

High Trees Farmhouse

Marchington Woodlands



High Trees Farmhouse

Hobb Lane Marchington Woodlands ST14 8RQ

Residing within serene Staffordshire countryside and enjoying uninterrupted open views is High Trees Farmhouse, a handsome detached farmhouse offered with no upward chain, set within an established 0.4 acre south facing garden plot with additional 0.85 acre paddock. Offering generously proportioned family interiors including three reception rooms, an open plan living and dining kitchen and five double bedrooms, High Trees Farmhouse presents a rare prospect to reside within this collection of premier rural conversions, whilst presenting flexibility to utilise the outside space for residential equestrian use or to provide a rental income. This characterful farmhouse showcases original features including inglenook fireplaces, thumb latch doors, brickwork and beams, complemented by thoughtfully furnished interiors, a bespoke handmade kitchen with Aga and traditionally styled bathrooms, all overlooking exceptional views over the tranquil and picturesque surroundings.

The generous interiors comprise briefly entrance hall, open plan living and dining kitchen with Aga, three reception rooms, laundry room, shower room and guests' cloakroom, with five generous double bedrooms extending over the first and second floors. The two second floor bedrooms benefit from en suite bathrooms, bedroom two and the master bedroom feature private balconies overlooking far-reaching views, and a family bathroom services the additional bedrooms.

Outside, High Trees Farmhouse is approached through peaceful woodland and countryside via a lengthy private lane shared with neighbouring barn conversions and properties. Electric gated access opens into ample parking to the front, with south facing wrap around gardens extending to 0.4 acre. A further 0.85 acre paddock being accessed from the gardens. High Trees Farm is serviced by double glazed windows and LPG central heating, with a private drainage system shared with one additional property. The water is supplied by a bore hole, also shared between neighbouring properties.



what3words:

[///navy.locals.ounce](https://www.what3words.com////navy.locals.ounce)

High Trees Farmhouse is set within the picturesque hamlet of Marchington Woodlands, a desirable rural setting home to an array of working farms, cottages and country homes nestled within some of the area's most scenic countryside.

The pretty village of Marchington is a short drive away, being home to a church, traditional pubs, a village hall, tennis courts, a cricket pitch, a bowling green and award winning community shop. Abbots Bromley is also a short drive away, having an array of amenities and being the host of the annual Horn Dance Festival. For more comprehensive facilities, the farmhouse is just four miles away from the market town of Uttoxeter where a handsome market town centre offers an excellent range of shopping and leisure facilities including supermarkets, a cinema, a leisure centre, a golf course and the renowned Uttoxeter Racecourse.

The farmhouse lies within catchment for the St. Peters First School in Marchington which feeds into Oldfields Hall Middle School and Thomas Alleyne's High in Uttoxeter. There is also an excellent choice of private schools in the area including Smallwood Manor, Denstone College, Abbotsholme and Lichfield Cathedral.

For commuters, this rural yet well connected location also offers easy access to trunk roads including the A515, A38 and A50, all of which can be reached in around 20 minutes, leading to the national motorway network beyond. Rail connections in Uttoxeter runs between Crewe and Derby, and two rail stations in Rugeley provide a direct service to Birmingham and London.



Marchington Village Centre: 5 miles
Abbots Bromley Village Centre: 5 miles



Uttoxeter Rail Station: 4 miles
Rugeley Rail Station: 8 miles



Uttoxeter Town Centre: 4 miles
Derby City Centre: 25 miles
Birmingham City Centre: 35 miles



Peak District National Park: 16 miles
Cannock Chase: 11 miles



Manchester Airport: 58 miles
Birmingham Airport: 40 miles

Electric gates open into the driveway, where a paved terrace leads to the front stable door opening into the **Entrance Hallway**. Doors open into the **Guests Cloakroom** and through to the **Open Plan Dining & Living Kitchen**.

A beautifully extended space enjoying idyllic views over the paddock land and countryside beyond. The **Kitchen** is fitted with bespoke, handmade units with contrasting granite and solid oak worksurfaces over, housing a double Belfast sink, an integrated fridge and an integrated dishwasher. A traditional inglenook houses the LPG Aga which is included in the sale, and tiled flooring extends into a versatile **Family Room** where doors open out to the gardens. Windows also overlook garden, paddock and rural views, and the family room has under floor heating.





From the kitchen, a brickwork archway opens into the **Inner Hall**, having double doors opening out to the rear gardens and leading into the **Lounge**. This beautifully presented reception room has dual aspect windows, an inglenook fireplace housing a wood burning stove and a door opening to the staircase to the first floor having useful storage beneath.

