



4 Bed House - Detached

Marston Bank Farm Marston Bank, Rocester, Uttoxeter ST14 5BT
Offers Around £1,750,000 Freehold



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& Company

www.fletcherandcompany.co.uk

- Fabulous Country Family Home with Land, Outbuildings, Development & Business Use { B2 }
- Ideal For Equestrian, Hauliers, Engineers, Mechanics, Livery Yards (B2 Use) & Developers
- Main House – 3 Reception Rooms, 4 Bedrooms & 3 Bathrooms – 2,795 sq. ft
- Land – Approx. 6 Acres plus Stables with yard & Stores – 2,252 sq. ft
- Enclosed Menage – Approx. 50m x 30m
- 4 Large Outbuildings/Workshops & Double Garage – 9,320 sq. ft
- Two Separate Gated Driveways For Extensive Car Parking – Ideal For Large Vehicles
- Planning Permission Granted For 10 Houses – Derbyshire Dales 22/01389/FUL
- Stable Block with Planning Permission For House – Derbyshire Dales 24/00824/FUL
- Uttoxeter 5 miles, Ashbourne 8 miles, Derby 20 miles, Stoke 20 miles, Birmingham 40 miles

Ideal For Equestrian, Hauliers, Engineers, Mechanics, Livery Yards (B2 Use) & Developers – Fabulous Country Family Home with Land, Outbuildings, Development & Business Use { B2 } – Planning Permission Granted For 10 Houses plus additional planning for a house within stable block – Land – Approx. 6 Acres plus Stables with yard & Stores – 4 Large Outbuildings/Workshops & Double Garage

Nestled in the picturesque countryside of Derbyshire Dales, near Marston Montgomery, Marston Bank Farm presents an exceptional opportunity for those seeking a versatile family home with land, stables, outbuildings and planning permission for development.

Set within approximately six acres, the estate includes a stable block and a menage, making it an ideal setting for equestrian enthusiasts. The property also offers significant potential for those looking to develop or run a business from home, with planning permission already granted for the construction of 10 houses, as well as additional planning for a house within the stable block.

The surrounding countryside offers a tranquil lifestyle while still being within reach of local amenities and transport links.

Marston Bank Farm is not just a home; it is a lifestyle choice that combines the charm of rural living with the potential for development and business opportunities. Whether you are an equestrian lover, a builder, or simply seeking a spacious family residence, this property is sure to impress. No Chain Involved.

The Location

The property is located in Derbyshire Dales in Marston Bank which is on the edge of Marston Montgomery a quaint village in a quiet corner of the Derbyshire Dales with easy access to the A50 linking the Midlands to the main two motorways and airport. Within the village there is Marston Montgomery Primary School, a village hall, 'The Crown Inn' public house and the Church of Saint Giles that dates back to Norman times but was heavily restored during the 19th century. Uttoxeter 5 miles, Ashbourne 8 miles, Derby 20 miles, Stoke 20 miles, Birmingham 40 miles. The property is in the catchment area for Queen Elizabeth's Grammar School Ashbourne (QEGS) and the private schools of Denstone College and Abbotsholme School are just minutes away.

Accommodation

Ground Floor

Storm Porch

With brick pillar, stone flagged floors and entrance door opening to entrance hall.

Entrance Hall

21'3" x 6'3" (6.48 x 1.91)

With inset doormat, solid wood flooring, radiator and split-level staircase leading to first floor.

Cloakroom

9'0" x 4'2" (2.75 x 1.28)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, coving to ceiling, spotlights to ceiling, radiator, Double glazed window and internal latched door.

Lounge

21'1" x 13'1" (6.45 x 4.00)

With feature exposed corner brick fireplace incorporating LPG stove and raised brick hearth, solid wood flooring, two radiators, coving to ceiling, double glazed window, two double glazed French doors opening onto gardens and internal double opening half glazed doors.



Snug

15'8" x 8'10" (4.80 x 2.71)

With radiator, solid wood flooring, double glazed window, far-reaching views, coving to ceiling and open archway into dining room.



Sitting Room

25'4" x 15'8" (7.73 x 4.79)

With charming fireplace with exposed oak lintel incorporating LPG stove with raised quarry tiled hearth, matching wood flooring, far-reaching views, two radiators, coving to ceiling, attractive bespoke media wall incorporating television alcove with attractive fitted shelving either side with fitted base cupboards, three double glazed windows, double glazed French doors opening onto garden and internal double opening latched doors.



Office / Study

14'11" x 9'3" (4.56 x 2.84)

With radiator, double glazed window, independent stable door and internal latched door (Fast internet connection)



Dining Room

14'11" x 10'11" (4.55 x 3.35)

With matching wood flooring, radiator, coving to ceiling, far-reaching views, double glazed window and internal latched door.



