



Porters Farm, High Street, Marchington, ST14 8LD

Residing within the tranquil village of Marchington is Porters Farm, an elegant detached Victorian farmhouse set within an established 0.25 acre garden plot bordering the village cricket club. Presenting potential to extend, this three bedroom former farmhouse dates back to 1896 and retains a wealth of beautifully preserved character throughout, including Minton tiles to the reception hall, original doors and architraves, reconditioned sash windows and traditional fireplaces. The interiors have been thoughtfully refurbished to complement this exceptional Victorian residence, to include a remodelled and refitted kitchen, a remodelled bathroom and landscaping to the courtyard, with planning

permission already in place for a single storey extension to add a cloakroom and pantry to the ground floor. Presently, the interiors comprise central reception hall, stunning open plan dining kitchen and spacious sitting room to the ground floor, with three bedrooms (two doubles) to the first floor serviced by a four piece family bathroom. Outside, a courtyard garden wraps around the farmhouse, having a sunny south-west facing seating area, gravelled terraces and mature foliage providing privacy to all sides. There is pedestrian access into the detached single garage, and a pathway leads to a useful workshop and in turn to a mature orchard, offering plenty of scope to landscape as desired. Porters Farm is a rare

opportunity to acquire a characterful property of this calibre in this most desirable and peaceful village location.

Porters Farm lies in the heart of Marchington, combining the ideals of a peaceful village location and picturesque surrounding countryside alongside convenient access to local amenities and commuter links. The premier Staffordshire village of Marchington is home to a church, a traditional pub, a village hall, tennis courts, a cricket pitch, a bowling green and an award-winning community shop, all within a few minutes' walk of Porters Farm. A short drive away is Draycott in the Clay, offering a village

store/post office, additional pubs and a farm shop, with larger facilities including supermarkets, a train station and a leisure centre found in the market town of Uttoxeter. A highly regarded primary school in the village feeds into Uttoxeter's middle and high schools, and there are a superb choice of private schools including Denstone College, Abbotsholme and Lichfield Cathedral. The village offers easy access to commuter routes including the A50, A38, M6 Toll and M1, direct rail links to Birmingham and London (in 90 minutes) can be found in the Cathedral City of Lichfield or East Midlands Parkway, and the International airports of Birmingham and Manchester are both within an easy drive.



- Detached Victorian Farmhouse
- Beautifully Refurbished & Wealth of Character throughout
- Planning Granted for Extension
- Desirable Village Setting
- Stunning Open Plan Dining Kitchen with Wood Burner
- Spacious Sitting Room with Open Fire
- Traditional Minton Tiled Reception Hall
- Three Good Sized Bedrooms
- Luxurious Family Bathroom
- Detached Single Garage & Workshop
- Established Garden Plot with Formal Courtyard & Orchard
- Tranquil Surroundings bordering Village Cricket Club
- Views towards Marchington Woodlands
- Mains Gas Central Heating
- Reconditioned Original Sash Windows
- Well Placed for Local Amenities, Commuter Routes & Schools

Reception Hall 5.58 x 1.8m (approx. 18'3 x 5'10)
This traditional Victorian hallway features beautiful Minton tiled and stairs rising to the first floor accommodation, with original panel doors opening into:

Sitting Room 4.2 x 4.16m (approx. 13'9 x 13'7)
An immaculate living space, having an open fire set to granite hearth, traditional storage to either

side of the chimney breast and sash windows facing the front

Stunning Living & Dining Kitchen 8.15 x 3.62m (approx. 26'8 x 11'10)

Having been remodelled and finished to a superb standard, this open plan space has received new flooring throughout, a new window to the kitchen (in keeping with the original sash style) and UPVC French doors to the dining area, giving access out to the charming courtyard garden. The **Kitchen** is fitted with a range of shaker style base and full height units, housing an inset one and a half sink, recess for a range cooker (existing appliance is not included in the sale) and a boiler cupboard housing the boiler and space for a tumble dryer. Integrated appliances include a dishwasher and fridge freezer, and the island unit houses additional workspace and a breakfast bar. Both the kitchen and dining area have dual aspect sash windows, and the **Dining Area** features a wood burning stove set to stone hearth

From the **Reception Hall**, a walk-in bay (formerly the main entrance to the property) gives access to the side courtyard, where there is planning in place for a single storey extension, to create a cloakroom WC and a walk in pantry, the drainage for which has already been put in place by the existing vendor. There may be potential to extend double storey to add an en suite to the first floor, however this would require investigation by the new owners.





