



High Trees Farmhouse Hobb Lane, Marchington,
Staffordshire, ST14 8RQ

 Parker
Hall

Residing within serene Staffordshire countryside and enjoying uninterrupted open views is High Trees Farmhouse, a handsome detached farmhouse offered with no upward chain, set within an established 0.4 acre south facing garden plot with additional 0.85 acre paddock. Offering generously proportioned family interiors including three reception rooms, an open plan living and dining kitchen and five double bedrooms, High Trees Farmhouse presents a rare prospect to reside within this collection of premier rural conversions, whilst presenting flexibility to utilise the outside space for residential equestrian use or to provide a rental income. This characterful farmhouse showcases original features including inglenook fireplaces, thumb latch doors, brickwork and beams, complemented by thoughtfully furnished interiors, a bespoke handmade kitchen with Aga and traditionally styled bathrooms, all overlooking exceptional views over the tranquil and picturesque surroundings.

The generous interiors comprise briefly entrance hall, open plan living and dining kitchen with Aga, three reception rooms, laundry room, shower room and guests' cloakroom, with five generous double bedrooms extending over the first and second floors. The two second floor bedrooms benefit from en suite bathrooms, bedroom two and the master bedroom feature private balconies overlooking far-reaching views, and a family bathroom services the additional bedrooms.

Outside, High Trees Farmhouse is approached through peaceful woodland and countryside via a lengthy private lane shared with neighbouring barn conversions and properties. Electric gated access opens into ample parking to the front, with south facing wrap around gardens extending to 0.4 acre. A further 0.85 acre paddock being accessed from the gardens. High Trees Farm is serviced by double glazed windows and LPG central heating, with a private drainage system shared with one additional property.

- Magnificent Detached Farmhouse with No Upward Chain
- Ideal Equestrian Property – 0.85 Acre Paddock
- Open Plan Farmhouse Dining & Living Kitchen
- Five Double Bedrooms, Two En Suites & Family Bathroom
- Electric Gates to Ample Parking, Garage Potential (STPP)
- Idyllic Countryside Setting with Stunning Views
- Three Character Reception Rooms
- Two Balconies with Idyllic Views
- 0.4 Acre South Facing Gardens
- Secluded Setting within Exclusive Private Community

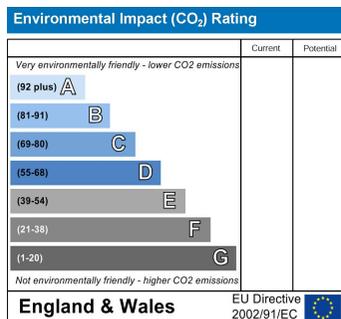
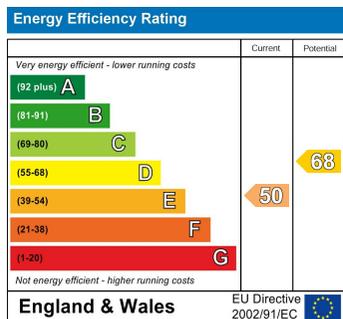


High Trees Farmhouse is set within the picturesque hamlet of Marchington Woodlands, a desirable rural setting home to an array of working farms, cottages and country homes nestled within some of the area's most scenic countryside.

The pretty village of Marchington is a short drive away, being home to a church, traditional pubs, a village hall, tennis courts, a cricket pitch, a bowling green and award winning community shop. Abbots Bromley is also a short drive away, having an array of amenities and being the host of the annual Horn Dance Festival. For more comprehensive facilities, the farmhouse is just four miles away from the market town of Uttoxeter where a handsome market town centre offers an excellent range of shopping and leisure facilities including supermarkets, a cinema, a leisure centre, a golf course and the renowned Uttoxeter Racecourse.

The farmhouse lies within catchment for the St. Peters First School in Marchington which feeds into Oldfields Hall Middle School and Thomas Alleyne's High in Uttoxeter. There is also an excellent choice of private schools in the area including Smallwood Manor, Denstone College, Abbotsholme and Lichfield Cathedral.

For commuters, this rural yet well connected location also offers easy access to trunk roads including the A515, A38 and A50, all of which can be reached in around 20 minutes, leading to the national motorway network beyond. Rail connections in Uttoxeter runs between Crewe and Derby, and two rail stations in Rugeley provide a direct service to Birmingham and London.



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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: 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.