

The Old Station Masters House

Marchington Staffordshire



 Parker
Hall

Independent Estate Agents

The Old Station Masters House

Station Road Marchington ST14 8JZ

Residing within a superb 6.9 acre plot on the rural borders of Marchington is The Old Station Masters House, an exceptional Victorian residence benefitting from contemporary open plan living, four double bedrooms and far-reaching rural views. Dating back to 1895, this handsome period home has been extensively refurbished whilst retaining elegant original features, alongside a contemporary extension to the rear to create a much desired open plan family space. Beyond the 0.3 acre formal gardens is a superb 6.6 acre paddock with a 40ft agricultural barn, being ideal for leisure use or as equestrian facilities, with this Victorian home combining the appeals of a peaceful rural living with the convenience of being within a few minutes of the village centre.

Accommodation inside the property extends over two floors, being well proportioned and showcasing original coving, architraves, doors and sash windows alongside an upgraded finish throughout. The central reception hall opens into a formal dining room, cloakroom with ample storage and to the kitchen, which extends into a dining area and on in turn to stunning living space with vaulted ceilings and a wood burning fireplace. A pantry and laundry room are also accessed from the kitchen.

The first floor landing leads into four generous double bedrooms, serviced by a modernised family bathroom and guest en suite, with all bedrooms enjoying stunning views. The principal bedroom suite also has an en suite bathroom and a range of fitted wardrobes, with double doors opening out to a balcony overlooking the gardens, land and countryside views beyond.

Positioned at the end of Station Road, the property benefits from parking for a number of vehicles as well as a double garage, large car port and gym, with double gates also presenting additional parking to the rear. Formal gardens enjoy complete privacy and access into the 6.6 acre paddock beyond, where a large barn which has power and water presents excellent opportunity for conversion into a stabling for equestrian use. The Old Station Masters House is serviced by an Air Source Heat Pump, Solar Panels with a Tesla battery, a 2024 boiler, double glazed windows and a private drainage system.



The Old Station Masters House resides on the rural borders of Marchington, a sought after Staffordshire village home to a thriving community, perfectly positioned to make the most of both local leisure pursuits and a well connected road network.






Within the village is a historic church, The Dog & Partridge pub and restaurant, a village hall, an award winning Community shop and a leisure complex with tennis courts, a cricket pitch and a bowling green. Abbots Bromley is also a short drive away, having an array of amenities and hosting the annual Horn Dance Festival, and the village enjoys a variety of walking routes through picturesque surrounding countryside.

For more comprehensive facilities, Uttoxeter can be reached within a few minutes' drive where the handsome market town centre offers an excellent array of shopping and leisure facilities including supermarkets, a cinema, a leisure centre, a golf course and the renowned Uttoxeter Racecourse.

The property 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 independent 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 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.



	Village Centre & Amenities: 0.4 mile
	Uttoxeter Rail Station: 4 miles Rugeley Rail Station: 12 miles
	Lichfield City Centre: 16 miles Derby City Centre: 18 miles Stafford Town Centre: 18 miles
	Peak District National Park: 14 miles Staffordshire Moorlands: 11 miles
	Manchester Airport: 65 miles East Midlands Airport: 27 miles

A character walled fore garden leads to the recessed porch to the front, having feature Minton tiles and a traditional entrance door opening into the **Reception Hall**. A spacious welcome to this elegant period home, having stairs rising to the first floor, LVT flooring and character doors opening into the **Cloakroom**, which also houses a range of fitted storage, and to the **Dining Room**. Featuring an impressive bay window overlooking rural views to the front, this spacious reception room is also ideal as a formal sitting room, having restored alcove storage with inset lighting and a gas fireplace.

Doors from the hallway open in turn into the **Open Plan Kitchen and Dining Area**, with the remodelled kitchen fitted with a range of shaker style full height, wall and base units with gold hardware and quartz worksurfaces over. An inset sink features a boiling water tap, the range cooker is included in the sale and there is space for an American fridge freezer, with quality integrated appliances including a dishwasher and a Neff oven and combination microwave/oven.

An opening leads into a fabulous **Pantry**, having units coordinating with those of the kitchen including a double opening full height larder, and a stable door leads in turn into the **Laundry Room** where there are spaces for a washing machine and tumble dryer as well as access out to the rear aspect.

The **Dining Area** leads through to a beautifully designed open plan **Garden Room**, with vaulted ceilings and twin sided bifold doors opening out to the rear gardens. A wood burning stove set to a traditional mantelpiece, and the bifold doors open out to a covered outdoor kitchen and entertaining space where the peaceful rural setting can be enjoyed. There is also access into the **Gym**, a versatile space also ideal as a home office, which in turn gives pedestrian access into the **Double Garage**.







Impressive tall ceilings and elegant coving details extends to the first floor accommodation, where the first floor landing leads into **Four Well Proportioned Double Bedrooms** (all of which have wall mounted Air Con units) and a modern **Family Bathroom**.

