchen seamlessly opens into the adjacent Sitting Area, described and measured separately.

Sitting Area
9'11" x 13'10" (3.02m x 4.22m)
A striking stone fireplace with a multi-fuel log burner offers a focal point, creating a cosy and inviting atmosphere. The room is finished with tiled flooring and includes additional kitchen units that house an integrated fridge/freezer. The part-tiled walls and radiator contribute to both style and comfort. Aluminium patio doors lead seamlessly to the rear patio and garden, offering easy access to outdoor living spaces.

First Floor
Stairs leading up the Landing area

Master Bedroom
13'6" x 10'0" (4.11m x 3.05m)
This spacious bedroom is equipped with a range of built-in wardrobes and drawer units, providing ample storage space. The room features a radiator and a UPVC window.

Bedroom Two
12'3" x 12'3" (3.73m x 3.73m)
Offering a built-in wardrobe and additional storage cupboard overhead. It includes a single radiator for comfort and a UPVC window that ensures ample natural light. Additionally, the room benefits from a separate built-in storage cupboard with its own UPVC window.

Landing Area/ Flexible Space
10'0" x 7'0" (3.05m x 2.13m)
The landing area functions both as a separate room and as a walkway between two other rooms. Although it could potentially serve as a flexible space, such as an office or a fourth bedroom if needed, its primary purpose is to connect the two adjoining rooms.

Bedroom Three
8'9" x 6'6" (2.67m x 1.98m)
Having a radiator, a UPVC window, and a built-in wardrobe with additional storage above.

Bathroom
7'4" x 9'4" (2.24m x 2.84m)
Equipped with a corner shower cubicle with a glass enclosure and a plumbed shower spray. It also includes a panel bath with chrome taps, a wash hand basin mounted on a vanity unit with double doors for additional storage, and a low flush WC. The room is fully tiled, including the walls and flooring, and features ceiling spotlights. Additional amenities include a privacy UPVC window and a cast iron radiator.

Outside
This charming property enjoys a prime roadside location with a welcoming pedestrian paved pathway leading to the front door. The semi-detached house is set within a beautifully walled boundary, enhanced by vibrant, blooming flowers on one side. The rear garden is a private retreat, fully enclosed by fencing, featuring a lush lawn, meticulously maintained flower borders, and two inviting seating areas—one positioned at the rear and another on the side. This outdoor space is perfect for relaxation and entertaining, offering both beauty and privacy. The property includes additional on-site parking located a short distance away, providing space for one vehicle.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

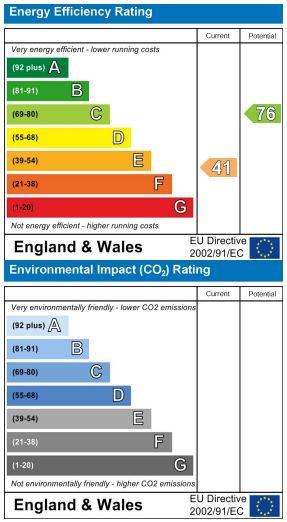
Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

GROUND FLOOR
APPROX. 745.2 SQ. FEET

FIRST FLOOR
APPROX. 642.2 SQ. FEET



TOTAL AREA: APPROX. 1387.4 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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