The **Dining Room** offers another generous and well presented formal entertaining space, having an inglenook fireplace with open fire and an original stone surround. A third spacious reception room, a versatile **Sitting Room/Playroom** is set to the side of the property, having a period fireplace, windows overlooking far reaching views and double doors opening out to the garden.

Linking the inner and rear hallways is a superb **Laundry Room**, fitted with shelving and a range of base units housing an inset sink and spaces for both a washing machine and tumble dryer. Doors opens into the **Ground Floor Shower Room** having a fitted wash basin, WC and shower and to a useful **Study** with access out to the rear garden.





Stairs rise to the **First Floor Landing** which showcases a wealth of character and has originals doors opening into three of the five double bedrooms and to the family bathroom. The luxurious **Principal Bedroom** has double doors opening out to a **Balcony** highlighting the tranquil surroundings and stunning views over paddock and countryside beyond.

Two further double bedrooms are set off the landing, each having a period fireplace and front facing windows. **Bedroom Four** has a large walk in cupboard and **Bedroom Five** benefits from a private **Dressing Room** with a fitted wash basin and WC.

The **Family Bathroom** comprises a traditional suite set to characterful exposed brickwork and original wooden flooring, with a large shower, twin wash basins and a freestanding bathtub set to a raised platform.



The **Second Floor Landing** has a split staircase leading to two further double bedrooms, each having a private en suite.

Bedroom Two has a fabulous **Juliette Balcony** overlooking idyllic views, with an **En Suite Bathroom** which doubles as a **Dressing Room**, having a range of fitted wardrobes, through which another **Balcony** can be accessed.

Bedroom Three also has a private **En Suite Bathroom**, and stunning views over the paddock and open countryside beyond can be appreciated from all aspects.





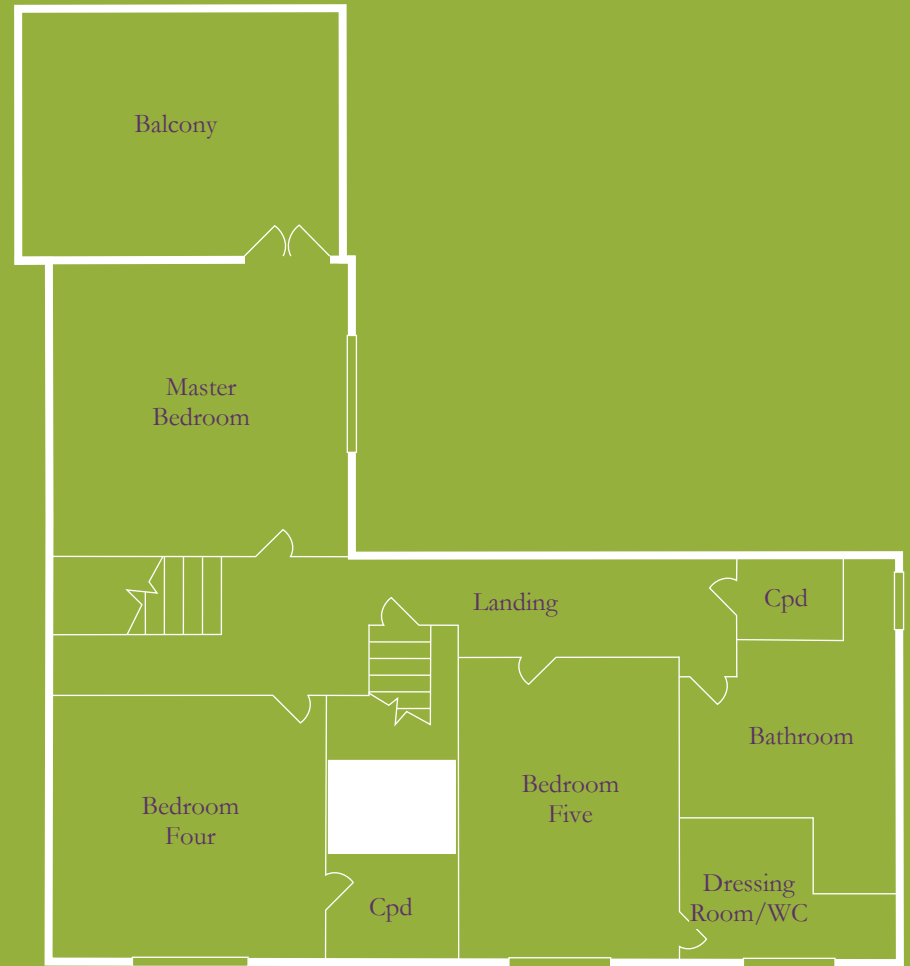
A lengthy drive through pretty countryside and mature woodland leads to High Trees Farmhouse which forms part of an exclusive community of converted barns and farmhouses. Electric gates open into a large parking area to the fore of the farmhouse where there is a garden shed as well as plenty of space for the addition of a garage (subject to relevant permissions). Gated access leads to the garden on one side, and an Indian stone paved terrace leads to the **Entrance Hall**.