Farmhouse Style Kitchen / Dining Room

15'7" x 14'9" (4.77 x 4.50)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with granite worktops, quality Everhot stainless steel oven, tiled effect flooring, vaulted ceilings with exposed truss and beams, radiator, double glazed Velux style window, additional double glazed window, stable door, concealed worktop lights and integrated Bosch dishwasher.



Utility Room

14'11" x 5'10" (4.56 x 1.78)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, tiled effect flooring, Worcester boiler, inset doormat, access to roof space and internal latch door.



First Floor Landing

10'9" x 10'5" x 8'11" x 8'11" x 4'3" x 3'2" (3.30 x 3.18 x 2.72 x 2.72 x 1.31 x 0.97)

With attractive balustrade, radiator, exposed beams, access to roof space, far-reaching views and double glazed window.

Bedroom One

13'8" x 13'1" x 11'8" x 9'0" (4.19 x 4.00 x 3.57 x 2.75)

With exposed wood floors, two radiators, double glazed Velux window to side and double glazed French doors with Juliet style balcony to rear.



Dressing Area

13'8" x 9'0" (4.19 x 2.75)

With built-in double wardrobe, built-in single wardrobe, double glazed window to side and internal latched door.

En-Suite Bathroom

9'1" x 6'11" (2.77 x 2.11)

With roll edged top bath with claw feet, pedestal wash handbasin, low flush WC, separate corner shower cubicle with shower, tile splashbacks, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, double glazed window and internal latched door.



Bedroom Two

15'1" x 8'9" (4.61 x 2.68)

With built-in double wardrobe, built-in cupboard housing the high efficiency hot water cylinder, exposed wood floors, radiator, far-reaching views, double glazed window and internal latched door.



En-Suite

5'10" x 5'6" (1.78 x 1.70)

With corner shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splashbacks, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, double glazed Velux window and internal latched door.



Bedroom Three

11'2" x 10'11" (3.41 x 3.33)

With large step-in double wardrobe with sliding mirrored doors, exposed beam, radiator, countryside views to rear, double glazed window and internal latched door.



Bedroom Four

13'8" x 11'5" (4.19 x 3.48)

With a good range of built-in wardrobes providing good storage, exposed beams, radiator, double glazed window to side, double glazed window to rear, far-reaching views and internal latched door.



Family Bathroom

8'11" x 6'6" (2.73 x 1.99)

With roll edged top bath with claw feet, pedestal wash handbasin, low level WC, corner shower cubicle with shower, tile splashbacks, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, double glazed Velux window and internal latched door.



Private Gardens

The attractive, south facing gardens enjoy a wide shaped lawn complemented by stone flagged patio/terraced areas providing a pleasant sitting out and entertaining space with pergola, outside power and lights.



Brick Store One

16'0" x 9'1" (4.90 x 2.79)

With light.

Brick Store Two

17'3" x 16'3" (5.27 x 4.97)

With two windows, power and lighting.

Large Driveway

A large tarmac driveway provides extensive car parking spaces complemented by a sliding electric gate and side personnel hand gate.



Large Double Garage

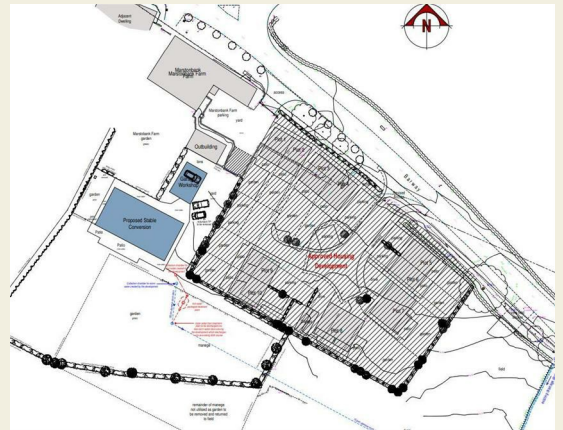
27'10" x 18'2" (8.49 x 5.54)

With power, lighting, front sliding door and side personnel door.



Stable Block with Yard

With power, lighting and connected water. Planning
Permission For A two Bedroom Home - Derbyshire Dales
24/00824/FU



Stable One

14'5" x 11'2" (4.40 x 3.42)

Stable Two

14'1" x 10'9" (4.30 x 3.29)

Stable Three

14'1" x 10'11" (4.30 x 3.33)

Stable Four

14'3" x 11'2" (4.36 x 3.42)

Tack Room

13'0" x 6'11" (3.98 x 2.13)

With power, lighting and saddle holders.

