



**MARSTON BROOK FARM  
MARSTON BANK  
MARSTON MONTGOMERY  
ST14 5BT**

**OFFERS AROUND £975,000**









## MARSTON BROOK FARM, MARSTON BANK, MARSTON MONTGOMERY, ST14 5BT

An exceptional detached country residence occupying an idyllic position on the fringe of the sought after village of Marston Montgomery. The property stands on an extensive plot extending to approximately 1.6 acres with natural stream running along the boundary and south westerly facing gardens overlooking open countryside.

In recent years the property has undergone a superb transformation to include full refurbishment of the property to the highest of standards, a substantial extension and the addition of an oak framed orangery taking full advantage of the views over the gardens and adjoining farmland.

Sympathetically restored, carefully retaining many fine original features which are complemented by the comforts of modern day living. The refurbishment programme includes: a high specification bespoke kitchen; oak woodwork including windows, internal doors, architraves and skirting boards; two fully fitted bathroom suites both with free standing bath and separate shower cubicle; new roof; electric underfloor heating in the kitchen and orangery.

Approached through an electric gate and over a long sweeping driveway leading to the three bay garage, two of which are open fronted and one with double doors. The gardens are landscaped and designed to provide various seating areas to enjoy the many beautiful aspects. There is a large orchard with various fruit trees, fully fenced and enclosed ideal for keeping chickens or small animals.

The property is located within a short walk of the village pub, village hall and primary school. Conveniently placed between the towns of Ashbourne and Uttoxeter. JCB world headquarters are also only a short commute away.

### A TRULY CHARMING PROPERTY BOASTING SUBSTANTIALLY PROPORTIONED ACCOMMODATION MODERNISED TO AN EXCEPTIONALLY HIGH SPECIFICATION

#### ACCOMMODATION

An oak front entrance door opens into the

**Entrance Hall** with tiled flooring, period style radiator, exposed woodwork, front and rear aspect hardwood double glazed windows and doors lead to the sitting room, dining kitchen and cloakroom.

**Cloakroom** having a continuation of the tiled flooring, low flush wc, wash hand basin with vanity unit below, radiator and rear aspect hardwood double glazed window.

**Sitting Room** 7.5m x 4.86m (23'2" x 15'11") having exposed ceiling beams and woodwork, Inglenook style fireplace with

inset wood burning stove standing on a tiled hearth with original built in cupboards to one side of the fireplace. There are two radiators, front aspect double glazed window, door leading to the dining room, hardwood double glazed French doors opening onto the garden and a further set of glazed doors open into the

**Oak Framed Orangery** 3.58m x 3.30m (11'9" x 10'10") Having tiled flooring with underfloor heating, radiator, double glazed windows with delightful views over the gardens and surrounding countryside and French doors opening onto the gardens.

**Dining Room** 4.17m x 4.15m (13'8" x 13'7") having two double glazed windows, radiator and feature fireplace with oak surround, cast iron arched inset with open grate and tiled hearth.

**Dining Kitchen** 5.23m x 4.77m (17'2" x 15'8") comprising a quality bespoke range of wall and base units and drawers including a display cabinet with glazed doors, plate rack and shelving. Integrated dishwasher, granite work surface and upstands with Belfast double sink unit, front and rear aspect hardwood double glazed windows. Recessed ceiling spotlighting, tiled flooring with underfloor heating, radiator, feature brick fireplace with

inset Rangemaster incorporating a six ring hob, two ovens, grill and warming drawer with extractor hood above. A door opens into the

**Rear Entrance Hallway/Boot Room** 5.12m x 2.19m (16'10" x 7'2") having a tiled floor, radiator, two hardwood double glazed windows and door leading to the

**Utility Room** 5.15m x 2.42m (16'11" x 7'11") comprising a quality bespoke range of wall and base units and drawers incorporating a plate rack and integrated Lamona microwave. Oak work surface with inset ceramic sink and drainer unit. Space for appliances and plumbing for washing machine. Worcester oil fired central heating boiler, recessed ceiling spotlighting, radiator and tiled flooring.

**First Floor Landing** with exposed beamwork and floor boards, recessed ceiling spotlights, radiator, access to the roof space and doors lead to the bedrooms and family bathroom.

**Bedroom One** 5.22m x 4.81m (17'2" x 15'9") having recessed ceiling spotlighting, front and rear aspect hardwood double glazed windows and radiator. A door leads into the

**Dressing Room/Nursery** 4.27m x 2.21m (14' x 7'3") comprising a range of fitted wardrobes and drawers, front aspect hardwood double glazed window, radiator and recessed ceiling spotlighting. A door leads into the

**En Suite Bathroom** 5.14m x 2.47m (16'10" x 8'1") comprising a free standing bath with mixer tap, double shower cubicle with mains control shower, low flush wc and wash hand basin with vanity unit below. Recessed ceiling spotlighting, partially tiled walls, radiator and heated towel rail. Rear aspect hardwood double glazed window, period style radiator and tiled flooring.

**Bedroom Two** 4.65m x 3.5m (15'3" x 11'6") having exposed ceiling beams, recessed ceiling spotlighting, two

hardwood double glazed windows and radiator.

**Bedroom Three** 4.22m x 4.22m (13'10" x 13'10") having a hardwood double glazed window, radiator, exposed floor boards and feature fireplace with cast iron inset and open grate, decorative tiled sides and hearth.

**Family Bathroom** 4.55m x 2.88m (14'11" x 9'6") comprising a free standing bath with mixer tap, double shower cubicle with mains control shower, wash hand basin, low flush wc, hardwood double glazed window, radiator and recessed ceiling spotlighting. Partially tiled walls, exposed ceiling beams and floor boards.

