





This charming two bedroom cottage is beautifully presented throughout and offers an ideal opportunity for those seeking a peaceful countryside lifestyle. Situated in the highly desirable village of Oakamoor, the property enjoys stunning open views and a truly picturesque setting.

The home benefits from attractive cottage-style gardens to both the front and rear, providing lovely outdoor spaces to relax and enjoy the surrounding scenery. In addition, there is off-road parking for two vehicles, adding to the practicality of the property.

Internally, the accommodation is well maintained and thoughtfully arranged, briefly comprising:- a welcoming living room open to the dining area, a fitted kitchen, and a useful utility room to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Oakamoor is a particularly sought-after village, known for its beautiful countryside, scenic walks, and close proximity to local attractions such as Alton Towers, whilst still offering convenient access to nearby towns including Chedale, Leek, Ashbourne and Uttoxeter. The area provides a balance of rural charm and accessibility, with local amenities and transport links within easy reach.



This delightful cottage would be ideally suited to first-time buyers, downsizers, or those looking to enjoy a quieter, countryside setting. Early viewing is highly recommended to fully appreciate the location and charm on offer.



## Living Room

Composite door leading in from the front, UPVC double glazed window to the front elevation, stairs leading up to the first floor, central heating radiator and electric feature fireplace. Open to:-

## Dining Area

Central heating radiator, under stairs storage cupboard, central heating radiator, internal window to the rear elevation.

## Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Tiled flooring and tiled back splash, central heating radiator, UPVC double glazed window to the rear elevation.

## Utility

Tiled flooring, space and plumbing for a washing machine and fridge freezer with complimentary worktop, UPVC double glazed door leading out.

## Landing

Loft access, airing cupboard housing the boiler.

## Bedroom

UPVC double glazed window to the front elevation with stunning countryside views, central heating radiator and built in wardrobes and shelving.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



## Bathroom

WC, wash hand basin, bath and separate shower. Partially tiled walls, UPVC double glazed window to the rear elevation, eye level mirrored medicine cabinet and central heating radiator.

## Outside

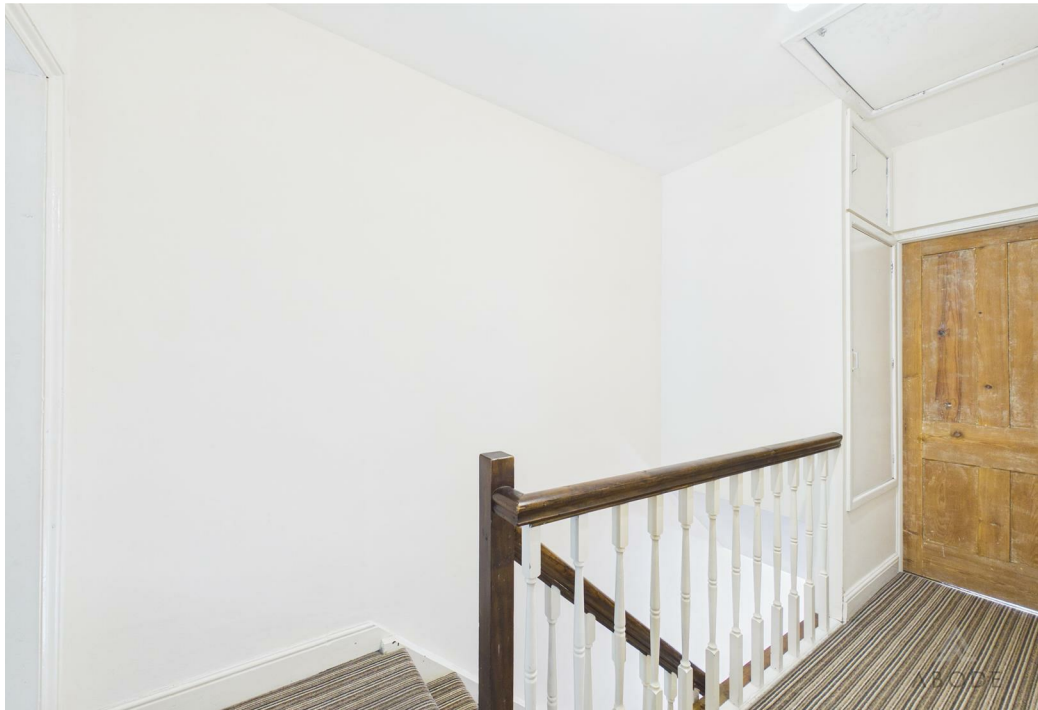
To the front there is a driveway providing off road parking for multiple vehicles, with front lawned area and patio. To the rear there is a shed/ outhouse providing storage, and raised garden area with borders.











