

Earls Rock

Dimmingsdale, Staffordshire

John
German





Earls Rock

Dimmingsdale, Alton, Staffordshire, ST10 4BU

£1,500,000

A stunning house overlooking its own lake in the beautiful surroundings of the locally renowned and special landscape of Dimmingsdale in the Churnet valley.

Entrance Porch, Reception Hall with Minstrels Gallery,
Cloakroom, Utility, Lounge, Dining Room, Sitting Room,
Breakfast Kitchen, Orangery, Games room/Office,
Master Bedroom with En Suite Facilities,
3 Further Bedrooms Each with En Suite, Double Garage,
Machinery and Timber Storage Building
In all about 12 acres including Landscaped Gardens,
Lakes and Paddock.



The house sits in an elevated position on the side of the hill in a wide opening in the woodland setting with exceptional views over Mill Pond, its own lake of about 2 ½ acres, garden and grounds. There is a lovely approach over a private road running along the side of Mill Pond, with remote controlled entrance gates, set between stone walls, opening onto the formal drive to the entrance and garage with generous parking areas all of which are paved with stone setts.

Earls Rock is situated about 1 mile from the village of Alton, where there are local shops and facilities and is approximately mid way between Uttoxeter (about 9 miles) and Ashourne (about 10 miles). Cheadle is about 4 miles. The A50, linking the M1 and M6 motorways, is about 8 miles and intercity trains are available from Stoke on Trent (about 14 miles).

There are private schools within easy reach with Denstone College about 3.5 miles, Abbotsholme about 6 miles and Repton about 23 miles.

The location is ideal for dog walking and horse riding and the adjoining woodland is managed by the Forestry Commission. A small part of the site is within a Site of Special Scientific Interest (SSSI).

The entrance porch opens into a magnificent hall with exposed beams, a roof lantern providing good natural light and split stairs to the galleried landings. The main rooms are accessed off the hall with double doors to the large 23 feet lounge which has a wide stone fireplace with log burner, wood flooring and partly exposed stone walls. The orangery provides a wonderful sitting and dining area overlooking the garden and lakes with double doors onto the south and west facing patio. The sitting room also has French windows onto the patio and stone fireplace with gas fire. The dining room has a bay window and wide opening to the hall and can accommodate a large table. Next to it is the breakfast kitchen with beautifully crafted bespoke fitted units, by Pre-Eminence of Matlock with cupboards, deep draws and wall units. There are granite surfaces with double sink, tall boy units housing fridge and separate freezer, twin drawer dishwasher, Miele hob, electric oven and steaming oven, warming draw and wine cooler. There is a bay window and front window which affords a lovely view over the lake from the breakfast table.

The first floor is approached from a split staircase with the master bedroom exclusively off one flight and the three front facing bedrooms off the other. The huge master bedroom is most impressive with two long runs of fitted wardrobes and island dressing unit, also by Pre-Eminence, and a wide glazed bay with French windows onto an upper patio giving direct access to the garden. There is an ensuite shower room and separate wc.

The other three bedrooms each have ensembles and the guest bedroom has built in furniture with dressing unit, a separate dressing area with built in wardrobes and basin and the ensuite has a bath. Bedroom three has a dressing area with wardrobes and this ensuite is a wetroom. Bedroom four has built in wardrobes.

Attached to the rear of the house is a large garage / workshop (10.6 x 6.5m) with two electric up and over doors, separate personnel door, wc, work bench, sink and pit. A lean to provides a wine and general store. There is also a kennel / log store and boiler room above.

Above the garage is a large open plan office or games room and a wide glazed bay has French windows onto a further patio and affording lovely views over the garden and smaller lake.

Beyond the small lake is a timber clad machinery store (about 8 by 5 metres) plus side lean to providing a log store or additional storage space. There is power and light.

Garden, Grounds and Land

The property sits in beautifully laid out grounds with landscaped gardens and extensive paved patio areas around the house linking to the French windows and providing relaxing areas to enjoy the views and sun throughout the day. The Lakes are a particular feature providing enticing views from and to the house and Mill pond has a small island, is flanked by magnificent trees and is suitable for boating. In all the property extends to about 12 acres and there is a separate paddock, of about 4 ½ acres, which is accessed of a forestry track and stands above the main property and once again offers beautiful views. This area is currently let out and used for horse grazing.