Wrapping around the side and rear of the farmhouse, the **0.4 Acre Gardens** are laid to lawn with Indian stone paved terraces, offering pleasant spaces for outdoor entertaining whilst enjoying the tranquil surroundings. there is exterior water, power and lighting, and two sheds provide useful exterior storage. Gated access opens out into the **0.85 Acre Paddock** which is positioned adjacent to the gardens, presenting an ideal space for a smallholding or residential equestrian use.





Ground Floor



First Floor

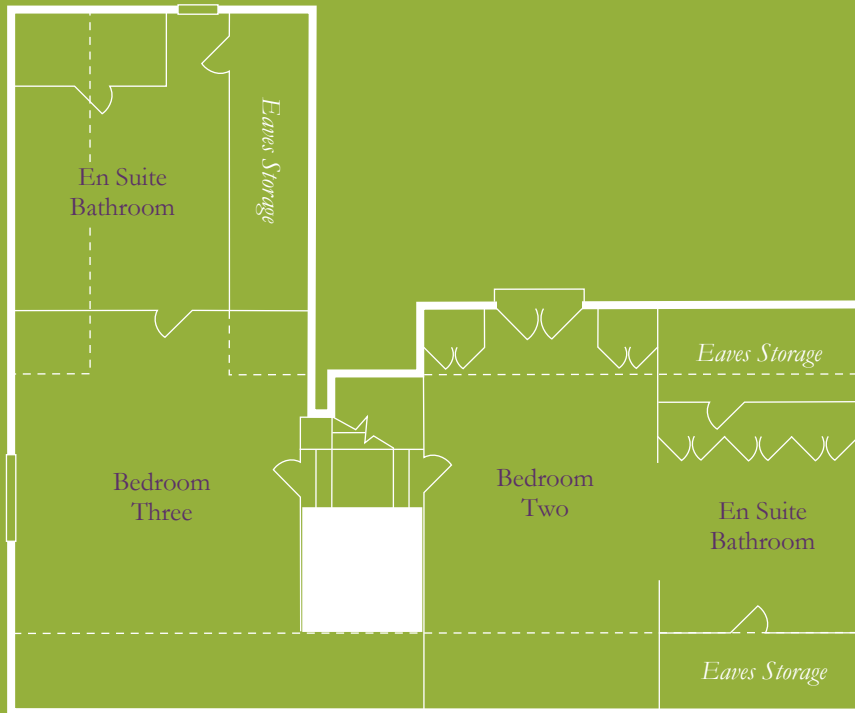
General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

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		



Second Floor

Floor Area: 3,767 ft² / 350 m²

Garden: 0.4 Acre

Paddock: 0.85 Acre

Ground Floor

Entrance Hall 3.01 x 2.2m (approx. 9'10 x 7'3)

Farmhouse Dining & Living Kitchen 8.7 x 3.93m (approx. 28'6 x 12'11)

Lounge 4.96 x 4.3m (approx. 16'4 x 14'1)

Dining Room 6.25 x 3.48m (approx. 20'6 x 11'5)

Sitting Room 6.04 x 3.3m (approx. 19'10 x 10'10)

Laundry Room 3.37 x 3.0m (approx. 11'1 x 9'10)

Rear Porch 3.0 x 17m (approx. 9'10 x 5'7)

Shower Room

First Floor

Master Bedroom 4.65 x 4.56m (approx. 15'0 x 15'3)

Balcony 4.93 x 3.96m (approx. 16'2 x 13'0)

Bedroom Four 4.11 x 4.3m (approx. 14'1 x 13'6)

Bedroom Five 4.7 x 3.6m (approx. 15'5 x 11'10)

Family Bathroom 3.3 x 2.75m (approx. 10'10 x 9'0)

Second Floor

Bedroom Two 6.25 x 3.64m (approx. 20'6 x 11'11)

En Suite Bathroom

Bedroom Three 6.25 x 6.4m (approx. 21'0 x 20'6) – max

En Suite Bathroom





 **Parker
Hall**
Independent Estate Agents

visit us:



The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:



rightmove 

#followus

 /parkerhallestateagents

 @ParkerHallEstateAgents

T 01283 575 000

W www.parker-hall.co.uk

E relax@parker-hall.co.uk