



|| Battlesteads  
Alton | Staffordshire | ST10 4BE

FINE & COUNTRY

# 11 BATTLESTEADS

*This superb property has been finished to excellent standards, offers flexible accommodation over two dwellings, making this ideal for working from home or an additional income (subject to necessary planning permission).*



The principle property offers three double bedrooms with en-suites/shower rooms, recently fitted and modernised to a high standard.

In addition the ancillary/annex was build for the current owner and was to be used as an annex for a relative. This part of the property offers a garden room (sitting room), inner hall, cloakroom (potential shower room), store room (potential kitchen) and office/study (bedroom). This would offer an ideal quiet separate location for working from home. Please refer to the floor plan for more details.

Attached to the ancillary is a clean warm workshop and double garage with up and over remote control electronic twin doors.

The properties sit in a good size plot of approximately a third of an acre with a sweeping driveway to the garage, workshop & ancillary. One of the main features is the sunken well presented garden. Located in the ever popular Staffordshire village of Alton which offers a wealth of amenities and shops.

Every aspect of this development has been thought about with ample power points to all rooms, shaver points to bathrooms, a remote control button to the wet room shower, hand made furniture to the dining room, electronic readers to the oil storage tanks of which there are two, remote control electronic gates to the driveway and remote control roller shutters to the Velux sky lights which also operate on the same control.

# GROUND FLOOR

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Solid half glazed (with double glazed stained and leaded glass) entrance door leads us into this superb bungalow, two central heating radiators, natural light well, loft access, electronic remote controlled double glazed Velux skylight with roller shutter and rain sensor. Floor tiling and mat well.

Recently fitted breakfast kitchen fitted with a range of high gloss units incorporating drawer line, pan drawers, wine rack, double sink and drainer, mixer taps with filter tap inset to a quartz work surface with matching upstands, splash guard to the hob and breakfast bar. Integral Neff dishwasher, built-in five ring induction Neff hob with extractor canopy over and built-in Bosch electric oven, Gourmet Bosch combi oven, microwave and grill and two Bosch warming plate/keep warm drawers. Space and plumbing for automatic washing machine and tumble dryer, heated chrome towel rail, under floor electric heating, upvc double glazed window enjoying open countryside views and electronic remote controlled double glazed Velux skylight with roller shutter and rain sensor. Room finished with floor tiling and electric underfloor heating.

The sitting room and dining area are very light with open aspect offering panoramic views. Double glazed double doors out onto a terrace, double glazed bay window bringing the outdoors indoors, two central light fittings, as well as inset ceiling spotlights, central heating radiator and gas point (Calor gas). Beautiful handcrafted built-in made to measure solid oak units with glazed display, drawers and cupboard space and a matching glazed book case.





# SELLER INSIGHT

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“When we first saw 11 Battlesteads, it was a small, 1930s pebble dashed bungalow with a rather peculiar layout, but we loved the beautiful location and knew that we could create our ideal home. That was exactly 25 years ago, and it's unrecognisable now. We completely gutted it and reorganised the layout, as well as adding an annexe and it's worked brilliantly for us,” says the current owner.

“There are plenty of things to do in the local area, including market towns to explore and National Trust properties to visit, as well as walks in the Staffordshire Moorlands, Derbyshire Dales and the Peak District. The Staffordshire Way is just across the road and Dimmingsdale is always a favourite place to visit, especially in Spring when it is carpeted in bluebells and the scent is just magical. There's a good sense of community here and everyone is very friendly.”

“The garden was my husband's passion. It bursts into life with an abundance of snowdrops, azaleas and rhododendrons and the colour continues throughout the year. The patio area is ideal for sitting out in the sun and dining, whilst the sunken garden is a feature which was originally created when clay was dug out for the Alton Brick factory. I counted 35 different bird species last year and the woodpeckers are my favourites. The squirrels are very entertaining to watch, as are the rabbits and hares in the fields beyond. Keep an eye out for the bank voles too but blink and you'll miss them!”

“We've enjoyed many family get togethers here and Christmas was always particularly lovely as the big oak table in the dining room extends to seat up to 12 guests. I designed the kitchen for cooking, and it's given me enormous pleasure to prepare countless meals and celebration cakes for family and friends. The windowsill is the perfect spot for my collection of orchids. The en suite bathroom is another favourite room as it's bright and cheerful with colourful, feature Italian tiles.”