#### **OUTSIDE**

The gardens and grounds extend to approximately 1.6 acres. The property stands behind a lawned garden with planted borders and gravelled pathway leading to the front open porch.

Approached through an electric gate and over a sweeping driveway leading to the rear of the property where there is ample gravelled parking and turning space, in turn leading to an oak framed three bay garage, two of which are open fronted and the third has oak double doors, light and power.

The gardens are landscaped with extensive lawns, well stocked borders and various trees, some of which are illuminated. Designed to provide various seating areas to enjoy the many beautiful aspects, including the open countryside views; the sound of the water by the brook and a sheltered terrace to enjoy the seclusion with external lighting to this area. A wide gravelled terrace runs across the rear of the property, a most pleasant spot to take in the south westerly aspect, ideal for dining and entertaining. There is a large orchard with a variety of beech trees and fruit trees including apple, pear, walnut, damson and greengage. This area is fully fenced and enclosed making it ideal for keeping chickens or small animals.

#### **SERVICES**

It is understood that mains electricity and water are connected. Oil fired central heating, The property is undergoing a replacement sewage treatment system.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Band F

#### **EPC RATING C**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **WHAT3WORDS**

Eggshell.upcoming.coining

Ref: FTA2658









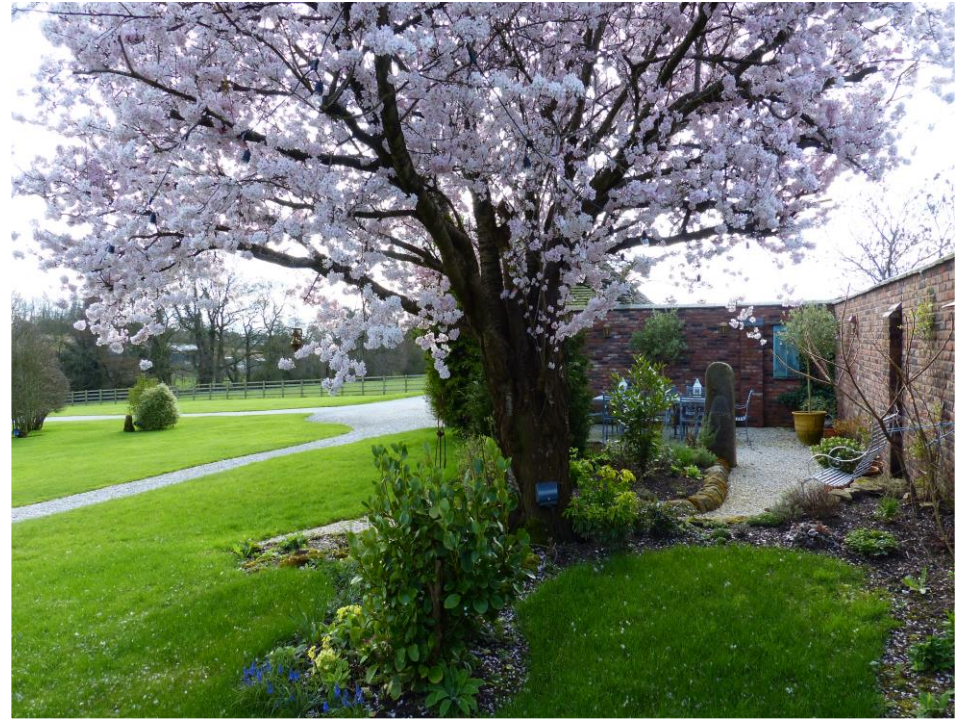














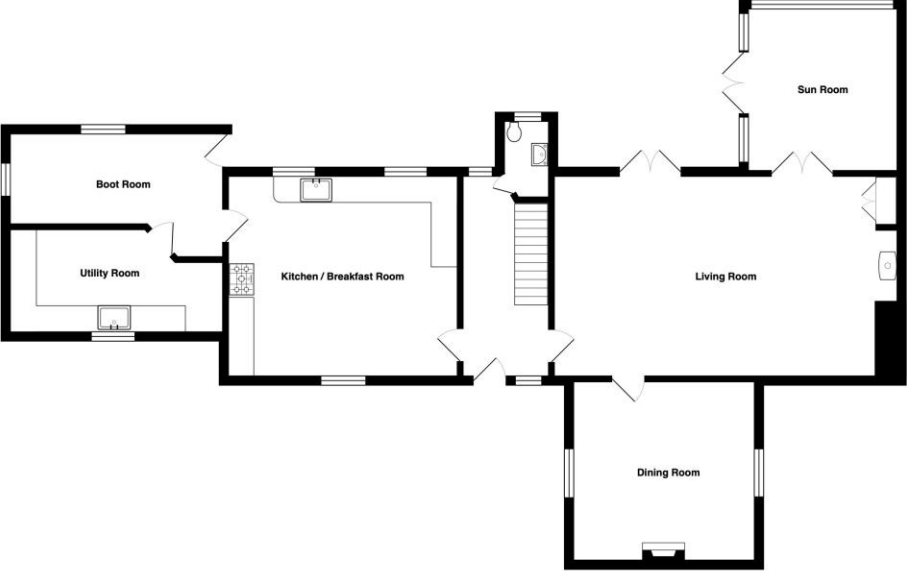








Marston Brook Farm, Barway, Marston Montgomery, ST14 5BT



Total Area: 250.0 m<sup>2</sup> ... 2691 ft<sup>2</sup>  
All measurements are approximate and for display purposes only





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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*

