



Wood Farm, Rakesdale, Red Road, Alton, ST10 4BT



Nestled within idyllic countryside and woodland is Wood Farm, an elegant country residence showcasing spacious and high specification interiors, six en suite bedrooms plus a self contained apartment, a superb leisure suite including an indoor swimming pool and an impressive plot of 17 acres overlooking the Dimmingsdale woodlands. Rebuilt in 2010 from the original farmhouse, Wood Farm features an attractive exterior and has been finished with traditional locally sourced materials in keeping with the location, having a Hollington stone exterior and clay tile roof. The impressive plot extends to a superb size and includes private formal gardens, a paddock ideal for equestrian use, a wildlife pond and beautiful woodland offering endless rambling routes. There is ample parking via two secure gated entrances and a

coach house comprises twin parking bays and a one bedroom apartment ideal as an annexe or for use as an Air BnB type rental.

The architect-designed interiors feature oak doors, architraves and staircase as well as a range of bespoke fitted furniture to most rooms. An oak framed gable porch opens into the impressive galleried reception hall which extends up into three floors. There is a spacious drawing room with feature fireplace, a walk in cloakroom, bespoke dining kitchen, study and guests WC to the ground floor, with an impressive L shaped conservatory being ideal for use as an open plan living and dining space. To the first floor, the master suite benefits from private use of a fitted dressing room and en suite bathroom, with three further bedrooms all serviced by a private en

suite. Two additional en suite bedrooms are set to the second floor. Most of the bedrooms benefit from fitted wardrobes and every window throughout the house enjoys idyllic views over the formal gardens and countryside beyond. To the lower ground floor is bespoke leisure complex comprising a gym, shower room and an indoor heated swimming pool. Outside, dual access gated opens into the driveway where there is ample parking and access into the coach house, which houses two oversized parking bays, ample workspace and a staircase rising to the self contained one bedroom apartment.

Wood Farm lies on the outskirts of the desirable Alton, an idyllic Staffordshire village set amidst rural woodland and countryside. An area known for its historic castle and the

Dimmingsdale nature reserve, Wood Farm lies a mile from the village where facilities including pubs, convenience stores, a post office and a church can be found. The location is ideal for access to the A50 which leads to commercial centres including Derby, Stafford and Stoke and the popular market town of Ashbourne, affectionately known as the gateway to the Peak District, is a 20 minute drive away. JCB can be reached within 10 minutes and rail connections and the renowned racecourse can be found in nearby Uttoxeter. There are a range of independent schools including the JCB Academy, Denstone College and Smallwood Manor Preparatory in the area, East Midlands International Airport can be reached in 45 minutes and Manchester Airport is around an hour away.



- Elegant Country Residence
- Idyllic Countryside Setting
- Superb Plot totalling 17 Acres
- Spacious & Versatile Family Interiors
- Drawing Room, Study & Conservatory
- Bespoke Dining Kitchen
- WC & Ground Floor Boot Room
- Six Double En Suite Bedrooms
- Master Dressing Room & Bathroom
- Dual Gated Entrance to Ample Parking
- Twin Bay Coach House
- Self Contained One Bedroom Apartment ideal as Annexe/Air BnB
- Formal Lawns, Paddock & Wildlife Pond
- Dual Electric and Oil Central Heating & Full Double Glazing
- Direct Access onto Mature Woodland Walks & Dimmingsdale
- Picturesque Views & Secluded Position

An oak framed porch leads into:

Magnificent Reception Hall

A most impressive reception to this executive family home, having an oak galleried staircase rising to the first and second floors, further staircase leading down the lower ground floor leisure complex, and gloss tiled flooring. Doors open into:

Drawing Room 7.85 x 4.47m (approx 25'9 x 14'8)

A spacious reception room having bay windows to two sides, further windows to a third side and an exposed brickwork fireplace housing a gas living flame fire

Breakfast Kitchen 7.32 x 4.95m (approx 24'0 x 16'3)

Fitted with a range of solid oak country style wall and base units with granite worktops over, housing an inset double sink, recess housing a range cooker and integral appliances including dishwasher, fridge and microwave. There are bespoke units including a Chef larder, wine rack and refuse cupboards and the kitchen has a window to the front, tiled flooring and spaces for both dining and living areas. A door opens into:

Study 2.95 x 2.85m (approx 9'8 x 9'4)