“I've loved living in a bungalow as it's really easy to look after. I shall be sad to leave and will miss the views across the Churnet Valley with the Autumn colours and changing seasons. It varies from hour to hour and I can see the storms rolling in which gives me plenty of time to get the washing indoors,” concludes the current owner.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# BEDROOMS

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The main bedroom is fitted with a range of units to include two double wardrobes, single wardrobe, shelved cupboard, dressing table, drawer line and bedside units. Upvc double glazed bay window to the side elevation enjoying views over the garden, wall light points and central light point with controls to both sides of the bed. Beautiful en-suite incorporating a panelled bath made by Jacuzzi with feature water outlet, wall hung white wc, walk-in shower area with Aqualisa Hi Qu remote control shower with digital controls, soap/shampoo dispenser, extractor fan and a French seamless sink with mixer taps set into furniture with cupboards, drawer line and storage. Steam free mirror with light, shaver point in the cupboard, upvc double glazed window to the side elevation and walls finished with fully tiled walls, under floor electric heating and chrome heated towel rail.

Second bedroom Upvc double glazed windows to the rear and side elevations, wall light points and central light point with controls to both sides of the bed. Range of matching fitted furniture to include two double wardrobes, dressing table and bedside cabinets.

En-suite comprises white suite to include low level wc, circular wash hand basin set on the unit with mixer taps, cupboard under and corner shower cubicle with double doors, Mira shower, shaver point and soap dispenser. Fully tiled walls to include a border tile, floor tiling, double glazed window to the side elevation, spotlights to the ceiling, extractor fan, electric underfloor heating and heated chrome towel rail.

Bedroom three offers Upvc double glazed windows to the side and front elevations enjoying open countryside views and wall light points and central light point with controls to both sides of the bed. Range of matching fitted furniture to include a double wardrobe, shelved cupboard, dressing table and set of drawers.

Family bathroom comprises white suite to include low level wc built into unit with storage, wash hand basin built into unit with cupboard under and corner shower cubicle with double doors, steam free mirror, Mira shower and soap/shampoo dispenser, extractor fan. Shaver point, heated chrome towel rail, fully tiled walls to include border tile and floor tiling with under floor electric heating, inset spotlights to ceiling and a natural light well.









# ANCILLARY/ANNEX

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This is across the drive attached to the workshop and double garage.

As with the bungalow this property has been finished to a high standard. From the storm porch you can access the workshop, garage and the annex.

Composite door to what is being used as the garden room/second sitting room with a feature log effect stove in cream (Calor gas), upvc double glazed picture windows enjoying panoramic views over open countryside to three elevations, double doors leading out onto the paved terrace and room finished with recessed spotlights to ceiling and floor tiling. Separate entrance hall with a part panelled double glazed door to the side elevation and area finished with floor tiling. There is a room currently being used as an office which would be a bedroom with two electronic remote controlled double glazed Velux skylights with roller shutters and rain sensors and room finished with floor tiling and recessed spotlights to the ceiling. Cloak room Fitted with white suite to include low level wc and wash hand basin built into unit with cupboard and drawer line. Upvc double glazed window to the side elevation, chrome heated towel rail and room finished with floor tiling with electric underfloor heating. It should be noted the client informs there is plumbing available for shower facility. Store Room which could be converted to a kitchen with Velux remote controlled electronic skylight with electric shutters and room finished with recessed spotlights to ceiling and floor tiling.

Workshop has a composite door, central heating radiator, remote control Velux skylight with roller shutter, power, light and through to the double garage with electronic remote control up and over insulated twin doors, Belfast sink with hot and cold water supply, combi boiler providing central heating and hot water to the property, power and light. It should be noted there is also loft space to the garage.







