



Rock Lea Malthouse Road, Alton

£260,000 Freehold



Rock Lea Cottage, built in 1810, is a living piece of history. In the historic village of Alton, it offers a unique opportunity to own this two bedroom rustic cottage. • Situated on the eastern slopes of the Churnet Valley, Rock Lea Cottage is surrounded by breathtaking natural beauty. The Staffordshire moorlands and the Derbyshire Peak District. • The gardens at Rock Lea Cottage are a true highlight. With ample space at the front and side of the property, these outdoor areas provide a spot to unwind, garden, or enjoy al fresco dining. • Alton is a vibrant village, with amenities such as a post office, village hall, three churches, and six pubs and restaurants, everything you need is within walking distance. • Whether you're looking for a cosy home to settle down in, a serene holiday retreat, or an investment opportunity, Rock Lea Cottage offers endless possibilities. Being sold with no chain.



Rock Lea Cottage offers a unique opportunity to own a piece of history in the heart of the enchanting village of Alton, Staffordshire. Built in 1810, this two-bedroom semi-detached cottage stands as a testament to centuries of heritage, like a steadfast rock weathering the sands of time. In a village that traces its roots back to the Domesday Book of 1086, Rock Lea Cottage is a bedrock of Alton's rich tapestry of history. Romans, Saxons, and Victorians have all left their indelible marks on this picturesque village. Step inside Rock Lea Cottage and discover its charm. The good-sized living room welcomes you with warmth, like a cosy nook carved out of stone. A separate dining room, through to the kitchen, accessible through an inviting archway. The kitchen, thoughtfully designed to accommodate all appliances, leads to a convenient downstairs bathroom with a shower and has access to the garden. Upstairs, the cottage continues to delight with two well-proportioned bedrooms and a family bathroom. Throughout the home, exposed beams and every window frames a serene scene of greenery. Outside now and the south-west facing position ensures plenty of sunlight, perfect for enjoying the fabulous gardens that stretch out to the front and side of the property. These outdoor spaces provide a peaceful retreat, like a hidden gem in a rocky landscape, and a canvas for your gardening aspirations. Located on the eastern slopes of the Churnet Valley, Alton is surrounded by the breathtaking Staffordshire moorlands and the Derbyshire Peak District. Known for its outstanding natural beauty, this area is the 'go too' for outdoor enthusiasts and those seeking a countryside lifestyle. Whether you're looking for a serene place to wind down or an investor eyeing a charming holiday let, Rock Lea Cottage offers endless possibilities. Being sold with no chain, this property is ready for you to move in and start creating your own chapter in its storied history. Don't miss your chance to call this enchanting property home. Early viewings are highly recommended to fully appreciate all that Rock Lea Cottage has to offer. Call us now to arrange a viewing and take the first step towards owning a piece of Alton's history. Rock Lea Cottage is waiting for you to make it your own.



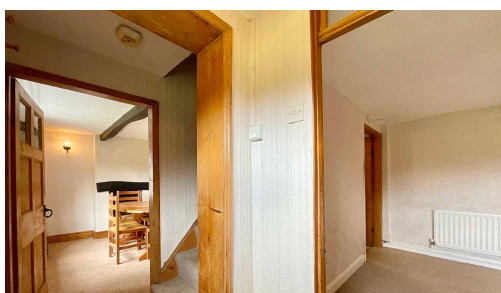
Rock Lea Cottage: Own a piece of Alton's history in this charming 1810 semi-detached cottage. 2 beds, exposed beams, garden, and rich heritage. Ideal for a peaceful retreat or holiday let. Surrounded by stunning moorlands and Peak District. No chain - move in and start your story now!

