

Hound Hill

Marchington, Uttoxeter, ST14 8LN

John 
German






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£450,000



Beautifully presented and immaculately maintained barn conversion providing deceptively spacious and highly versatile accommodation, occupying a good sized enclosed plot enjoying a degree of privacy, plus parking and three garages.

Whether looking to move up or down the property ladder, internal inspection of this 'turnkey' home is absolutely essential to appreciate its room dimensions and versatile layout, excellent condition both inside and out, plus its delightful location on the rural outskirts of Marchington. Benefitting from the relatively unusual feature for a barn conversion of having enclosed gardens to both the front and rear elevation enjoying a degree of privacy, plus parking for three cars and three garages.

The village of Marchington provides a range of amenities including its first school, community shop, The Dog & Partridge public house and restaurant, active village hall and the cricket ground providing the home of Uttoxeter Cricket Club. The towns of Uttoxeter and Burton upon Trent are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Glazed double doors open to the light and airy reception hall providing a hugely impressive and lovely introduction to the home with a feature tiled floor that runs into the kitchen, stairs rising to the first floor and solid doors leading to the spacious and versatile ground floor accommodation.

The well proportioned and comfortable living room has a focal brick fireplace and log burner set on a matching hearth and a timber beam mantle, with a beamed ceiling and French door with side lights providing natural light and direct access to the front patio and garden.

The generously sized dining kitchen has a lovely, vaulted ceiling providing a rear feeling of space and light with exposed beams and wall trusses plus three double glazed skylights providing that extra light. There is a range of shaker style base and eye level units with quality work surfaces and an inset Belfast style ceramic sink set below the window overlooking the rear garden, there is space for a range stove with extractor hood over, integrated dishwasher and a useful walk-in cupboard providing space for appliances and general storage. A solid door opens to the fitted laundry room which has a range of fitted units and plumbing for a washing machine, space for a fridge freezer and a door to the garden.

Also positioned to the rear of the home is the real feature room, currently used as the master bedroom but making an equally adept reception room if desired. Having vaulted ceilings with exposed beams and wall trusses, dual aspect windows providing light and a door to the patio and garden, fitted storage and a fabulous mezzanine area, ideal for a home office, gaming area or additional sleeping depending on your needs.

To the first floor, the front facing double bedroom has a beamed ceiling and a window overlooking the pleasant garden, plus the benefit of a built in wardrobe and a fully tiled en suite shower room, having a white suite incorporating a double shower cubicle with a mixer shower over.

Completing the ground floor space is the fully tiled family bathroom having a modern white suite with fitted cupboards incorporating a panelled bath with a period style mixer tap and shower attachment over.

To the first floor, the landing has access to the eaves storage and solid doors leading to two further bedrooms, each having dual aspect skylights and access to the eaves with bedroom four having a walk-in wardrobe to one side.

Finally, there is the toilet that has a two piece suite with splashbacks.

Outside to the rear, a paved patio provides a delightful seating and entertaining area enjoying a good degree of privacy leading to the delightful, enclosed garden which is predominantly laid to lawn with well stocked borders containing a range of established plants and some trees, plus access to the timber constructed outbuilding which incorporated a lovely summerhouse and a useful workshop/shed. Double gates open to the shared access leading to the separate garage block.

To the front is an equally delightful garden predominantly laid to lawn with a paved patio providing an ideal area for your morning coffee with well stocked beds and borders containing a variety of shrubs and plants. A timber five bar gate opens to the wide tarmac driveway providing off road parking for three cars and enjoying a fabulous far-reaching view.

Shared access leads to the three garages, two of which are adjoining each other, the third positioned at the top of the block, all having timber double doors and power.

Please note, the property and garaging are on two Land Registry Titles.

What3word: hails.farm.engraving

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garages

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: TBC / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15082024

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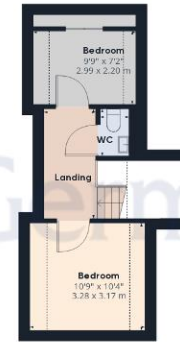


little sister
I got much better than this!

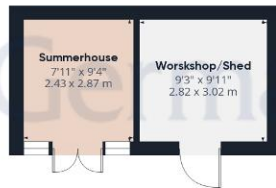




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2212.52 ft²

205.55 m²

Reduced headroom

90.31 ft²

8.39 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	49 E	
21-38	F		
1-20	G		



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