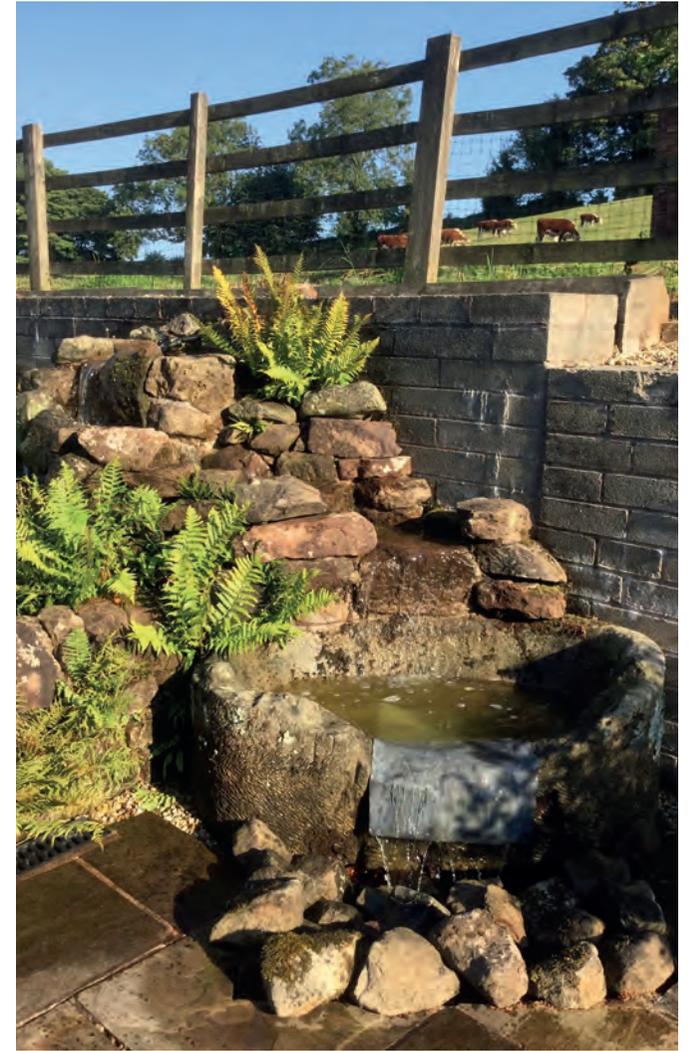
# OUTSIDE

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Electronic remote control wrought iron double gates lead to the driveway providing ample turning and parking space and access to the garage. There is a shaped lawned garden finished with herbaceous well stocked borders and paths to all sides of the garage block, which also has an attractive pattern Indian stone south facing terrace. To the main property is a further Indian stone paved terrace. The rear boundary is to the edge of open countryside and there is a further sunken garden with shaped lawn, well established and well stocked borders and a gravelled area with a variety of shrubs. It should be noted there is a water feature (the stone trough maybe available by separate negotiation), outside security lights, two outside power points and two outside taps. The oil fired boiler for the main house is also situated outside.









## LOCAL AREA

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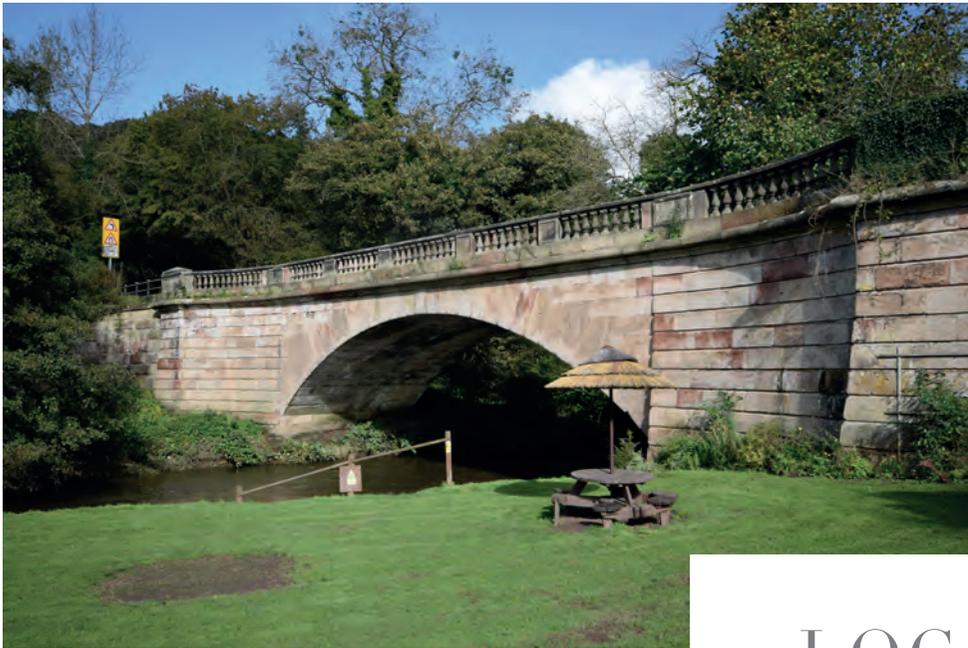
Situated on the edge of this village of Alton dating back to the Saxon time, these properties offer amazing panoramic countryside views due to its position. Alton is famous for its historic buildings and castles (one of which is the theme park). There are plenty of Public Houses and Eateries in the village from Pizza to Thai, local village stores, an active village hall, Churches and Health Centre.