Hay Shelter

14'2" x 11'1" (4.34 x 3.39)

Enclosed Menage

164'0" x 98'5" (50 x 30)



Yard

64'5" x 15'0" (19.64 x 4.58)

A separate access yard providing further extensive car parking accessed through electric remote control doors and has the benefit of planning permission for 10 homes.

Derbyshire Dales 22/01389/FUL



Workshop One

60'6" x 33'8" (18.45 x 10.27)

With power, lighting and water.



Workshop Two

59'0" x 32'4" (17.99 x 9.87)

With power, lighting and water.



Workshop Three

84'3" x 31'5" (25.68 x 9.59)

With power and lighting.



Workshop Four

59'6" x 29'2" (18.14 x 8.90)

With power and lighting.

Services

Oil fired central heating, water, electricity and private septic tank.

Further Land For Sale - By Negotiation

By separate negotiation.

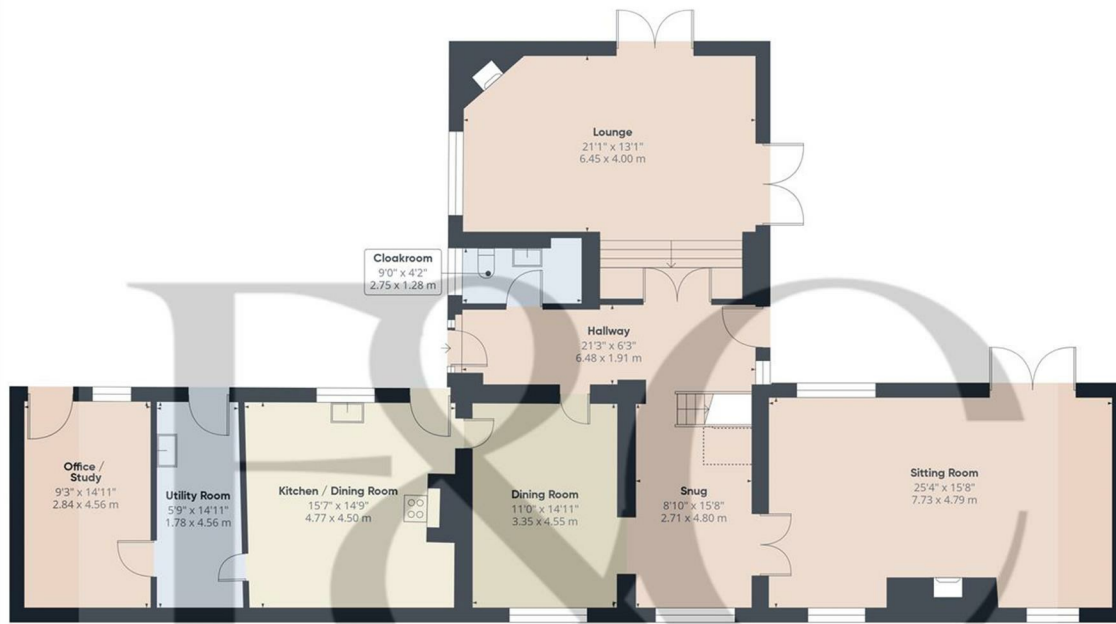


Council Tax Band - F

Derbyshire Dales



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Floor 0 Building 1

Approximate total area⁽¹⁾

1653 ft²
153.5 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

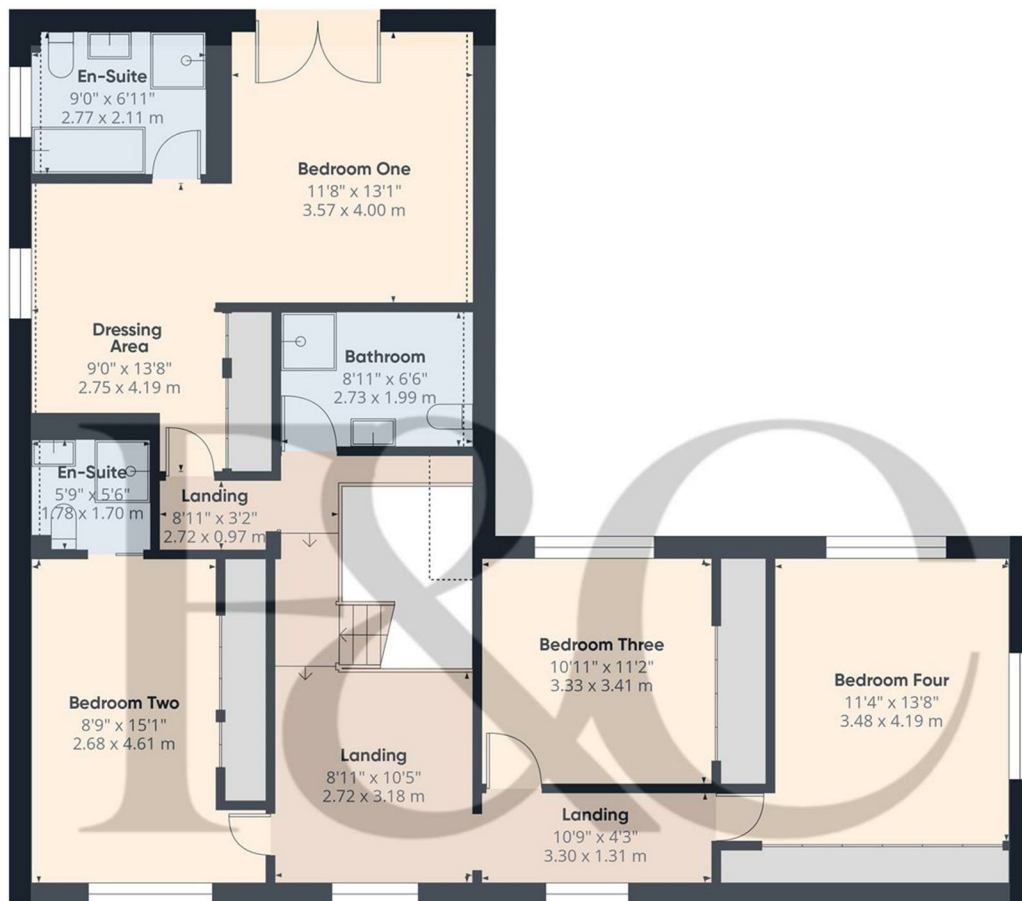
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area⁽¹⁾

