Marston Bank Farmhouse

Rocester, Uttoxeter, ST14 5BT

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£550,000

Characterful attached farmhouse on a 0.66 acre south-facing plot with paddock, panoramic countryside views and versatile accommodation over three floors. Featuring two double bedrooms, attic room, garage/workshop, ample parking and no upward chain.

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Marston Bank Farmhouse is a characterful attached farmhouse occupying a generous south-facing plot of approximately 0.66 acres, including a 0.46 acre paddock, backing onto open countryside and enjoying panoramic views across the surrounding Derbyshire countryside. Situated within a sought after rural location, conveniently positioned for access to Ashbourne, Uttoxeter and Rocester, the property offers spacious and versatile accommodation arranged over three floors, suited to a variety of buyers. Retaining a number of period features throughout including exposed beams and original character details, the accommodation includes a traditional farmhouse dining kitchen with exposed beams, guest cloakroom, spacious sitting room with cast iron log burning stove and a bright garden room/conservatory overlooking the gardens and open countryside beyond, with direct access onto the garden.

To the upper floors, the property offers two double bedrooms, study, shower room, bathroom and a versatile second floor attic room which offers potential for a variety of uses including an additional bedroom, studio, reception room or games room. Externally, the property benefits from a large driveway providing ample off street parking, together with a detached double garage and workshop offering further potential for conversion, subject to the necessary permissions. Offering plenty of scope for further improvement or adaptation, the property is likely to appeal to couples or families seeking a spacious farmhouse with character, generous outside space and a lifestyle suited to countryside living and outdoor pursuits. The property is offered for sale with no upward chain.

Composite stable entrance door opening into the entrance porch, fitted with quarry tiled flooring and plumbing for white goods, with wooden door leading into the dining kitchen. The farmhouse style dining kitchen is fitted with tiled flooring and rolled edge preparation surfaces incorporating a stainless steel sink with adjacent drainer. There is a range of cupboards and drawers beneath, appliance space and plumbing for a washing machine, electric range cooker, built in larder cupboard and door leading into the guest cloakroom. The guest cloakroom benefits from continuation of the tiled flooring and is fitted with a pedestal wash hand basin, low level WC and oil fired boiler. The sitting room is a spacious reception room with an opening leading through into the conservatory, which in turn has uPVC windows and door opening onto the garden, creating an additional reception space enjoying views across the outdoor areas and surrounding countryside. In the sitting room there is also access down to the useful cellar storage area and a separate door into a lobby area which has the staircase rising to the first floor.

To the first floor, the landing provides access to the bedrooms, study, bathroom and shower room. The principal bedroom is a spacious double bedroom benefitting from built in wardrobes and a door opening onto a staircase rising to the second floor attic room, which retains exposed timbers and offers versatile accommodation suitable for use as an additional bedroom, reception room, hobby room or studio space, subject to any necessary consents or regulations. Bedroom two is a further double bedroom. The study provides a versatile space and could also be utilised as a nursery or home office. The shower room is fitted with a double shower cubicle with chrome mains fed shower and rainfall shower head. The bathroom is fitted with a pedestal wash hand basin, low level WC, bath with chrome mixer tap and airing cupboard housing the hot water tank.

Undoubtedly one of the main selling features of the property is the generous plot extending to approximately 0.66 acres. The property is approached via a gated driveway providing ample off street parking for multiple vehicles, which in turn leads to the detached double garage with power, lighting and up and over door. To the rear of the garage is a useful workshop/studio space offering further versatility and potential for a variety of uses, including possible annex conversion, subject to the necessary permissions. To the rear of the property is a formal private garden comprising a large gravelled seating area leading onto an extensive lawned garden with mature herbaceous borders, planting and various seating areas. Beyond the formal gardens is the 0.46 acre paddock, which may suit buyers seeking additional outdoor space, hobby farming or the keeping of a pony, together with a timber stable/store, all whilst enjoying privacy and panoramic countryside views.

Planning Note: Planning permission has been granted for 10 dwellings on nearby land (ref. 22/01389/FUL). Further details, including the proposed site layout, are available through Derbyshire Dales District Council's planning portal.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Shared septic tank
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26052026
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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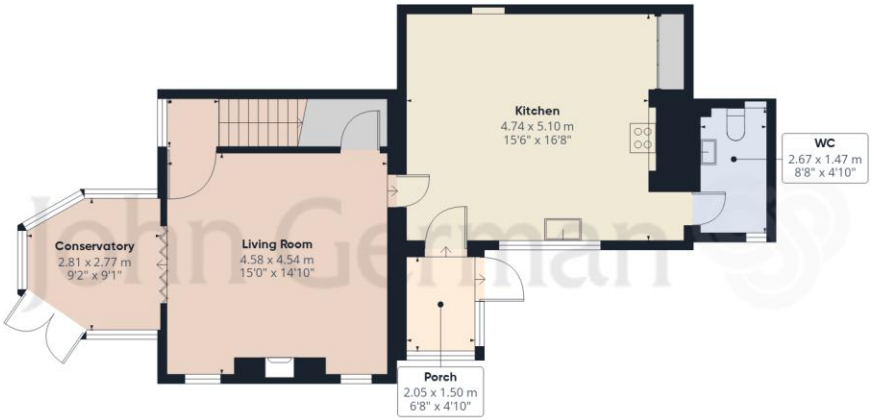
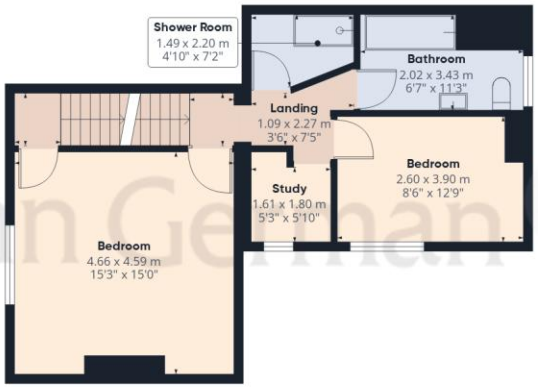
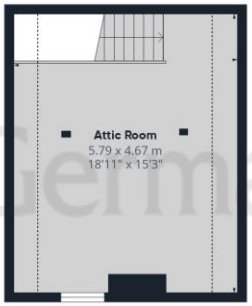
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

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Approximate total area(1)

194.6 m²

2094 ft²

Reduced headroom

5.4 m²

58 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Agents' Notes

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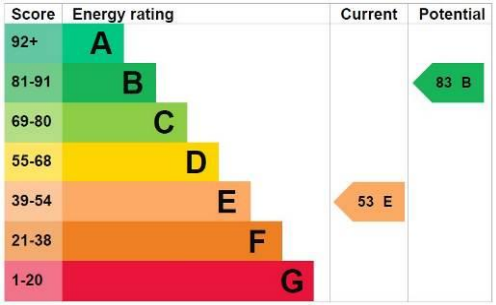
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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