Within a 5 mile radius there are two private schools: Abbotsholme at Rocester and Denstone College at Denstone.

For the Sportsman there is the Uttoxeter race course just 8 miles away, JCB golf course within 3 miles and for the horse riders and walkers, Dimmingsdale and the Churnet Valley is on the doorstep!

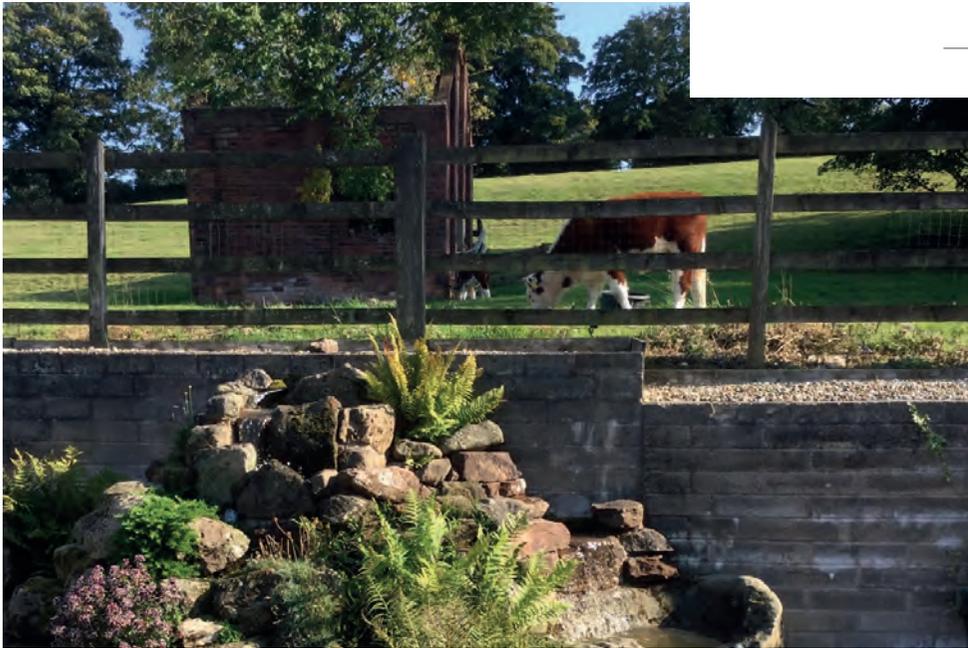
Nearest Train Station : 8 miles Uttoxeter

For International Travel  
Nottingham East Midlands Airport: 35 miles  
Birmingham International Airport: 56 miles  
Manchester Airport: 53 miles



LOCATION

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# INFORMATION



## Services

The property is connected to mains electric, water and drainage

## Tenure

Freehold

## Local Authority

Staffordshire Moorlands District Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01785 338585 or Anita Adams on 07973 109536