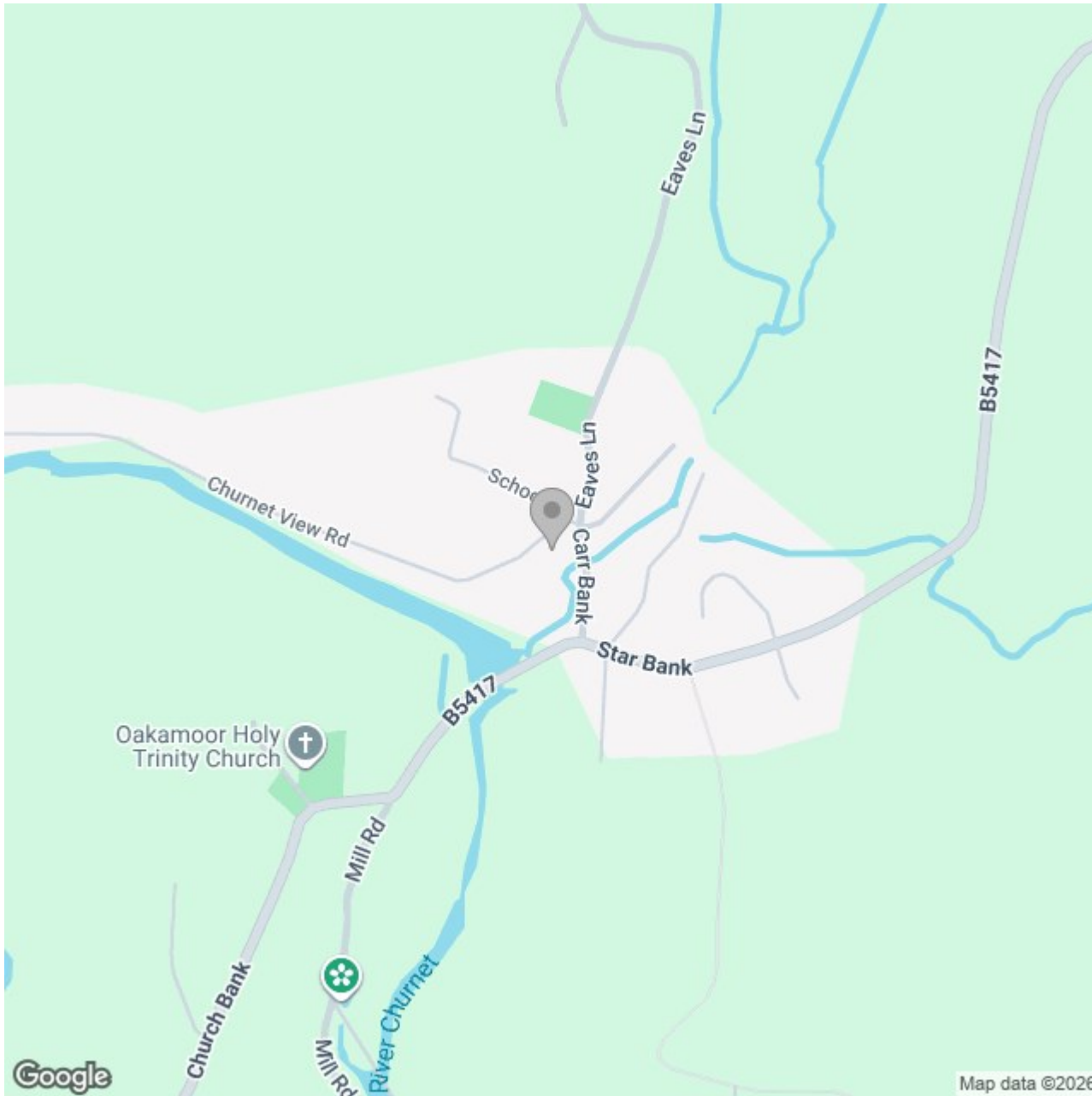












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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	