

Moisty Lane

Marchington, Uttoxeter, ST14 8JY

John 
German







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£695,000

Attractive traditional detached cottage providing deceptively spacious accommodation, retaining a wealth of character and features, in need of cosmetic updating and occupying a plot extending to approx. 2.96 acres in total with stables and outbuildings.

Viewing and consideration of this unique character cottage is absolutely essential to appreciate not only the rare opportunity to purchase a property with retained character and features combined with a large amount of potential to enhance and make it your own, but also what is to offer externally. Set in a total plot extending to approximately 2.96 acres comprising an enclosed paddock of approx. 2.65 acres, stabling, outbuildings and a cottage garden, all enjoying a huge degree of privacy and some magnificent far reaching views.

Another major factor of this cottage is its location which is not isolated as it is separated from the village by only one field therefore within walking distance of the range of amenities that Marchington has to offer. These include St. Peter's First School, the community village store, a village hall, The Dog & Partridge pub and restaurant and the cricket ground which plays home to Uttoxeter CC. Several walks through surrounding countryside are also on the doorstep. The towns of Uttoxeter and Burton upon Trent plus the Cathedral city of Lichfield are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch provides plenty of space to take off your coat and kick off your boots, having a tiled floor and a door leading to the spacious accommodation. All of the plain wooden internal doors are original to the property and all of the fireplaces are working.

The cottage kitchen has a lovely beamed ceiling and quarry tiled floor, a range of bespoke base units with worktops and an inset sink unit, fitted hob with extractor over and a double electric oven plus a walk in pantry where the fridge freezer can be housed. Additionally there is a recess with a useful under stairs cupboard, a latch door leading to the three reception rooms and a walk in cloakroom which has a sliding door to the downstairs WC.

The living room has a focal fireplace with a back to back log burner shared with the sitting room plus a feature beamed ceiling and a front facing walk in bay window overlooking the garden and countryside beyond. The sitting room also has a feature beamed ceiling and dual aspect windows providing an abundance of light plus French doors opening to the garden room which provides additional entertaining space with a lovely view over the garden, heating and patio doors giving direct access to outside.

The separate dining room is steeped in features and charm having a cast iron range stove set in the chimney breast with a beam mantel, an original door to the built in storage cupboard, feature beamed ceiling and a walk-in bay window overlooking the garden. A further latch door opens to the hall where a part glazed stable style door opens to the garden and stairs rise to the first floor.

To the first floor the landing has a rear facing window and latch doors opening to the three good sized bedrooms, all able to accommodate a double bed and enjoying magnificent views over surrounding countryside. The dual aspect master bedroom has a focal fireplace and fitted wardrobes either side of the chimney breast, bedroom two also has a feature fireplace and bedroom three has a large storage cupboard over the stairs.

Completing the accommodation is the spacious family bathroom currently having a white three piece suite and providing ample space to add a separate shower cubicle or remodel as you wish. It also has a built in airing cupboard and a plain glass window to the side.

Outside - To the front of the cottage is the delightful enclosed garden enjoying a huge amount of privacy with well stocked beds and borders containing a large variety of plants and shrubs plus a central bed. There is space for a shed/viary and access to the side of the cottage that is also mainly laid to lawn, currently using for additional parking and an orchard housing some rare breed chickens.

The stable block and open ended store is positioned to the side of the cottage having three separate loose boxes with power and light and a concrete hardstanding to the front. Galvanised gates lead to the paddock and the useful steel built storage/implement shed. The paddock land extends to approx. 2.65 acres, enclosed by established hedges and enjoying privacy. The paddock is totally organic as it hasn't been touched by artificial fertiliser or herbicide for at least the last 35 years. A further galvanised gate leads to the right of access over the neighbouring field.

To the rear of the cottage is a driveway providing off road parking and the attached garage.

The property is approached from Moisty Lane along a gravelled right of access through a neighbouring field leading to the driveway. The right of access continues along the boundary of the cottage to a galvanised gate into the paddock (an illustrative map is available upon request).

what3words: innovator.dimber.look

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank drainage

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12092024

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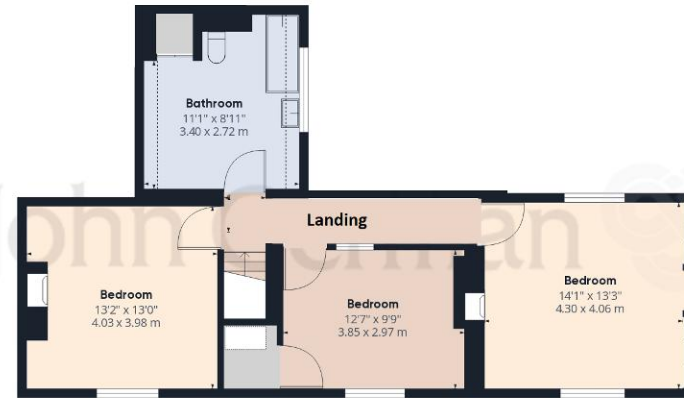








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2955.66 ft²

274.59 m²

Reduced headroom

19.59 ft²

1.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



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