**General
Tenure**

Freehold with access being gained via Red Road (an adopted highway) and then across a private road which is part owned. Prospective purchasers should check all necessary rights and tenure with their legal advisors.

Services

Mains electricity, private drainage and water from a deep borehole. Oil central heating with twin boilers, enabling added control and fuel economy, serving mostly underfloor heating to the ground floor and radiators on the 1st floor. This is supplemented by a wood burner in the main lounge and gas fire in the sitting room. Purchasers are advised to satisfy themselves as to their suitability.

Fixtures, Fittings, Garden Statuary

These are excluded unless specifically mentioned in these details.

Public rights of way, wayleaves and easements

The property is sold subject to all such matters whether mentioned in these details or not. There are various footpaths and tracks through Dimmingsdale which provide excellent opportunities to walk and ride without going on roads.

Directions

From Alton take Red Road towards Oakmoor. After about ¾ mile you will reach Ramblers Retreat, which the postcode ST10 4BU should lead you to. Take the last of the three turnings signposted Earls Rock and continue to the entrance gates beyond Mill Pond.





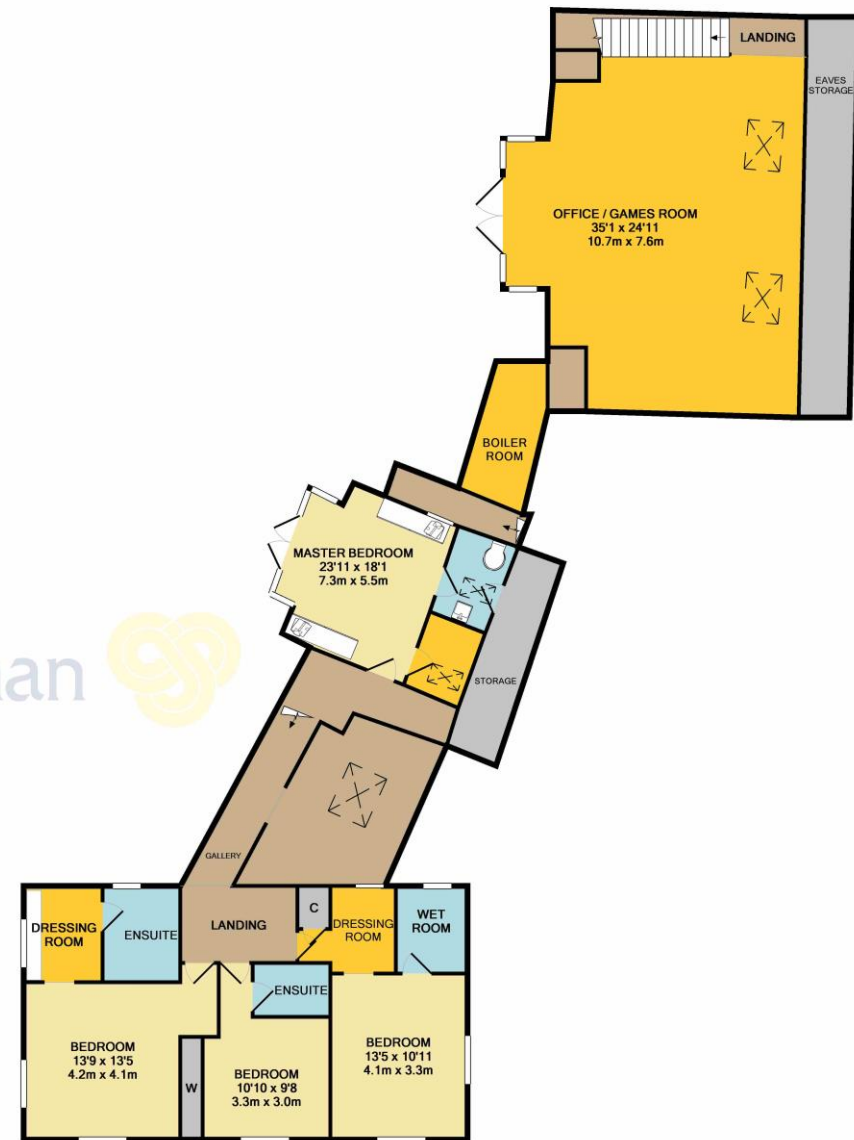






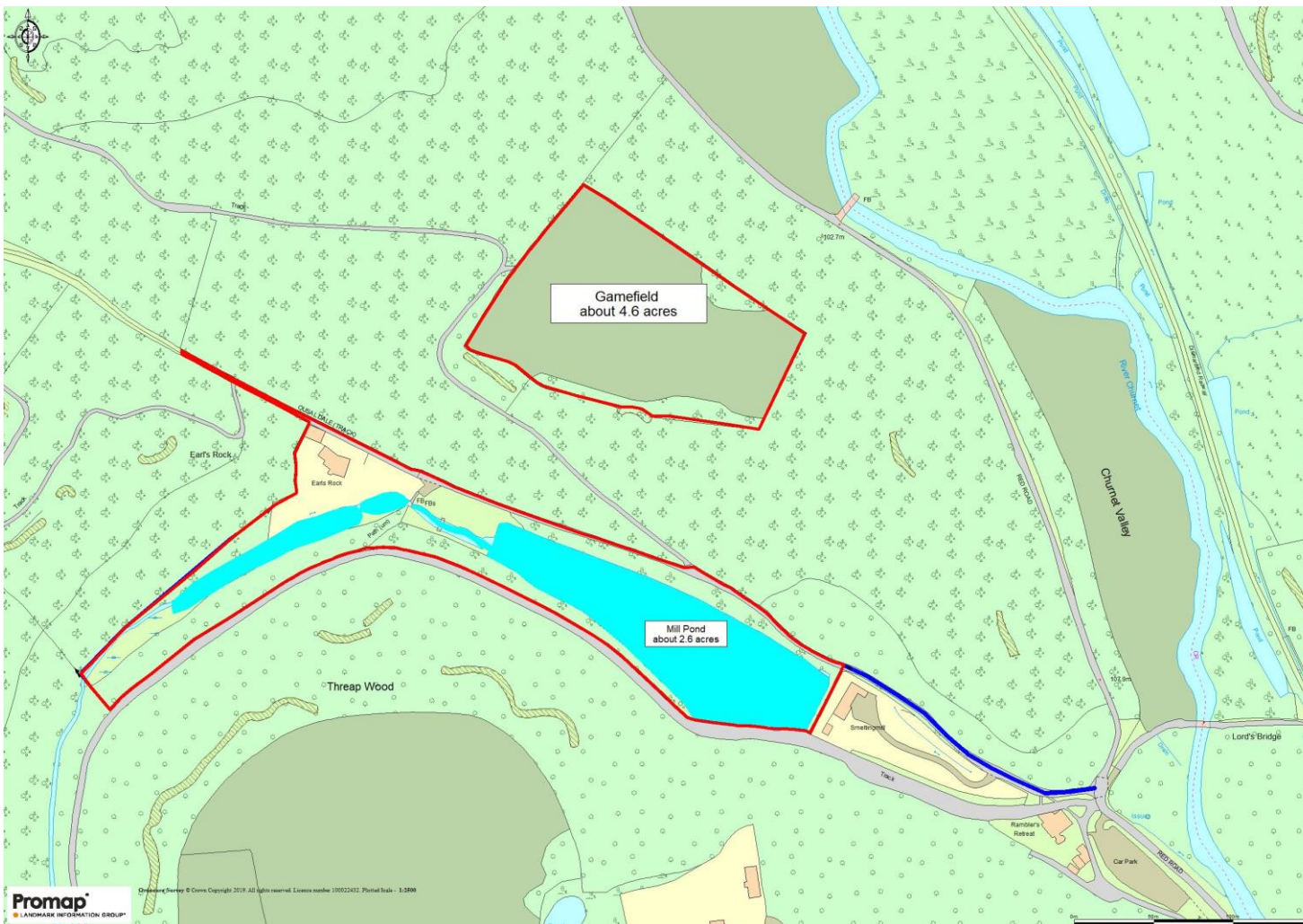


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | | |
| (21 - 38) F | 33 | 41 |
| (1 - 20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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