



The Alders
Crakemarsh | Uttoxeter | ST14 5AR

THE ALDERS



The Alders is a stunning Country Home that has been remodelled and renovated in recent years, providing exceptional accommodation set in a picturesque rural location. The home is nestled in 5.7 acres of grounds in a tranquil location yet offers excellent access to amenities and commuting links.



ACCOMMODATION

The home itself is approximately 3500ft² and offers an abundance of reception space with a formal dining room, sitting room, and lounge, all incredibly well-appointed. The heart of the home is an outstanding living kitchen with enough room for a seating area and dining area, with bi-fold doors opening out onto a large terrace. To complete the ground floor, there is a bedroom, along with two shower rooms and a large utility room.

Externally, the home has a gated driveway and provides plenty of parking, leading to the stabling area where there are six stables, tack rooms, and office space. There are flat paddocks immediately to the rear of the stabling area, and the home previously had planning permission for a menage to be installed. The grounds are beautifully set with an abundance of trees around the borders, and to the side of the home is Alder Brook, a charming setting where Kingfishers reside. Additionally, planning permission has been granted for four shepherd's huts, giving the home commercial viability for those wanting to run a business.

A truly wonderful home, setting, and location – a must-see property to appreciate all that is on offer.

Ground Floor

Upon entering The Alders, you are welcomed by a bright and spacious entrance hall featuring a fully glazed picture window that provides views of the grounds. An elegant formal dining room with parquet flooring, a fireplace, and a door leading to the enchanting side garden greets you. The sitting room, also adorned with French doors opening to the garden, showcases an open fireplace and parquet flooring, offering a delightful space. Another expansive Lounge boasts a small inglenook with a wood-burning stove, French doors opening onto the rear gardens.

The magnificent open-plan living kitchen serves as the true heart of this home, offering a stunning backdrop for both cooking and entertaining while enjoying views of the garden and paddocks. Bi-folding doors open onto a sizable patio area, ideal for al fresco dining. The modern kitchen is well equipped with granite worktops, and a large central island with a NEFF induction hob. Integrated NEFF ovens, a microwave, and a dishwasher complete the contemporary kitchen.

The ample living area within the kitchen provides a delightful seating area with gorgeous views over the grounds, complemented by a notable wood-burning stove, and there is also space for a breakfast table too. The utility room and boot room offer convenient access to the side of the house and is fully equipped as a second kitchen. There is also a double bedroom and 2 further shower rooms. This area has the potential to function as a self-contained annexe or accommodate a dependent relative.









SELLER INSIGHT

“Nestled within the serene embrace of The Alders, this exceptional property beckons you into a world where nature and luxury seamlessly coexist.

“We felt an immediate connection to the tranquil grounds and expansive outdoor spaces, perfect for our beloved horses, dogs, and even a flock of chickens that could roam freely, creating a picturesque harmony with the surroundings.”

“The setting itself is a testament to the remarkable allure of this home, where the peaceful nature of the grounds and the comforting openness of the outdoor space became the foundation for a lifestyle immersed in nature’s embrace. The Brook meandering gracefully beside the home introduces a melodic backdrop to everyday life, complemented by an abundance of wildlife.”

“From nearly every window, the sight of our horses gracefully grazing and the morning rendezvous with a woodpecker enjoying its breakfast create an enchanting daily rhythm. The resident kingfishers further contribute to the vibrant tapestry of life that unfolds with this home.”

“The neighbourhood, a harmonious blend of homes, farms, and equestrian enthusiasts, has proven to be more than just a collection of residences. It’s a close-knit community that values privacy as much as camaraderie, offering a unique blend of sociability and seclusion.”

“Over the years, this home has played host to numerous gatherings and events, providing a canvas for celebrations that resonate through the expansive gardens. The seclusion of the property allows for festivities that echo with joy without disturbing the tranquillity of the surroundings.”

“Beyond the gates of The Alders lies a world of convenience and leisure. Bridle paths and footpaths are mere steps away, offering a gateway to the natural beauty that surrounds the property. Nearby restaurants, country pubs, and the proximity to Uttoxeter with its array of amenities ensure that every desire is met within a short distance.”