Council Tax band: C

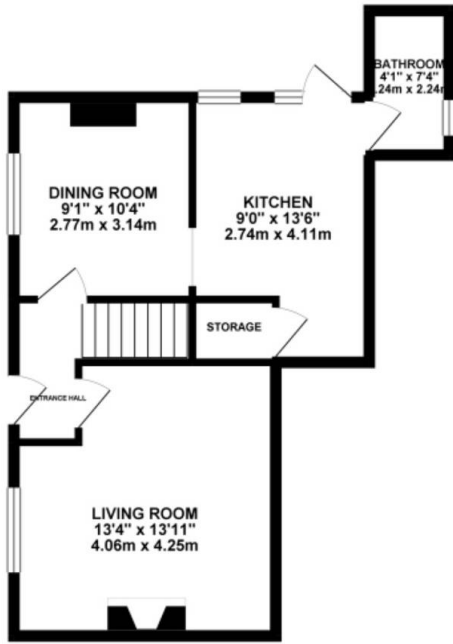
Tenure: Freehold

EPC Energy Efficiency Rating: E

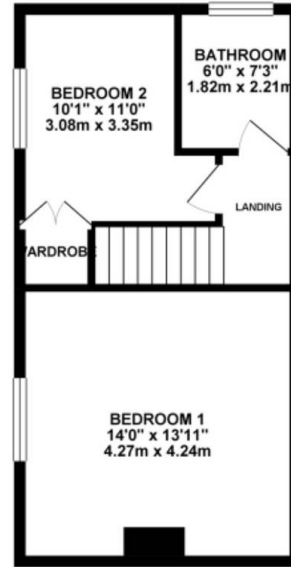
EPC Environmental Impact Rating: F



GROUND FLOOR 459.39 sq. ft.
(42.68 sq. m.)

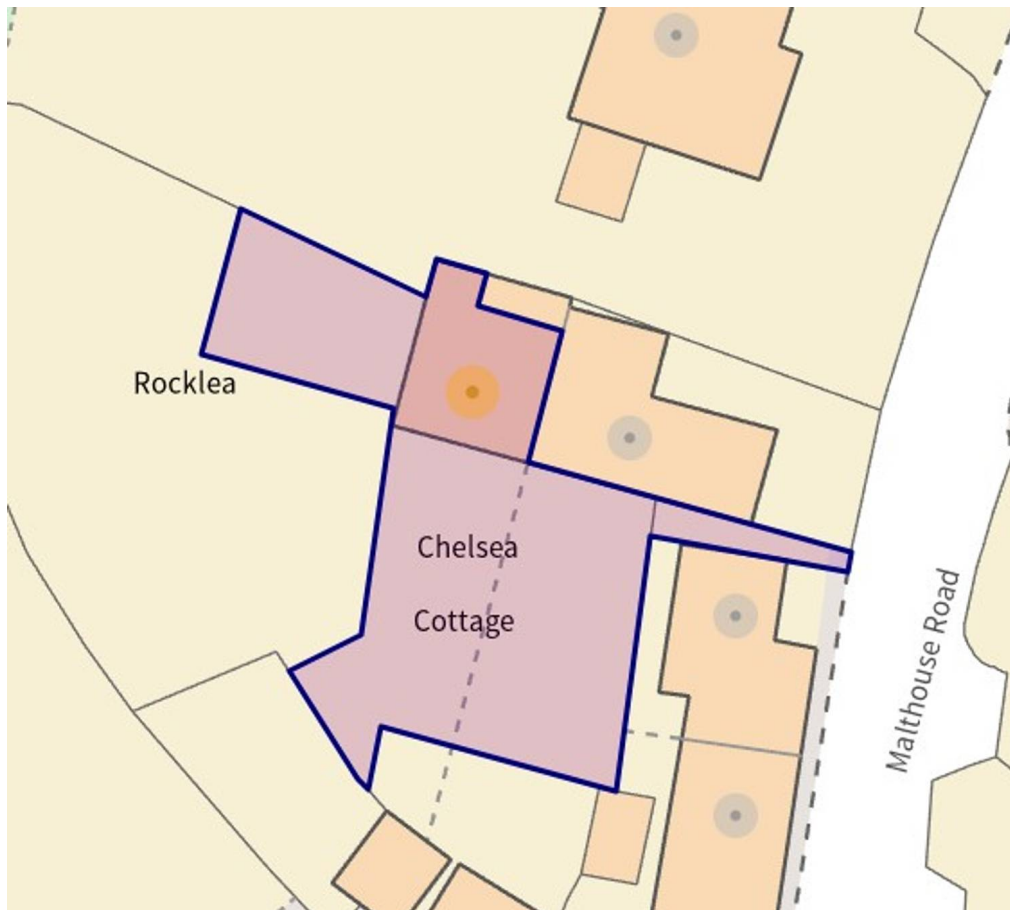


1ST FLOOR 393.99 sq. ft.
(36.60 sq. m.)



TOTAL FLOOR AREA : 853.37 sq. ft. (79.28 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only, and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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