The **Master Suite** features a range of fitted wardrobes and an **En Suite Bathroom**, with double doors opening out to a fabulous **Balcony** (glazed balustrading in progress). The balcony overlooks idyllic views over the garden and onto the land, highlighting the peaceful setting the property enjoys.

The recently decorated **Second Bedroom** also features an **En Suite Bathroom**, having a sash window to the front overlooking idyllic views. **Bedrooms Three and Four** are also good sized double bedrooms enjoying sash windows to the front and rear respectively, as well as sharing use of the modern Family Bathroom, which has feature lighting and a contemporary freestanding bathtub.







The property is the last of two properties accessed from Station Lane, being within walking distance from the village centre and amenities. There is **Parking** for a number of vehicles to the side of the property, where double gates open to a further block paved parking area within the garden. There is a large **Car Port** to one side, a storage container is included in the sale and electric doors open into the **Double Garage** which offers additional secure parking. To the front is a beautifully tended garden edged with character walls and railings, planted with shaped topiaries and traditional box hedging, with a pathway leading to the front door.

The **West Facing Formal Garden** extends to **0.3 Acre**, being laid to lawns, a variety of shrubs and trees and a large paved terrace with an arbour above an outdoor kitchen area. A large **Summer House** and tree house are both included in the sale, and there is a fenced area ideal as a kitchen garden or for chickens.



Beyond the garden and also having pedestrian gated access from Moisty Lane is an L shaped **Field** totalling **6.6 Acres**, being ideal for equestrian or leisure use. To one corner is a large **Agricultural Barn** providing a useful storage space or the opportunity for conversion into stabling. The barn benefits from a power feed and mains water.





Floor Area: 2153 ft² / 200 m²

Garden: 0.3 Acre

Paddock Land: 6.6 Acres

Ground Floor

Reception Hall 4.63 x 3.65m (approx. 15'2 x 11'11)

Dining Room 4.2 x 3.9m (approx. 13'9 x 12'9)

Open Plan Dining Kitchen 8.23 x 5.5m (approx. 26'11 x 18'0) – max

Garden Room 7.83 x 4.38m (approx. 25'8 x 14'4)

Pantry 2.95 x 1.7m (approx. 9'7 x 5'7)

Laundry Room 3.4 x 2.02m (approx. 11'2 x 6'7)

Cloakroom 2.23 x 1.27m (approx. 7'3 x 4'2)

First Floor

Master Suite 3.55 x 3.02m (approx. 11'7 x 9'10)

En Suite Bathroom 3.52 x 1.36m (approx. 11'6 x 4'5)

Bedroom Two 4.44 x 3.3m (approx. 14'6 x 10'10)

En Suite Bathroom 1.95 x 1.64m (approx. 6'4 x 5'4)

Bedroom Three 4.37 x 3.27m (approx. 14'4 x 10'8)

Bedroom Four 4.5 x 2.74m (approx. 14'7 x 8'11)

Family Bathroom 3.35 x 2.7m (approx. 11'0 x 8'9)

Outside

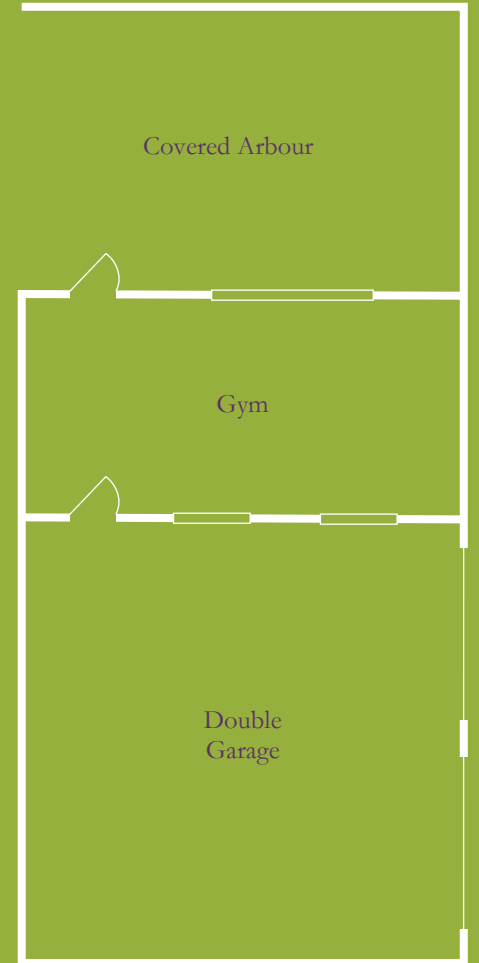
Gym 5.89 x 3.04m (approx. 19'3 x 9'11)

Double Garage 6.05m x 5.97m (approx. 19'10 x 19'7)

Car Port 7.92 x 5.57m (approx. 25'11 x 18'3)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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