

Hobb Lane

Marchington, Uttoxeter, ST14 8RQ

John German





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£1,100,000

Handsome detached former farmhouse providing spacious family sized accommodation set over three floors, immersed in a wealth of original features and character. Occupying a plot extending to approximately 1.25 acre in total, enjoying magnificent far-reaching views.

Harmoniously combining an abundance of original features including exposed beams, inglenook fireplaces, latch doors and generous room dimensions, with modern living specification, viewing and consideration of this magnificent home is absolutely essential. Occupying a beautiful plot that extends to approximately 1.25 acre in total, incorporating a paddock which measures approximately 0.85 acre enjoying peace and tranquillity, plus fabulous far reaching views over the surrounding fields and unspoilt countryside.

Situated at the end of a long private shared drive, the surrounding villages of Marchington and Abbots Bromley, plus Uttoxeter town centre are all within easy commutable distance. Surrounding road networks are also within easy reach, including the A50, A38 and M42 networks, plus the Trent Valley Train Station providing access to Birmingham and London.

A traditional tiled canopy porch with a solid timber door opens to the beautiful dining hall providing an immediate sense of the charming accommodation and standard on offer with a feature inglenook fireplace, exposed beams and a feature exposed brick wall, built in storage and latch doors to the spacious ground floor accommodation.

The comfortably sized dual aspect sitting room is immersed in the afternoon sun, having a beamed ceiling, focal open fire with a feature surround and French doors opening to one of the patios.

An inner hallway has exposed beams and a flagstone floor that flows through the majority of the remaining ground floor accommodation, with natural light from the double-glazed skylight and French doors opening to the rear patio.

The delightful living room is also dual aspect having a feature inglenook fireplace with a cast log burner set on the herringbone hearth, a latch door to the stairs for the first floor and a useful understairs cupboard.

The hub of this superb home is the open plan living dining kitchen, positioned to the rear of the property with triple aspect windows and far-reaching views over the grounds and surrounding countryside, with French doors opening to the patio. The kitchen has an extensive range of shaker style units with granite and timber worktops, plus a breakfast bar, inset ceramic sink unit positioned to take advantage of the rear views, additional inset butlers sink, a focal LPG gas range, plus an integrated dishwasher and fridge. A part glazed door leads to the boot room/porch, ideal to take off your coats and boots having been outside, which has access to the front of the property and a latch door to the guest WC.

From the inner hall is the fitted utility room which has a fitted worksurface and base units, an inset sink unit set below the window overlooking the grounds and countryside, plumbing for a washing machine and additional appliance space, plus fitted shelving. Doors lead to the ground floor shower room and the office, which overlooks the grounds and surrounds, plus a door opening to the outside.

To the first floor, the pleasant landing has a side facing window, exposed beams and wall features, plus a door leading to the stairs for the second floor. Latch doors lead to the three double bedrooms, all with their own character features with one of the front facing bedrooms having the benefit of an en suite, which presently has a WC and wash hand basin, but provides ample space to be expanded into a full shower room. The delightful dual aspect rear facing bedroom has uPVC double glazed French doors opening to the balcony which enjoys those magnificent far reaching, unspoilt countryside views.

Completing the first-floor space is the family bathroom which has a four piece suite incorporating both a roll top bath and a separate double shower cubicle.

To the second floor, the split landing has latch doors to two further double bedrooms, an ideal space for teenagers with both bedrooms having exposed beams and en suite bathrooms. The room to the left has a Juliet balcony to the rear and fitted storage.

Outside, to the rear of the home are two paved patios providing delightful seating and entertaining areas, enjoying a high degree of privacy and the breathtaking views, leading to the garden which is predominantly laid to lawn with well stocked borders, established trees and sheds, all enclosed by post and rail fencing. Adjoining the gardens is the enclosed paddock which extends to approximately 0.85 acre, presently playing home to Edna the llama.

To the front, a vehicular right of access leads to electric timber double gates opening to the gravelled driveway which provides off road parking for numerous vehicles. Please note, the farmhouse and neighbouring barns are approached via a private driveway which is approximately 1 mile long. A 25% contribution is made towards the maintenance.

What3words: crisps.zeal.respected

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: Large electric gated drive

Electricity supply: Mains

Water supply: Bore hole

Sewerage: Shared septic tank with 1 neighbouring property

Heating: LPG

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

Broadband type: Fibre - 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: East Staffordshire Borough Council / Tax Band G

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

Our Ref: JGA/10032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





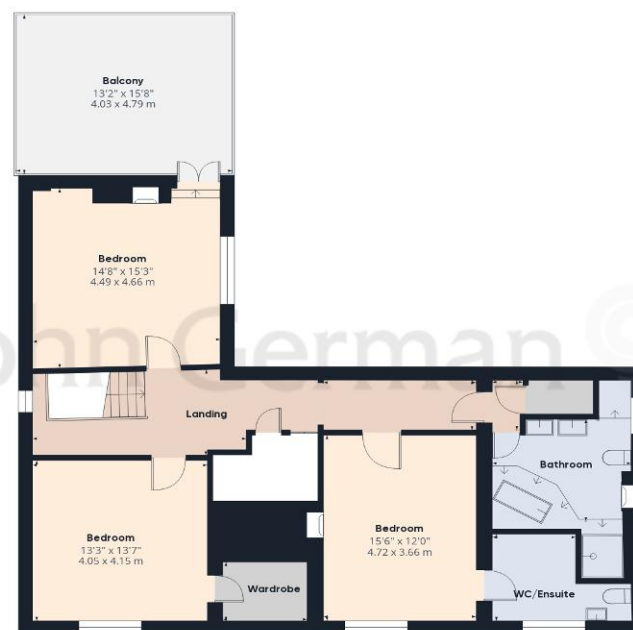




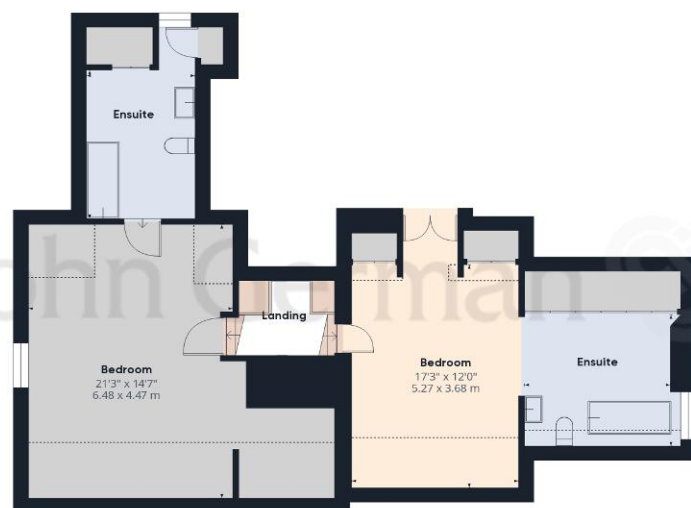




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3505.48 ft²
325.67 m²

Balconies and terraces

206.99 ft²
19.23 m²

Reduced headroom

185.37 ft²
17.22 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		



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