



CHRISTMAS COTTAGE, BIRCH CROSS, **UNDER VALUATION** UTTOXETER

£550,000 Freehold

Christmas Cottage, Birch Cross – a Grade II listed 17th-century thatched cottage with 4 bedrooms, rich character, and stunning countryside views. Set on 0.23 acres with pretty gardens, a summer house, and a garage on the edge of the village of Marchington.

Christmas Cottage Birch Cross, Marchington

There is a certain kind of person who will fall in love with Christmas Cottage. Perhaps it will be the one who values time-worn brick and soft plaster over symmetry and polish. The one who is drawn to the warmth of low ceilings, the whisper of a beam overhead, the gentle creak of centuries-old floorboards beneath their feet. This is not a house that shouts for attention. It is a home that gently calls to those who understand the beauty of old things and the stories they hold.

Tucked into the peaceful landscape of Birch Cross, just on the edge of the village of Marchington, Christmas Cottage is a Detached Grade II listed thatched cottage that dates back as far as the 1600s. From the moment you arrive, it offers the sense that it has always been here. Its thatch roof bows and ripples gently like the pages of a well-loved book. Its walls carry the quiet confidence of a building that has seen the world change and stayed standing.

Inside, the rooms are full of character, shaped by the passage of time rather than design trends. Light filters through the leaded windows and dances on the old timbers, catching the glint of polished brass and the uneven edges of handmade tiles. Every corner, every turn, holds a story. There are fireplaces where winters have been warmed, window seats where countless hours may have passed in quiet contemplation, and beams that have borne witness to lives lived slowly and well.

The house opens generously, revealing rooms that are larger than you might expect, each one with its own identity. There is a gentle rhythm to the layout, a flow that has evolved rather than been engineered. Two staircases climb towards the bedrooms, one of which is the original staircase that leads to rooms with views that stretch over rolling fields and open countryside. The garden wraps around the house, a soft border between the cottage and the wild, offering a place to sit, to plant, to wander, and to look out across a landscape that changes with the seasons.

It is easy to imagine how this home might be enjoyed. In summer, the garden sings with bees and birds, while the thatch keeps the rooms deliciously cool. In winter, the fires are lit and the whole house seems to draw in close around you, a shelter against the wind and the world. There is a study, a generous kitchen, spaces for eating and gathering, for quiet work and for celebration. Though old, the house has been well tended and thoughtfully modernised, always with respect for what it is, never imposing on what it was.

Marchington itself is a village of quiet charm and good company. At its heart is the Dog and Partridge, a pub of genuine character and local acclaim. It serves excellent food and welcomes all, walkers and diners alike, with warmth and consistency. It is the sort of place that becomes an extension of home, a short walk away across the lanes.

Those who love Christmas Cottage will likely not be looking for perfect lines or crisp finishes. They may not care for new builds or the stark precision of glass and chrome. Instead, they will find beauty in the thickness of the walls, in the old latch of a door, in the way the morning light falls across the floor. They will understand the charm of uneven ceilings and wonky alcoves. They will be looking for a home that feels distinctly English, undeniably historic, and full of soul.

Practicalities are not forgotten. There is ample parking, a detached garage, and useful spaces for storage and utility. The home sits on approximately 0.23 acres, bordered by hedges and open land, with space for children to play, for dogs to roam, or for gardens to grow. It is, in many ways, an escape—yet it remains connected, within reach of Lichfield, Uttoxeter and Burton upon Trent.

Christmas Cottage does not pretend to be anything other than what it is: a beautiful, storied, gently eccentric home with a long memory. It offers something quite rare, particularly for those who have looked long and found everything too shiny, too square, too soulless.

It is not for everyone. But for someone, it will be just right.

Council Tax Band: G

Tenure: Freehold

Parking options: Garage

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

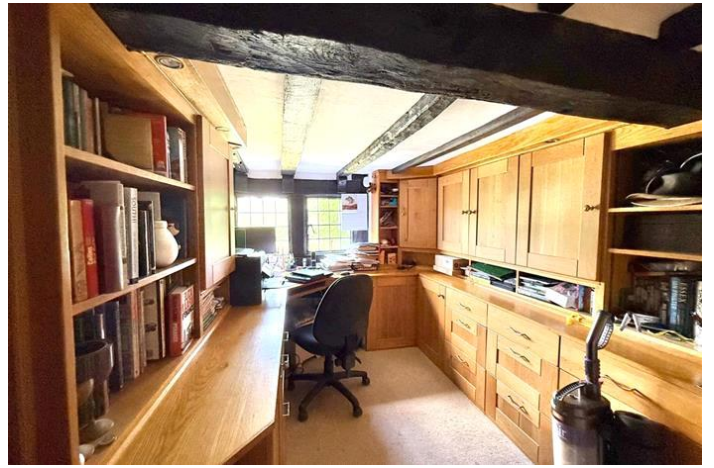
Heating: Oil

Water supply: Mains

Restrictions: Listed building











Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.