1142 ft²
106.1 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

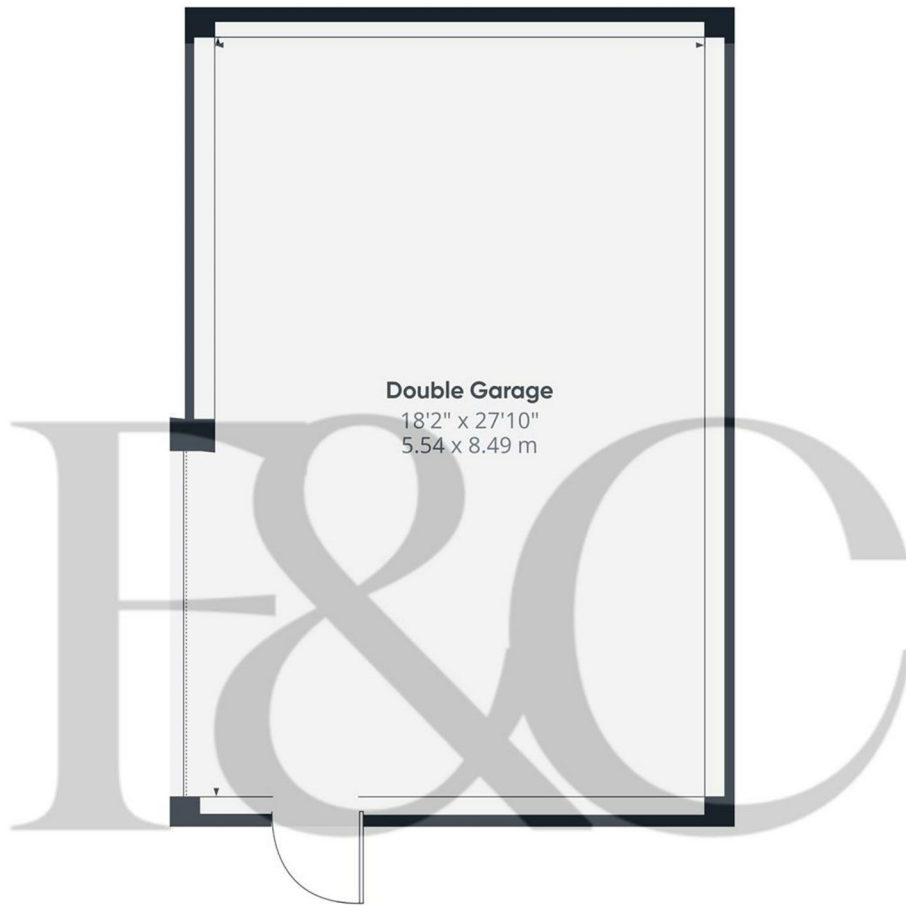
Reduced headroom

Below 5 ft/1.5 m