“The functionality of this home has seamlessly supported our daily routines and equestrian pursuits. The proximity of bridle paths has made it a haven for horse lovers, allowing us to witness the frolics of our equine companions from the comfort of our living spaces.”

“The Alders’ interiors are bathed in natural light throughout the day, enhancing the vibrant ambience that permeates every room. Spectacular sunsets over the back garden provide a serene conclusion to each day, creating a home where every moment is bathed in the warm glow of nature.”

“Recent renovations and meticulous maintenance have elevated this home to a pinnacle of elegance. From the repositioning of the kitchen to the addition of new bathrooms and the creation of a landscaped terrace with a separate swim spa, every enhancement reflects a commitment to preserving the property’s grandeur.”

“Our time at The Alders has been adorned with moments that linger in the heart—a symphony of horses grazing, chickens meandering to the brook, and the dance of kingfishers on a crisp spring morning.”

*“Our advice to the future owner is simple: relish the privacy, immerse yourself in the beauty of this historical haven, and become a custodian of The Alders, adding your chapter to its rich tapestry of history.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The accommodation on the first floor is highly versatile and spacious, easily accommodating five double bedrooms. The current configuration is designed to feature a fabulous master suite, comprising a generously sized bedroom with views over the grounds, an ensuite shower room, and access to an additional fully equipped bathroom and combination dressing room complete with a freestanding contemporary bath. There is also a sizable bedroom currently utilized as a dressing room. There is also ample storage on the landing and a laundry room for added convenience. Furthermore, there are two additional large bedrooms, one with an ensuite toilet, and a well-appointed family shower room.









OUTSIDE

The exterior of the home is as special as its interior. Gated access and ample parking are available, and the driveway leads to the stables, which comprise six stables, 2 heated tack rooms, feed rooms and an office including shower room and sitting room, and ample outdoor storage for mowers, tractors and trailers. The home is situated on a total plot of 5.7 acres, primarily laid to lawn, with flat paddocks making it perfect for the equestrian enthusiast.

Immediately to the rear of the home, there is a large terrace for outdoor entertaining leading onto more lawned gardens, and there is also an area with a swim spa. The property is secure and private in its setting. To the right of the home, Alder Brook babbles along, providing a serene spot for relaxation and serving as the habitat for the resident Kingfishers. The grounds are teeming with countryside wildlife, enhancing the rural charm of the home.

