



GREEN FARM | 38 MAIN STREET | WHITTINGTON | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# GREEN FARM

38 MAIN STREET | WHITTINGTON | STAFFORDSHIRE | WS14 9JS

£1,400,000

Welcome to one of the most desirable dwellings Whittington's coveted conservation area has to offer. One of only a handful of homes within the village to offer such vast and sumptuous family accommodation, perfectly blending practical family living space with the opulence a house of this importance should possess. Extending to over 4,200 square feet of accommodation with the main house, detached two storey art studio, garaging and outbuilding all sitting within formal gardens of nearly half an acre. The outbuildings at times providing a range of uses integral to the village community, including pig barn and sties, hay rick yard, air-raid warden's office and even the village chippy. Believed to have been built in the mid 19th Century and substantially extended and fully renovated by the current owners in 2001, mirroring the classic architectural styles of the period and further enhancing the inherent charm and character of the property, yet void of any listing.

The main house offers five bedrooms and three bathrooms on the first floor and three reception rooms, welcoming hallways, farmhouse kitchen with twin fuel Aga and a boot room and guest cloakroom on the ground floor.

Particular attention should be paid to the folding doors between the living room and kitchen, perfect for entertaining with one sociable open space with doors to the rear garden or two more cosy rooms in the winter months with an open fire.

Externally the property occupies a plot of 0.47 of an acre with manicured and wonderfully private lawned gardens at the heart of the village and a gravel driveway offering parking for many vehicles. A garage block with car port and outbuilding extends to over 536 sq.ft and the final piece of the jigsaw is a stunning contemporary detached art studio with two floors of open plan space and a bathroom lending itself to so many uses.

Viewing is essential to appreciate the 'complete package' nature of this magical family home and its highly desirable location.



## GROUND FLOOR

The grandeur of this phenomenal family home is immediately evident on entering the property, with the elegant hallways and glimpses of reception rooms giving some clue as to the calibre of the home you are about to view. The ground floor offers the perfect balance of original formal reception rooms stylishly contrasting with some more relaxed contemporary family spaces. Perfectly served by the 'supporting cast members' of the more functional rooms.

Entrance Hallway With Parquet Floor • Formal Dining Room Adapted To Caring For Dependent Relative With Walk In Shower & WC • Sitting Room • Central Reception Hall With Vestibule Entrance, Travertine Floor & Open Fire • Guest Cloakroom • Kitchen Diner With Twin Fuel Aga & Access To Rear Garden • Impressive Living Room With Open Fire • Boot Room With Pantry





## FIRST FLOOR

The first floor is equally impressive, offering five bedrooms, four with bright double aspects with pleasant views over the gardens and the central village conservation area, two with en suite shower rooms and an opulent family bathroom. All radiating from an expansive landing area with large airing cupboard.

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Bathroom • Bedroom Two • En Suite Shower Room • Bedroom Three • Bedroom Four • Bedroom Five / Study • Opulent Family Bathroom







#### WHY WE LOVE THIS HOUSE...

"It's a great place to live! We are right in the heart of the village yet the house is very private. We aren't overlooked at the side or the back of the house and it is set back enough from Main Street not to be bothered by any traffic at the front. It's been a great place to bring up our family. Lots of space for our girls and their friends. Its central position makes it very safe for children to come and go to school buses, meet friends etc. It's a great party house! We have had so much fun over the years with friends and family at numerous celebrations big and small. We designed the ground floor of the extension so that folding doors can open to create a really large space. There are plenty of rooms to host guests. We have put folding beds into living rooms so many people can stay! It's a very versatile house; for 3 years our elderly mother lived in the 2 rooms at the front of the house. We have even had a film made in the house (our daughter filmed her award-winning short, Period Drama) accommodating the sets and several of the actors and crew!"







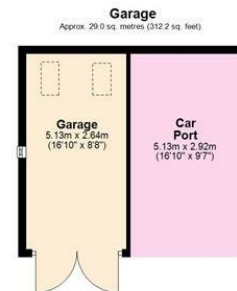
## GROUNDS & GARDENS

If the house wasn't impressive enough, the real treat actually lies outside with manicured gardens extending to nearly half an acre and divided in to smaller sections with a variety of uses. A two storey detached art studio offering a wealth of potential uses, an attractive mix of garaging, car port and outbuilding and extensive gated private driveway parking proven to accommodate a wealth of vehicles.

Formal Manicured Lawned Gardens With Patio Seating Areas & Established Borders • Two Storey Art Studio • Extensive Gated Parking • Detached Garage Carport & Workshop Block • Vegetable Garden • Manicured Hedge Boundary







Total area: approx. 390.5 sq. metres (4202.9 sq. feet)



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