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Floor 0 Building 3

Approximate total area⁽¹⁾
564 ft²
52.4 m²

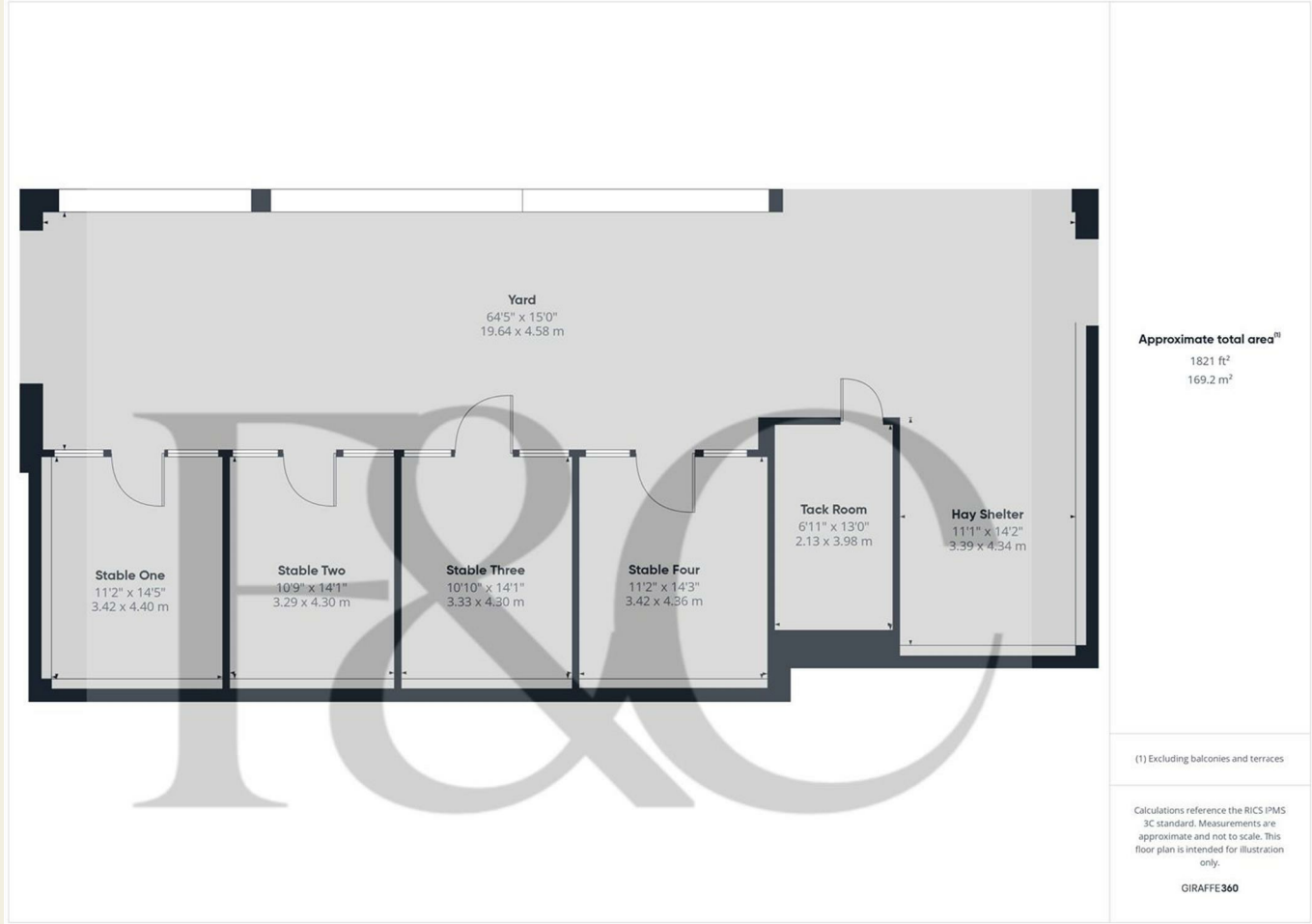
(1) Excluding balconies and terraces

