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Alma House Over The Hill, Biddulph Moor, Stoke-On-Trent, ST8

£450,000

- Beautifully renovated three-bedroom detached country home
- Characterful lounge with exposed brick fireplace and log-burning stove
- Extensive plot extending to approximately 0.75 acres
- Private shared driveway serving just two properties
- Three double bedrooms and two separate reception rooms
- Conservatory enjoying panoramic garden views
- Established landscaped gardens and separate grassland paddock
- Impressive open-plan farmhouse-style dining kitchen
- Attractive timber-framed entrance porch
- Substantial garage/workshop extending to over eight metres

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Alma House Over The Hill, Stoke-On-Trent ST8 7LA

Beautifully Renovated Three Bedroom Detached Country Home with Paddock, Established Gardens & Extensive Outbuildings – Extending to Approximately 0.75 Acres

A wonderful opportunity to embrace countryside living, this beautifully renovated three-bedroom detached home occupies an impressive plot extending to approximately three-quarters of an acre, incorporating established landscaped gardens, a grassland paddock and an extensive range of versatile outbuildings.

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Council Tax Band: E





Approached through decorative entrance pillars via a private shared driveway serving only this property and one neighbouring residence, the property immediately captures the charm of its rural surroundings, with attractive exposed stonework, contrasting brick detailing and a charming oak-framed entrance porch.

Having undergone an extensive programme of renovation, including the installation of new windows throughout, the property successfully combines contemporary comforts with traditional country character.

At the heart of the home is an impressive open-plan farmhouse-style dining kitchen, beautifully appointed with two-tone Shaker-style cabinetry, timber-effect work surfaces and copper-tone detailing. The generous dining area provides a wonderful environment for family gatherings and entertaining, with direct access to the conservatory, which enjoys delightful views across the established gardens.

The principal lounge is particularly inviting, featuring a characterful exposed brick fireplace incorporating a log-burning stove and substantial rustic timber mantel, perfect for those cosy winter evenings.

A second reception room, currently utilised as a home office and music room, offers excellent versatility, whilst a separate utility and boot room with adjoining ground floor cloaks provides a practical addition to this country home.

To the first floor are three well-proportioned double bedrooms, served by a beautifully appointed contemporary shower room incorporating a spacious walk-in shower.

Externally, the property truly comes into its own. The extensive established gardens incorporate generous lawns, mature specimen trees, ornamental planting and secluded areas, together with a raised entertaining terrace with decorative stone balustrades overlooking the grounds.

The adjoining grassland paddock offers tremendous lifestyle appeal for those seeking additional land, pursuing outdoor interests or aspiring to a more self-sufficient way of life.

A particularly useful range of traditional stone-built outbuildings, together with a substantial garage/workshop extending to over eight metres in length, provides excellent versatility and potential for alternative uses, subject to the necessary consents. There are also separate gravelled parking areas adjoining the property.

Occupying a desirable rural position off Over the Hill, the property enjoys attractive countryside surroundings whilst remaining accessible to neighbouring towns and road networks.

This is far more than simply a home; it is an opportunity to embrace a different way of life, offering space, character, versatility and the freedom associated with countryside living.

Entrance Porch

An attractive traditional oak-framed entrance porch incorporating exposed brickwork, glazed side panels and a pitched tiled roof with exposed internal timbers. Stone-paved flooring. Providing a charming introduction to the property, with access to the front entrance door.

Entrance Hall

Welcoming entrance hall featuring a staircase to the first floor with natural timber handrail, newel post and contrasting white spindle balustrade. Fitted carpet, radiator and access to the principal ground floor accommodation.

Lounge

11'8" x 17'11"

A delightful and generously proportioned principal reception room, the focal point being a characterful exposed brick fireplace incorporating a log-burning stove, raised brick hearth and substantial rustic timber mantel.

Enjoying UPVC double-glazed windows to three aspects, including a frosted window to the rear and windows to either side aspect. Fitted carpet and radiators.

Sitting Room/ Study

11'7" x 11'7"

A well-proportioned second reception room, currently utilised as a home office and music room, offering excellent versatility as a snug, playroom or formal dining room.

Having a UPVC double-glazed window to the front aspect, fitted carpet and radiator.

Open-Plan Dining Kitchen

18'9" x 16'4"

Undoubtedly one of the property's principal features, this beautifully appointed dining kitchen combines contemporary styling with traditional farmhouse charm.

Fitted with an extensive range of two-tone Shaker-style wall, base and full-height units, complemented by timber-effect work surfaces, copper-tone handles and decorative multi-tonal metro-tiled splashbacks.

Incorporating a one-and-a-half bowl ceramic sink with drainer and traditional-style copper-tone mixer tap, space for a range-style cooker with extractor hood over and space for an American-style fridge freezer.

Recessed ceiling spotlights, under-unit lighting and wood-effect flooring.

The spacious designated dining area comfortably accommodates a substantial family dining table, with feature triple pendant lighting, radiator and attractive garden views.

UPVC double-glazed windows to the front, rear and side aspects provide an abundance of natural light, whilst UPVC double-glazed sliding patio doors give direct access to the conservatory.