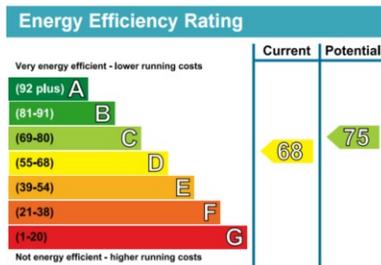
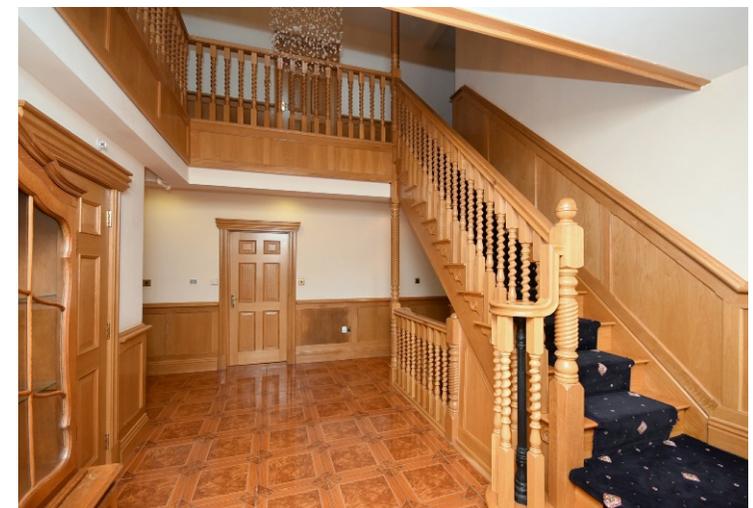
With a window to the rear, fitted desk and storage and a door into the:

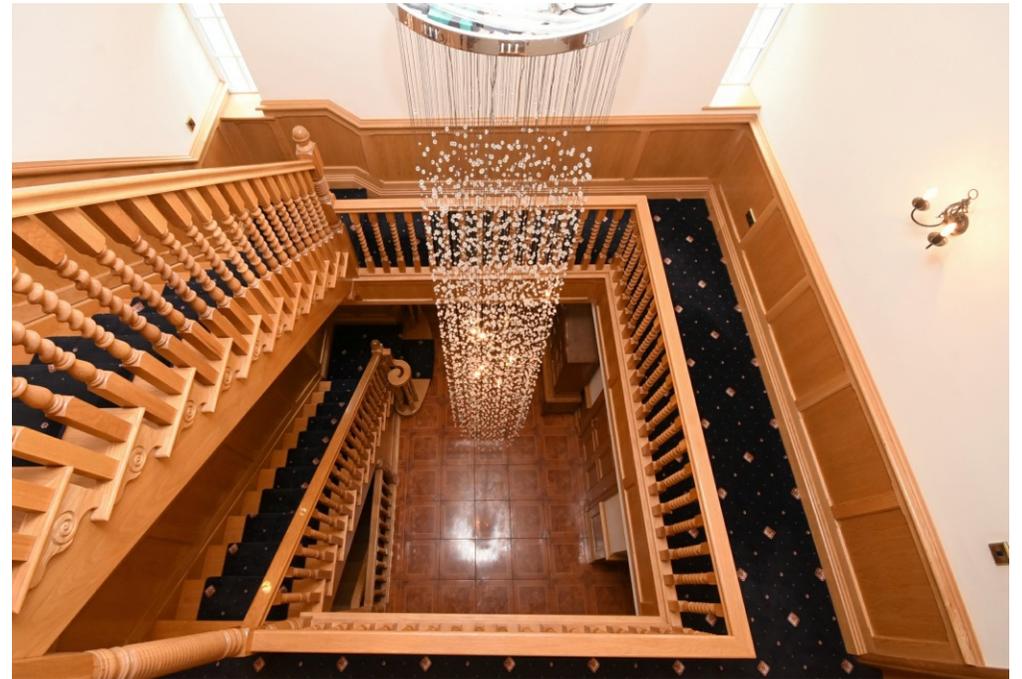
Conservatory 9.78 x 4.27m (approx 32'1 x 14'0) – max

A most impressive living space having double doors giving access to both the front and rear aspects, tiled flooring and a door into the **Garage**. This reception room is ideal for use as a formal dining space and family room

Boot Room 2.85 x 2.68m (approx 9'4 x 8'9)

Fitted out with a range of bespoke oak wardrobes and storage, this useful room is fitted with a suite comprising Savoy wash basin set to vanity unit, WC and bathtub with spa jets and shower over, having a window to the rear aspect





Stairs rise to the first floor **Galleried Landing**, where a further staircase rises to the second floor and there are window to the front. Doors open into:

Master Bedroom 4.82 x 4.48m (approx 15'10 x 14'8)

A spacious principal bedroom suite having windows to two sides, a range of oak fitted furniture and wardrobes and an opening into:

Dressing Room 2.16 x 1.68m (approx 7'1 x 5'6)

Fitted with further wardrobes and drawers, the dressing room has a window to the side with glorious views and a door opening into:

En Suite

Comprising pedestal wash basin, WC and bathtub with spa jets, having a window to the rear, chrome heated towel rail, tiled flooring and tiled splash backs

Bedroom Four 3.65 x 3.05m (approx 12'0 x 10'0)

With a window to the front, two double fitted wardrobes and a door into:

En Suite

Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled walls and a chrome heated towel rail

Bedroom Five 3.65 x 2.9m (approx 12'0 x 9'6)

Having windows to two sides, two double fitted wardrobes and a door into:

En Suite

Comprising pedestal wash basin, WC and shower, with tiled flooring, tiled walls, a window to the rear and a chrome heated towel rail

Bedroom Six 3.14 x 2.98m (approx 10'4 x 9'9)

With a window to the rear, fitted wardrobes and a door into:

En Suite

Fitted with pedestal wash basin, WC and shower, with tiled walls, tiled flooring, a window to the rear and a heated towel rail



The second floor **Galleried Landing** has doors into:

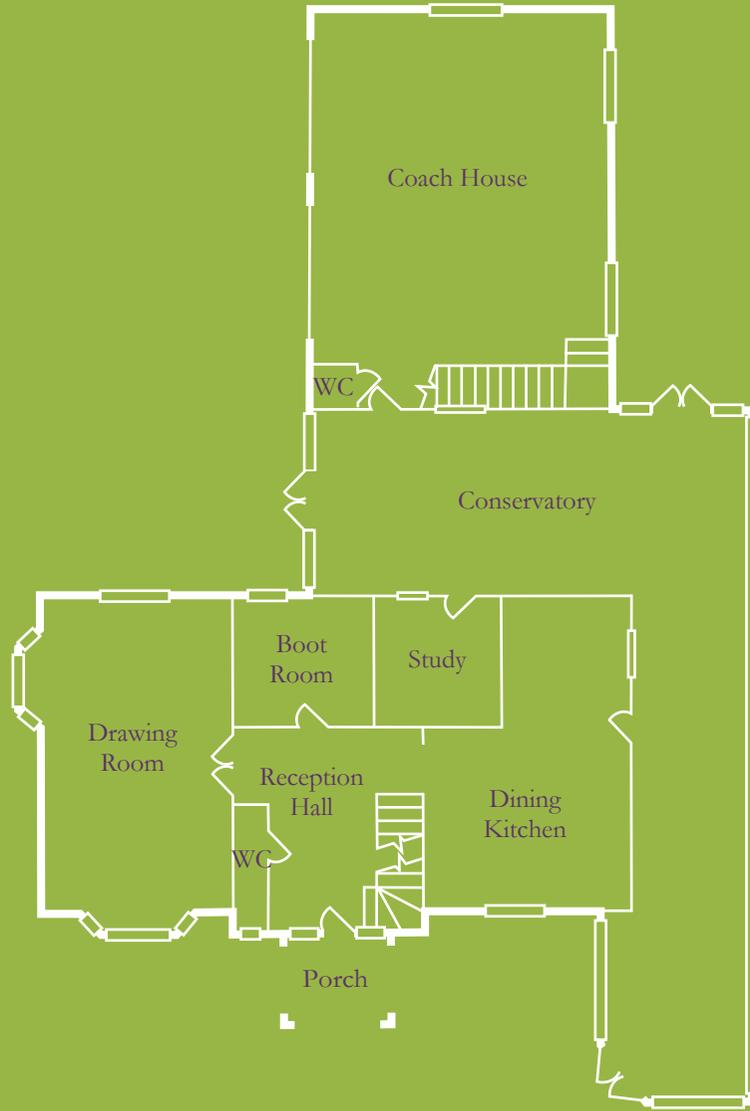
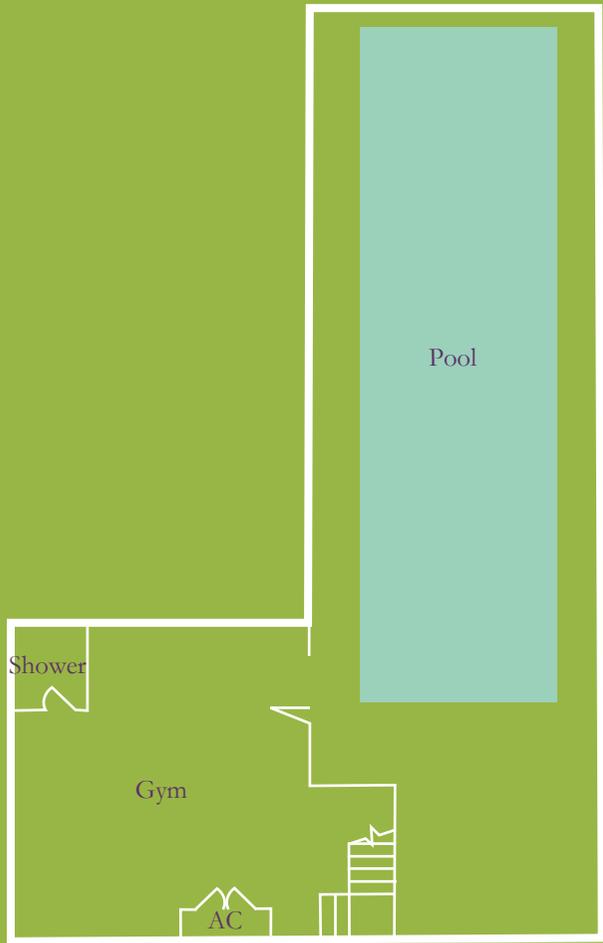
Bedroom Two 5.0 x 5.0m (approx 16'5 x 16'5)
Another spacious double bedrooms having a window to the side, fitted wardrobes and private use of:

