

Houndhill

Marchington, Uttoxeter, ST14 8LN

John
German





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£599,950

A truly stunning and highly individual detached barn conversion appointed to a superior standard, with extended ground floor accommodation and a detached double garage, occupying an absolutely delightful garden plot with far reaching views over the surrounding countryside.



Internal inspection of this fabulous home is highly recommended to appreciate the size and versatility, plus the character, charm and retained features within. Suitable for families and couples alike, the property extends to approximately 2100 sq. ft. and provides well-proportioned ground floor living space; the real hub being the breakfast kitchen opening to the dining/family room and conservatory.

Situated on the rural outskirts of Marchington, the property enjoys a good degree of privacy and has stunning far reaching views over the surrounding countryside to the rear. The village of Marchington has a village store, first school, The Dog and Partridge public house and restaurant and a village hall. Transport links provide easy access to the surrounding towns of Uttoxeter and Burton Upon Trent, plus the A515 and A50 road networks.

A timber entrance door leads to the impressive reception hall, having a stone tiled floor, front facing windows, stairs rising to the first floor and latch doors to the spacious ground floor accommodation, study/office and guest WC.

The large living room has a vaulted ceiling with skylights and a high side-facing window, plus a focal stone fireplace with a log burner set on a quarry tiled hearth. There are exposed beams to the ceiling and French doors out to the rear garden.

The fitted breakfast kitchen has a range of base and eye level units with fitted granite work surfaces and a Belfast style sink, integrated appliances and an island unit with breakfast bar. A door leads to the useful utility room and a feature tiled floor with underfloor heating flows into the well-proportioned dining/family room and conservatory.

The dining/family room has a focal log burner and enjoys an abundance of natural light, with a wide window overlooking the garden, a door to the side porch and a wide arch to the conservatory which has a continuation of the tiled floor with underfloor heating and provides further family living space.

The ground floor master bedroom has a number of fitted wardrobes, plus a front facing window and a further deep window to the rear elevation. A part obscure glazed door leads to the dressing room which has French doors to the rear and a door into the luxury en-suite bathroom which is fitted with a superior four-piece suite incorporating a double shower cubicle and inset spa bath, attractively set beneath a shuttered window.

To the first floor, the lovely part-galleried landing gives access to three good sized bedrooms with far reaching views and the family bathroom, which also has a four-piece suite including a shower cubicle and panelled spa bath.

Outside to the rear, a natural stone slabbed patio leads to the good-sized garden which is mainly laid to lawn, with established well-tended borders containing a variety of shrubs and plants, plus a vegetable plot, a pond and a mature tree. The garden enjoys a good degree of privacy with a post and rail fence adjoining the farmland to the rear, with space for a summer house and views over the surrounding countryside.

To the front is a garden laid to lawn with shrub borders. A timber five bar gate leads to a tarmac driveway providing ample off-road parking for several vehicles and leads to a detached double garage (5.44m x 5.36m), having two sets of double timber doors, power and light and useful storage space above.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services; Mains water, drainage and electricity and gas are believed to be connected to the property. The property has an oil fired central heating system. Purchasers are advised to satisfy themselves as to their suitability.
Useful Websites; www.environment-agency.co.uk ; www.eaststaffsbc.gov.uk/planning
Ref: JGA/02102017







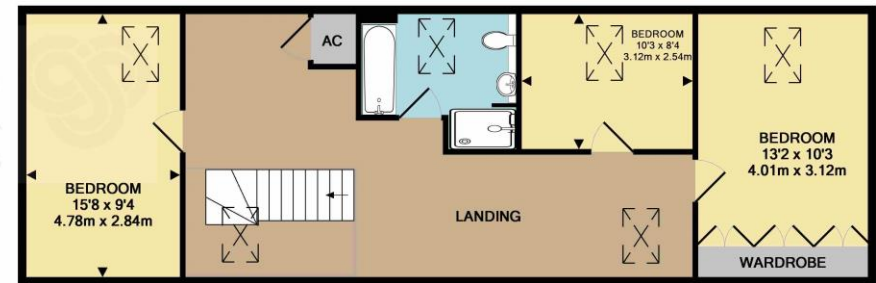








GROUND FLOOR
APPROX. FLOOR
AREA 1486 SQ.FT.
(138.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2193 SQ.FT. (203.8 SQ.M.)



Floor Plan Clause

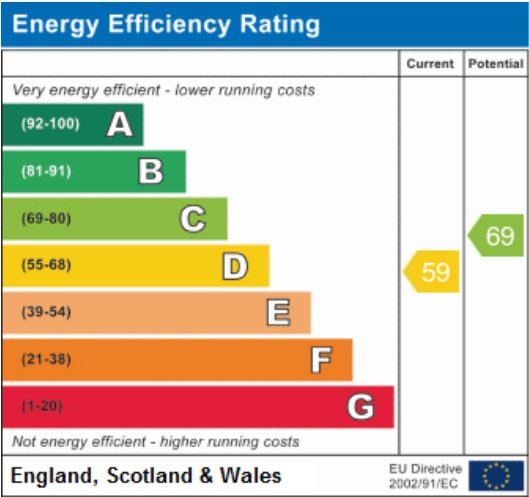
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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