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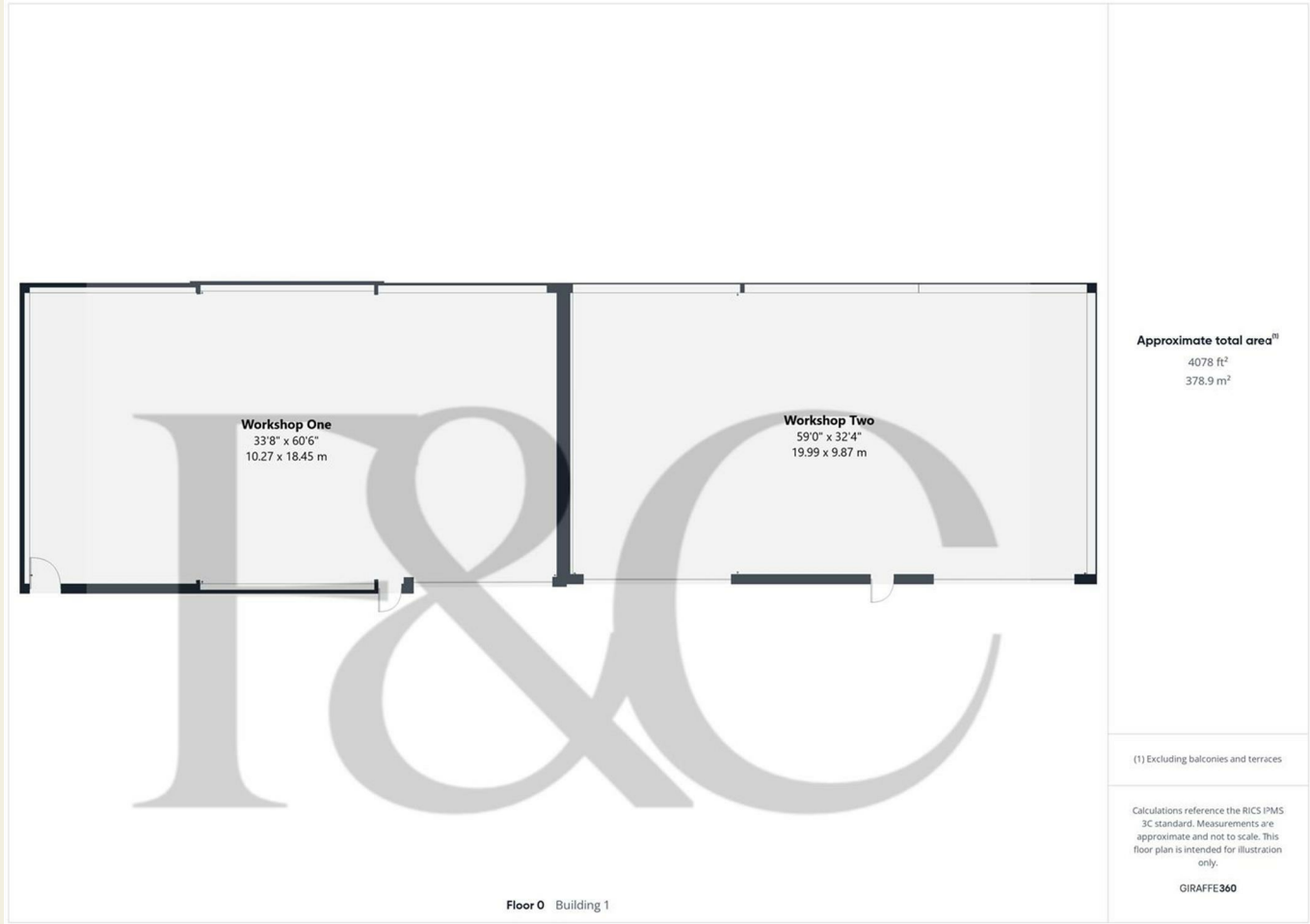
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