Stairs with an original carved bannister rise to the first floor **Part Galleried Landing**, 4.3 x 1.8m (approx. 14'0 x 5'11) having a window to the front and doors opening into:

Master Bedroom 4.2 c 4.16m (approx. 13'9 x 13'7)

A spacious principal bedroom having an original fireplace, windows to the front and a range of fitted wardrobes

Bedroom Two 3.66 x 3.66m (approx. 12'0 x 12'0)

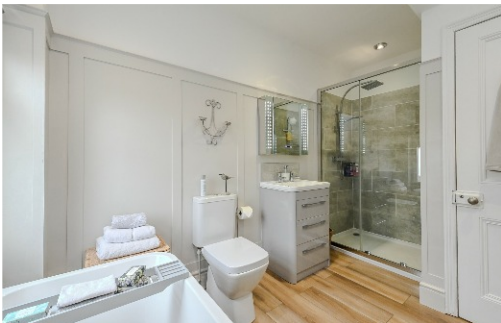
Another generous double room having dual aspect windows, one of which enjoys pleasant views towards Marchington Woodlands

Bedroom Three 3.7 x 1.9m (approx. 12'1 x 6'2)

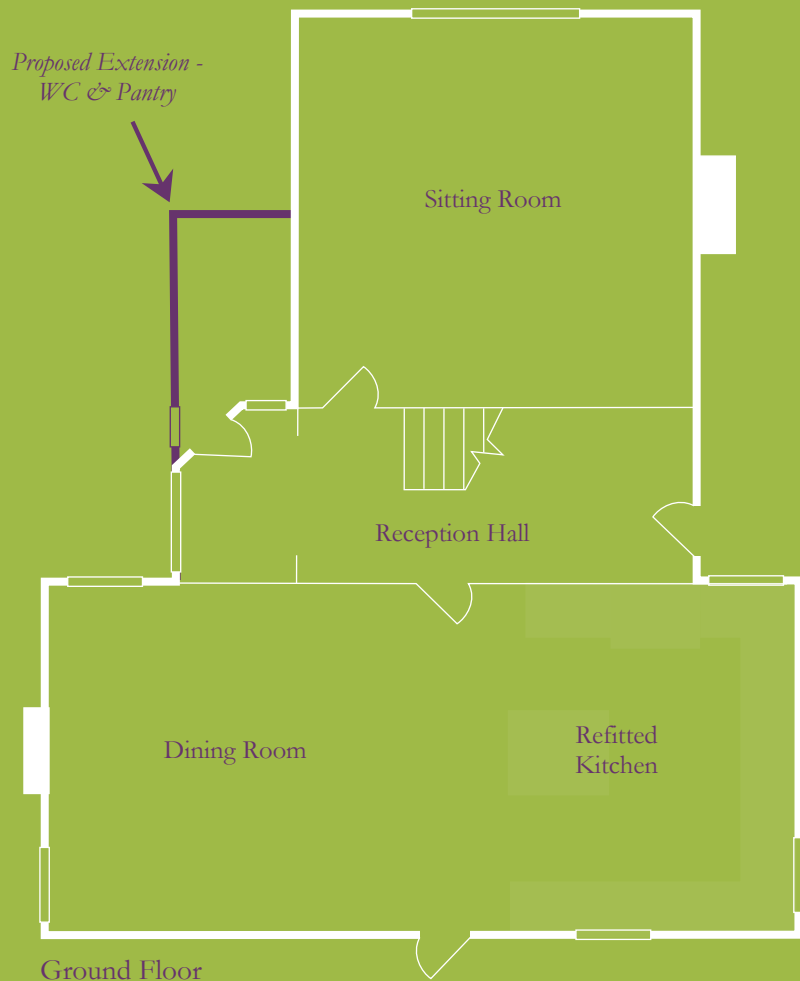
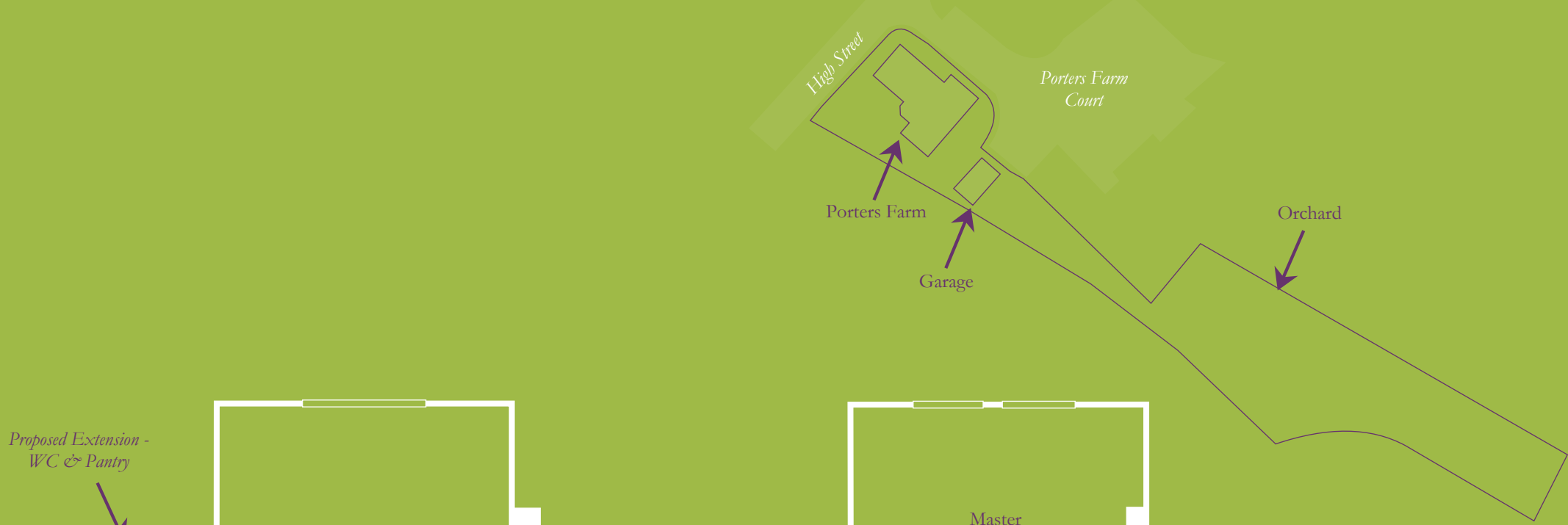
With dual aspect windows and a range of fitted wardrobes

Family Bathroom 3.64 x 2.34m (approx. 11'11 x 7'8)

The bathroom has been remodelled and refitted to a superb standard, having a wash basin set to vanity unit, WC, double ended bathtub and separate double shower, with traditional wall panelling, a heated towel rail and a fitted mirror with vanity lighting









Outside

Porters Farm is set within a secluded **Wrap Around Courtyard Garden**, enjoying plenty of privacy and a sunny south-west facing terrace to one side. a further paved terrace extends to the rear, where there is gated access into Porter's Farm Court as well as pedestrian access into the garage. To the rear of the garage, a picket fence opens to a pathway leading firstly to a **Workshop** with power and lighting, and on to an area of **Orchard**, laid to grass and mature trees and foliage. Pleasant views can be appreciated over the village cricket club and on towards Marchington Woodlands.

Detached Garage 4.53 x 2.4m (approx. 14'10 x 7'11)

Having a manual entrance door, power, lighting and a courtesy door into the garden. Porter's Farm Court gives vehicular access to the garage and parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.