



32 Church Lane, Oulton

£425,000 Freehold



Steeped in history, the Old Post Office on Church Lane is a unique piece of Oulton's heritage. • The large living room, dining room, and open-plan kitchen, and three double bedrooms upstairs provide ample space for family life. • The property boasts lovely front and side gardens, and a rear garden. The conservatory provides a perfect spot to relax and enjoy the lush garden views. • The outbuilding and stores to the side of this home offer immense potential for conversion. Whether you envision a studio, workshop, or additional living space, the possibilities are endless. • Situated in the heart of Oulton, the property is surrounded by beauty. Despite its peaceful setting, it's close to the amenities of Stone, excellent schools, and commuter links.



Discover a delightful three-bedroom character property in the charming village of Oulton. Brimming with history and charm, this unique home offers a rare chance to own a piece of local heritage. Once the bustling hub of the community, the property still proudly displays its original post box at the front, a nod to its storied past. Originally two cottages, the home has been seamlessly merged into one spacious dwelling, retaining its quaint character while offering modern comforts. The outbuilding at the rear, which once housed a bakery, remains a testament to the property's versatile history. Imagine the aroma of freshly baked bread mingling with the flurry of letters and parcels – a vivid reminder of the vibrant life that once flowed through these walls. Step through the entrance hall into the expansive living room at the front of the property, where natural light pours in, illuminating the feature fireplace. Double doors lead to the dining room and through to the conservatory, a highlight of the home, where you can sit and admire the lush garden views. The open-plan kitchen, with exposed brickwork and ample charm, overlooks the picturesque rear garden. Accessed from here is a generous store space, reminiscent of the old sorting offices, complete with remnants of the bakery's past, including an original baker's oven. The potential for conversion here is immense, presenting a fantastic opportunity to create additional living or working spaces. The ground floor also includes a convenient guest cloakroom. Upstairs, you'll find three spacious double bedrooms, each offering stunning views of the surrounding greenery. The main bathroom, complete with a bath and shower, serves the bedrooms. The layout is both practical and charming, ideal for family living. The property boasts pretty front gardens leading to the rear, where an artificial lawn and beautiful shrubbery create a private space. The side garden adds to the outdoor space, perfect for any green thumbs and driveway parking ensures ample space for vehicles. Situated in the heart of Oulton, within the scenic Moddershall Valley, the property is defined by the natural beauty of Scotch Brook and its proximity to the River Trent. Despite its tranquil setting, you're never far from the amenities of Stone, with excellent schools and commuter links nearby. Don't miss this chance to own a home that is not only a part of Oulton's history but also offers endless potential for the future. The Old Post Office has been cherished over the years and is now ready for a new chapter. This house has so much to offer, so schedule your viewing today and be a part of the continuing story of the Old Post Office, Church Lane, Oulton.



Charming 3-bed heritage home in Oulton village with original post box & bakery outbuilding. Spacious living areas, conservatory, and potential for conversion. Pretty gardens, driveway, scenic location near River Trent & Stone amenities. Unique opportunity to own a piece of local history.

Council Tax band: C

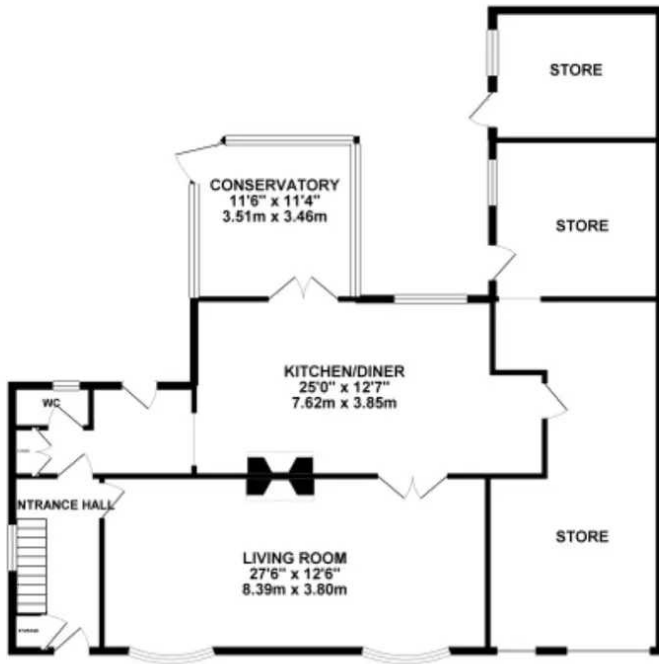
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



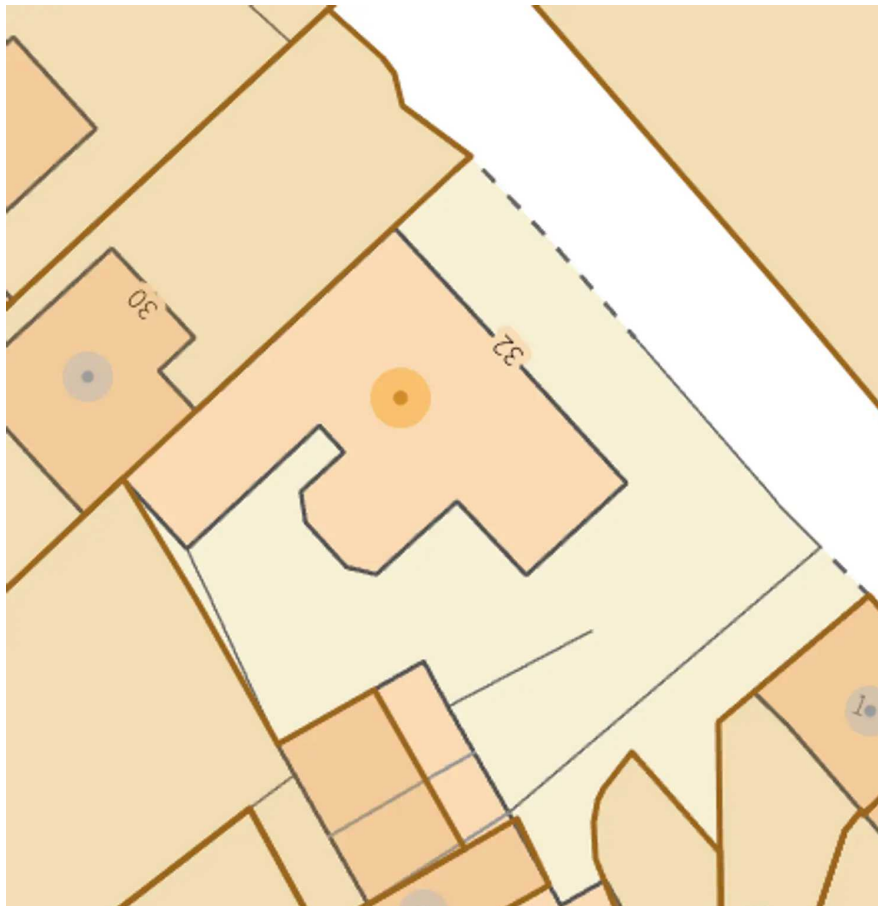
GROUND FLOOR



1ST FLOOR



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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