Conservatory

11'8" x 9'10"

An attractive Victorian-style conservatory of UPVC double-glazed construction, incorporating decorative glazed upper panels, a pitched roof and tiled flooring.

Enjoying a panoramic outlook across the surrounding gardens, with an external door providing direct access to the raised entertaining terrace.

A delightful additional reception space from which to appreciate the property's established gardens and rural setting.

Utility Room/ Boot Room

10'1" x 7'1"

A practical addition to this country home, incorporating space and plumbing for a washing machine, together with provision for coat and boot storage.

Having tile-effect flooring, recessed ceiling spotlights, radiator and a UPVC double-glazed window to the side aspect. Part-glazed external door and access to the ground floor cloaks.

Ground Floor Cloaks

6'4" x 2'7"

Fitted with a contemporary white suite comprising a low-level WC and wash hand basin incorporated within a grey vanity storage unit, with chrome mixer tap and contrasting blue metro-tiled splashback.

Tile-effect flooring and UPVC frosted double-glazed window to the side aspect.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Having a natural timber handrail and newel post with contrasting white spindle balustrade, fitted carpet and UPVC double-glazed window providing natural light and an attractive outlook.

Access to the three bedrooms and family shower room.

Bedroom One

12'1" x 12'2"

A generously proportioned double bedroom with ample space for freestanding bedroom furniture.

UPVC double-glazed window to the front aspect enjoying an attractive far-reaching outlook. Fitted carpet and radiator.

Bedroom Two

9'1" x 12'4"

A further spacious double bedroom having a UPVC double-glazed window to the side aspect, fitted carpet and radiator.

Bedroom Three

9'1" x 9'4"

A well-proportioned third double bedroom having a UPVC double-glazed window to the side aspect, fitted carpet and radiator.

Family Shower Room

6'2" x 8'5" maximum

A beautifully appointed contemporary shower room incorporating a spacious walk-in shower with glazed screen, rainfall showerhead and separate handheld shower attachment.

Low-level WC and wash hand basin incorporated within a vanity storage unit.

Attractive white metro-tiled walls with contrasting navy-blue decorative detailing, complemented by patterned floor tiles.

Chrome heated towel radiator, recessed ceiling spotlights and UPVC frosted double-glazed window to the front aspect.











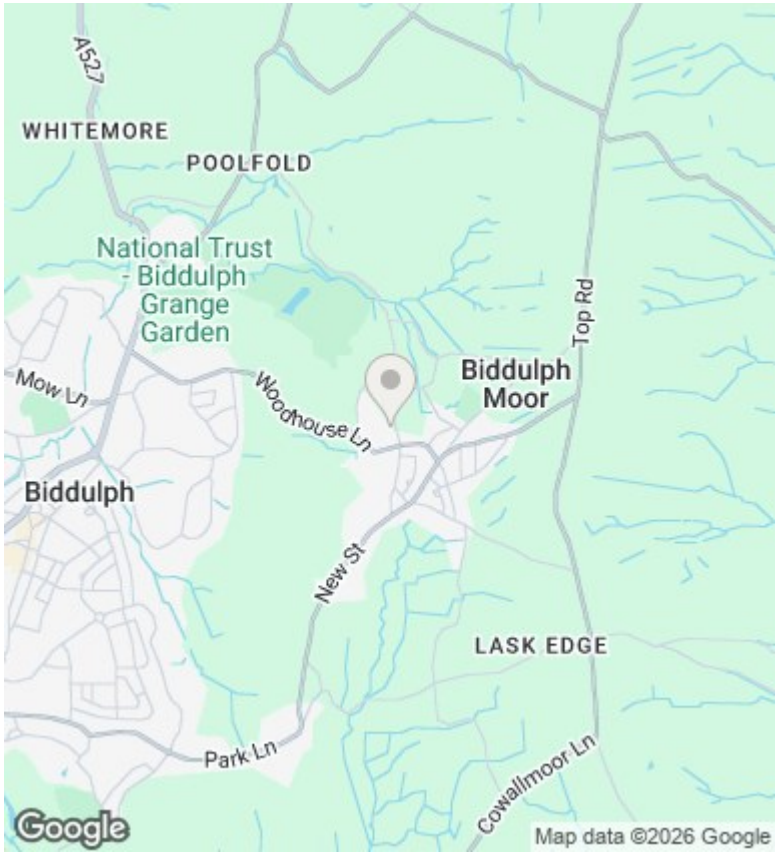












Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

E

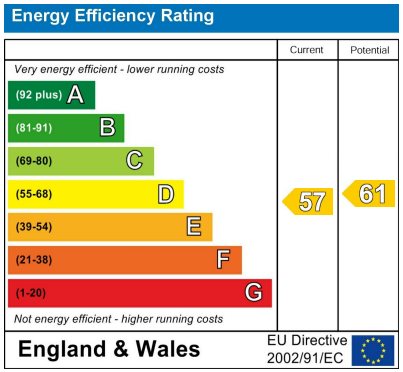


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