En Suite
Comprising with wash basin, WC and shower, with a chrome heated towel rail, tiled flooring and tiled walls

Bedroom Three 5.0 x 4.45m (approx 16'5 x 14'7)
With window to the side aspect enjoying idyllic woodland views, fitted wardrobes and a door into:

En Suite
Fitted with wash basin, WC and shower, with a chrome heated towel rail, tiled flooring and tiled walls





The lower ground floor **Basement** has been designed to incorporate a superb **Leisure Suite** and swimming pool, with a shower room and

Gym 7.33 x 7.3m (approx 24'1 x 23'11)
Stairs lead down from the **Reception Hall** to this versatile space, ideal as a games room, gym or spa room. A door opens into a fitted **Airing Cupboard** and to the **Shower Room**, fitted with wash basin, WC and shower. Bifold doors lead into:

Swimming Pool 21.5 x 6.8m (approx 70'6 x 22'4)
Having a seating area, the swimming pool is heated and has undersurface lighting and an electric roller cover

Self Contained Annexe

Ideal as a guest suite, annexe or Air BnB type rental accommodation, this self contained apartment offers a versatile space which would also be ideal for conversion into a home office suite. Stairs rise from the exterior into:

Open Plan Living Kitchen 4.5 x 3.9m (approx 14'9 x 12'10)

An open plan space having a window to the front aspect and a kitchen fitted with wall and base units housing an inset sink, integral oven, integral induction hob and space for a fridge. A door opens into:

Bedroom 4.52 x 3.9m (approx 14'10 x 12'10)

This good sized bedroom is fitted with a range of oak wardrobes and storage and has windows to two sides. A staircase leads down into the garage and a door opens to the **Wet Room**, fitted with wash basin, WC and electric shower, with tiled flooring and walls











Outside

From Red Road a lengthy driveway leads between woodland up to Wood Farm where the property enjoys a secluded and peaceful spot above the Dimmingsdale woodlands. Double electric gates open from two sides into the dual entrance driveway where there is ample parking and turning space to both the front and rear. There are lawns to all sides and a terrace to the front aspect provides space for alfresco dining. To one side there is a large base ideal for the installation of a garden shed.

Coach House 9.23 x 7.0m (approx 30'3 x 23'0)
 Electric entrance doors open to the **Garage** which houses two oversized parking bays, ample fitted storage and workshop space and a useful **Gardeners WC**. There are windows to two sides and a door opens to a staircase rising to the apartment above

Paddock & Land

The superb plot extends to approximately 17 acres and comprises the formal grounds and driveway, a wildlife pond, a gated paddock ideal for equestrian use and rural woodland and countryside leading down into the valley of Dimmingsdale. There are public rambling routes through the woodlands which run alongside the exterior property boundary

Directional Note

Take Red Road towards Ramblers Retreat. At the S bend, go past Holme Farm and take the next left turning. Continue along the track, the property will be at the end at the top of the hill

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.