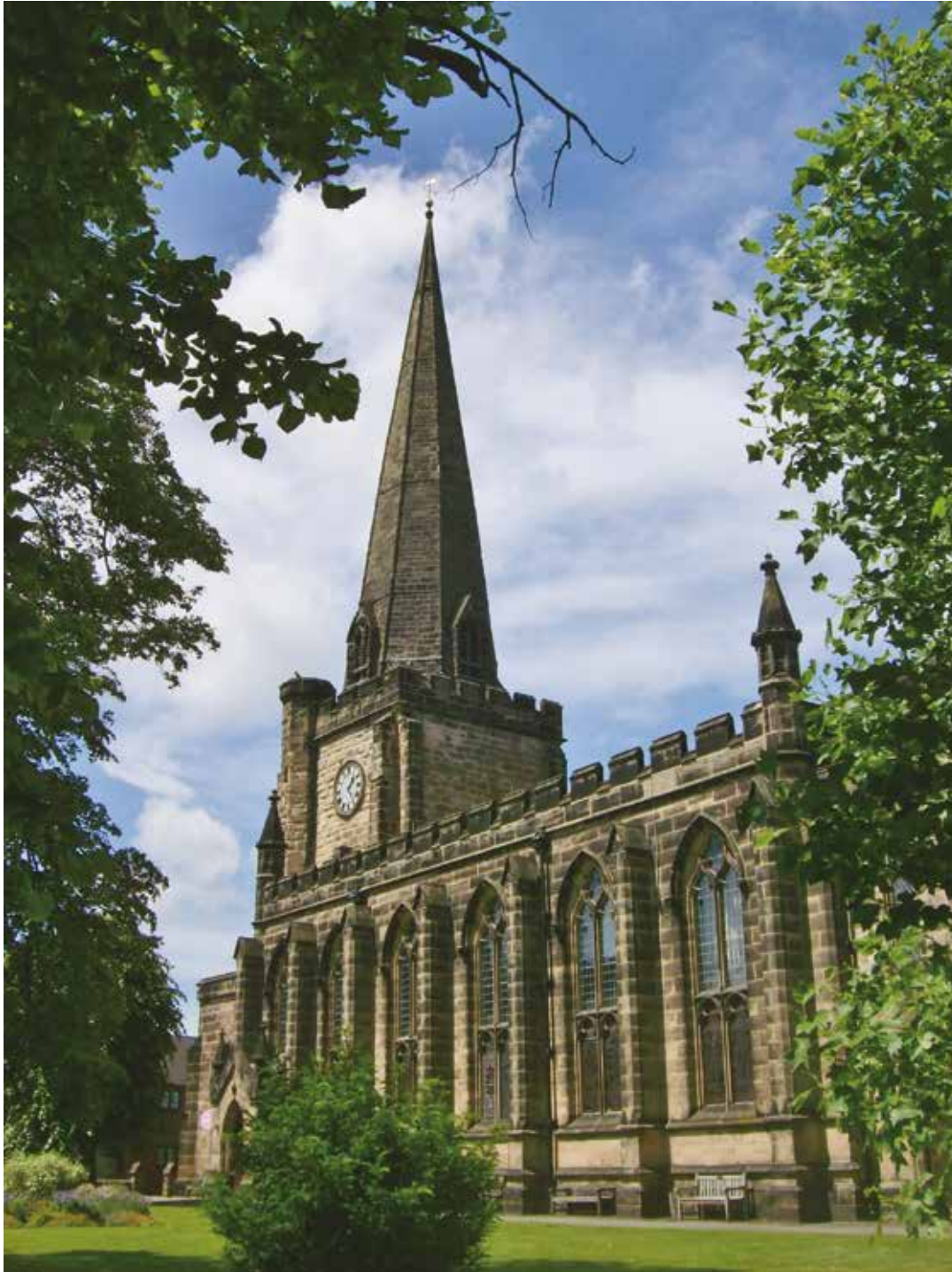
Agents note

To the left-hand side of the home, there is separate access which includes additional parking to an area with a mobile home upon and planning has been granted for the erection of 4 shepherd huts (one in situ already) Planning via East Staffordshire Borough Council, reference P/2013/01488. This allows the new owners to run a commercial venture which could offer strong returns due to the excellent location.









LOCATION

The location of the Alders is excellent and set some 2.5 miles from Uttoxeter which has all types of amenities including a leisure park and cinema on offer including a Waitrose and is home to the famous Uttoxeter Racecourse. For leisure pursuits, there are countryside walks on your doorstep and also ease of access to the A50 for commuting to Stoke, Manchester or Derby. For London, from Lichfield Trent Valley you can access Euston in around 1hr 10 mins. The home has excellent schooling nearby with Denstone College, Abbotsholme and Thomas Alleyne's High School in Uttoxeter. The JCB Headquarters and Alton Towers are all within 8 miles of Crakemarsh, whilst Trentham Gardens is about 17 miles away. For International travel both East Midlands and Manchester Airports are easily reached from here. Finally, the location is also within easy reach of the Peak District for all the beauty this national park offers.





INFORMATION

Services: Oil Fired Central Heating, Septic Tanks for drainage, Mains water and Electric.

Tenure

Freehold

Local Authority

East Staffordshire Borough Council
Council Tax Band: F

Viewings & Directions:

Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

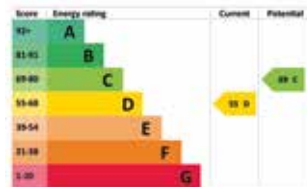
For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday by appointment only.



The Alders, Uttoxeter
Main House gross internal area = 3,542 sq ft / 329 sq m
Tractor Port gross internal area = 248 sq ft / 23 sq m
Stables gross internal area = 2,739 sq ft / 255 sq m
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height
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We value the little things that make a home



LEE ARMSTRONG

PARTNER AGENT

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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