## Website

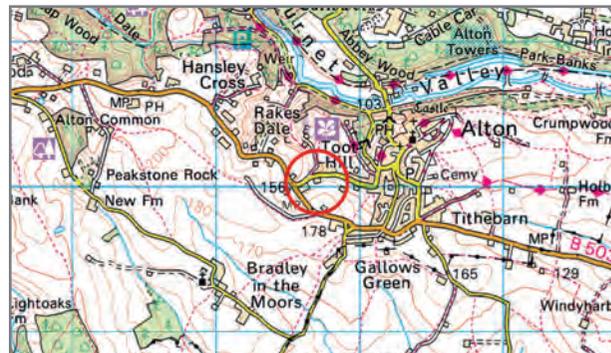
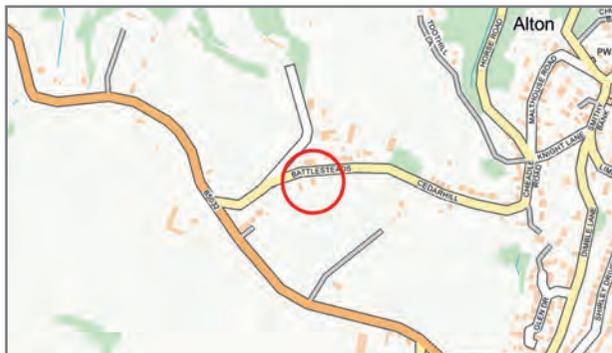
For more information visit [www.fineandcountry.com/uk/staffordshire](http://www.fineandcountry.com/uk/staffordshire)

## Opening Hours

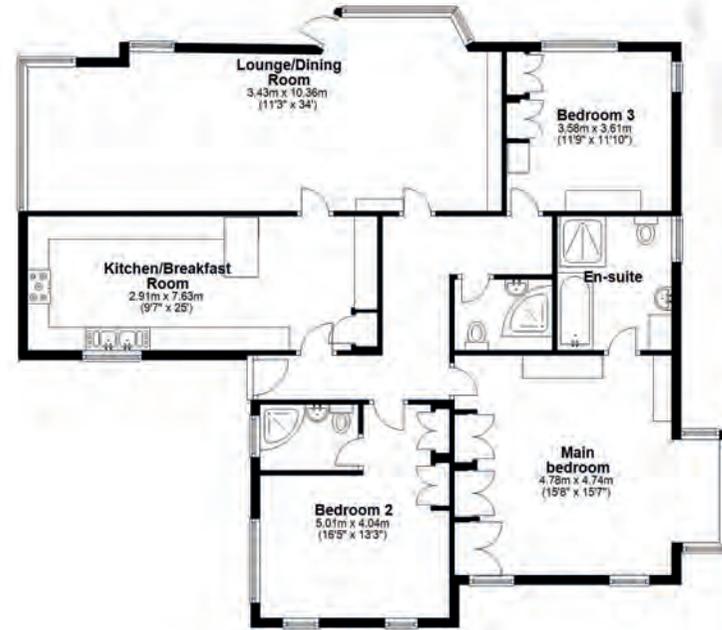
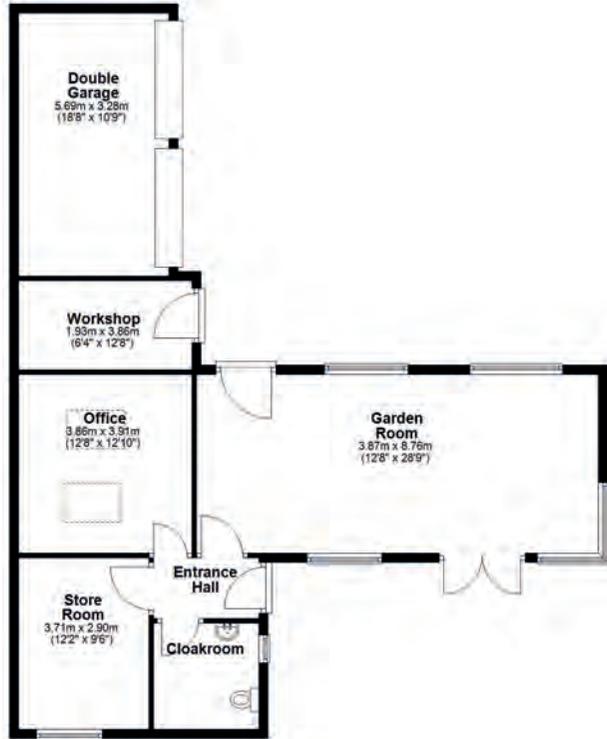
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



11 Battlesteads, Alton Staffordshire ST10 4BE



Total area: approx. 239.7 sq. metres (2580.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

Plan produced using PlanUp

11 battlesteads, Alton, Staffordshire



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.10.2020





HOUSE  
ENTRANCE

# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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