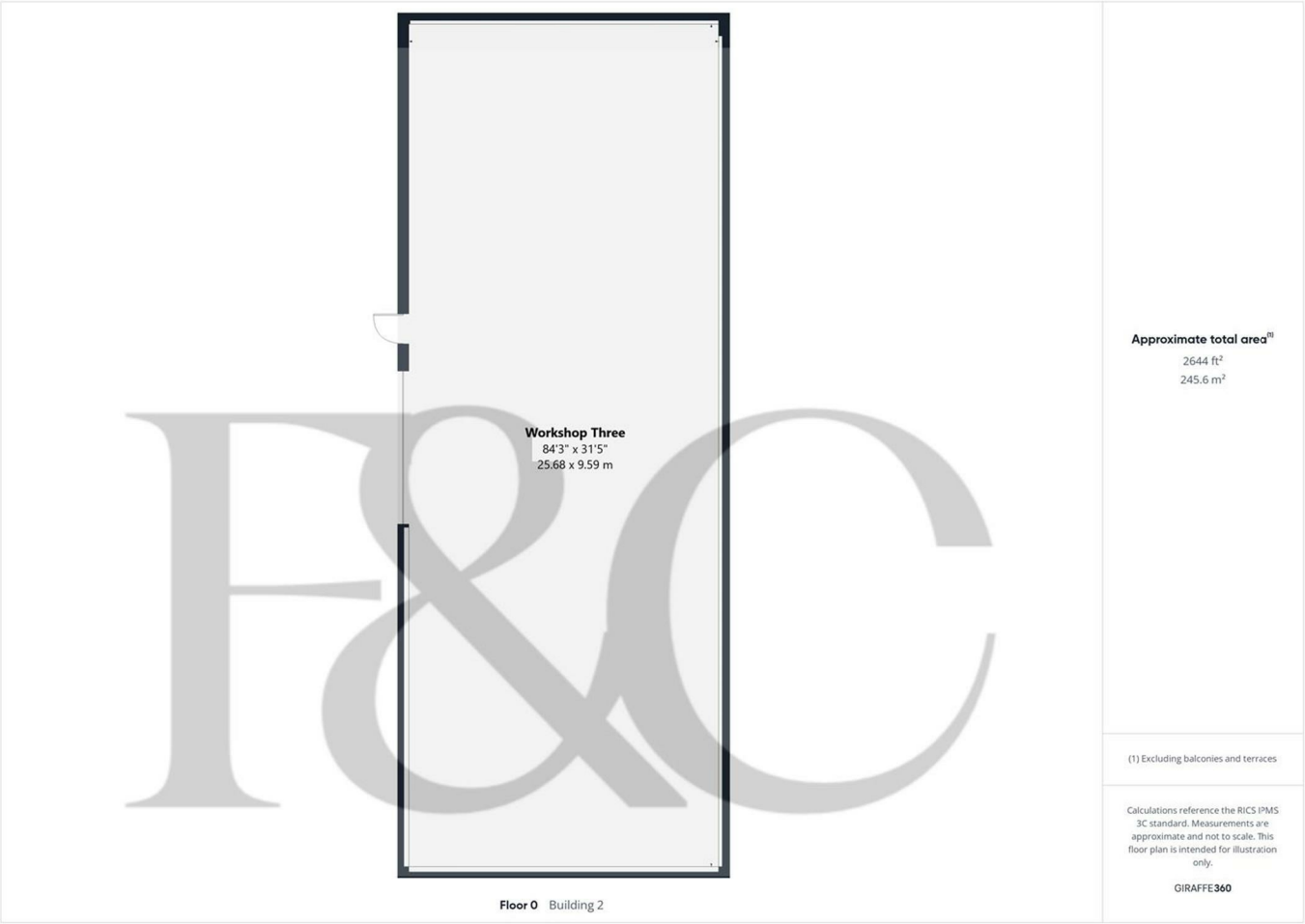
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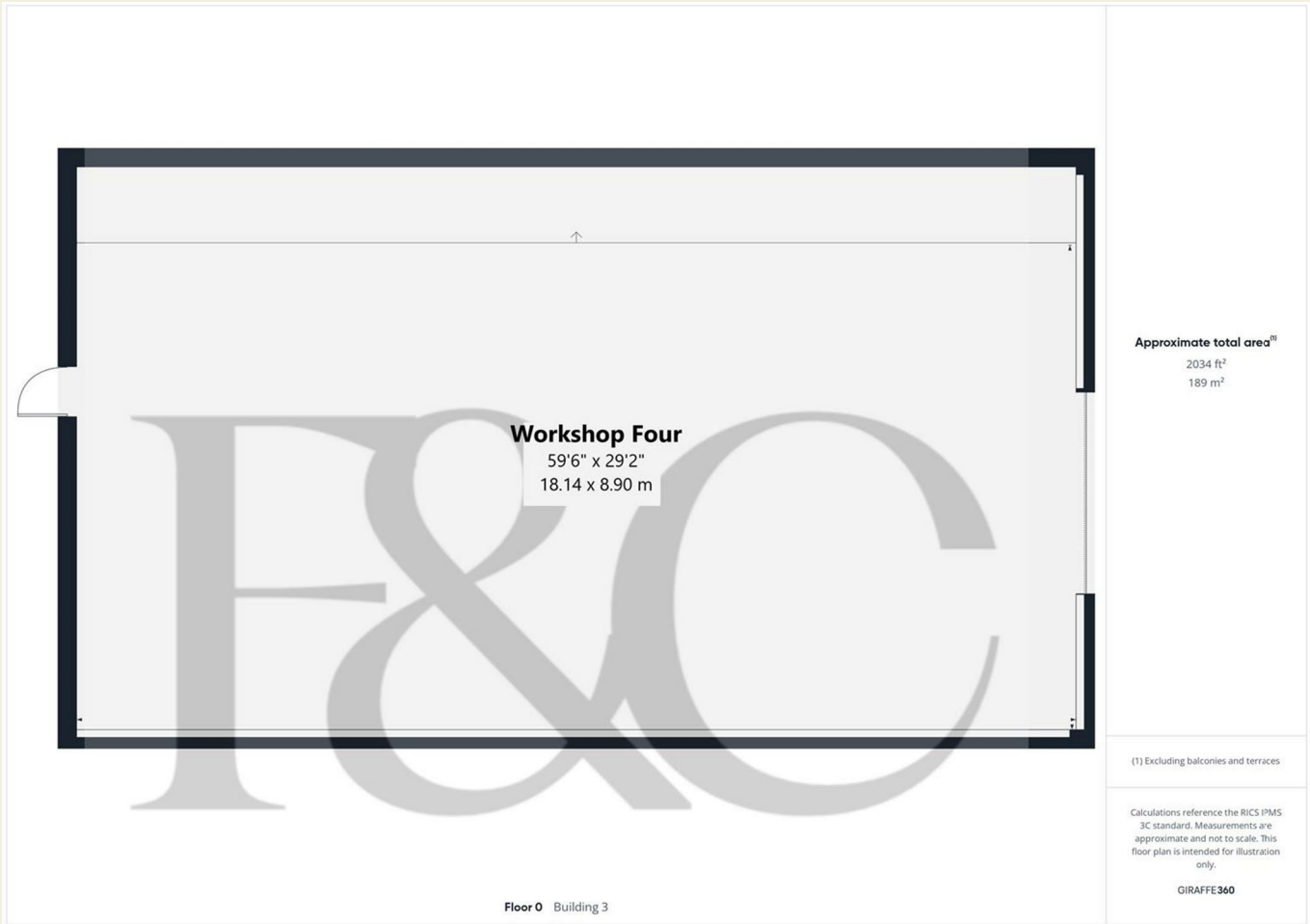
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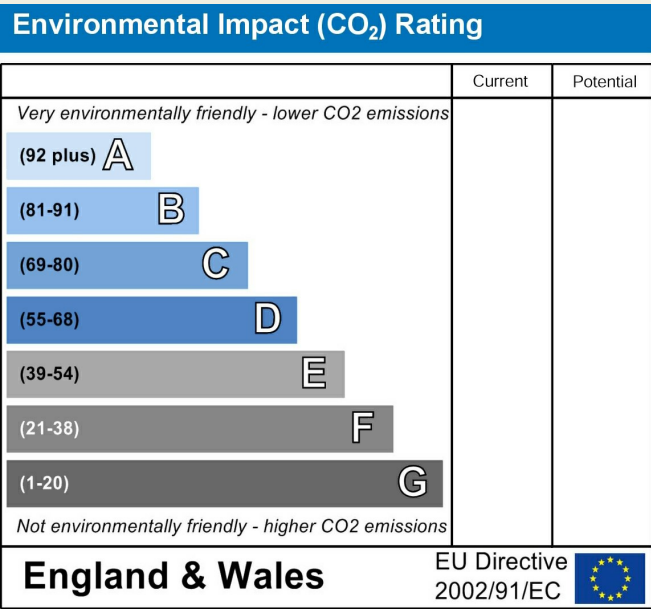
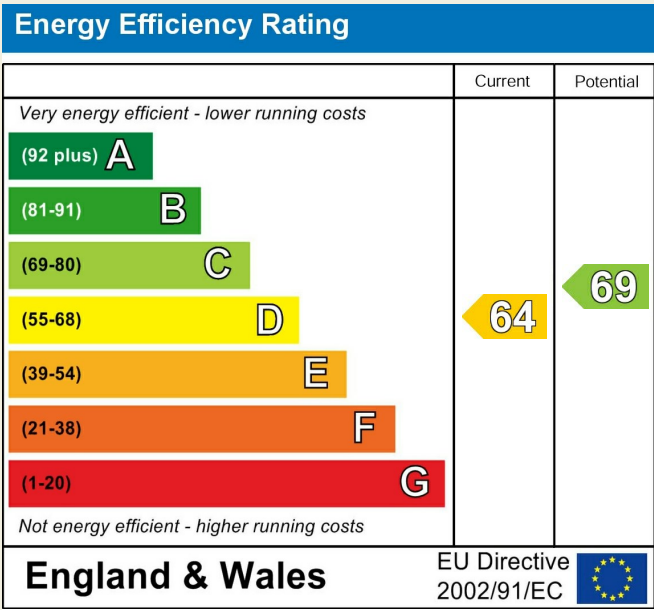
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