

Holly Tree Farm

Scounslow Green Road, Uttoxeter, Staffordshire, ST14 8RE

John German



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£700,000

Extremely handsome former farmhouse providing well proportioned and balanced family sized accommodation, occupying a delightful plot extending to approximately 0.3 acre in total with views over fields.

Built in 1871 and sympathetically extended in the 1980's, viewing and consideration of this attractive character former farmhouse is essential to appreciate its retained wealth of charm combined with scope to personalise, its room dimensions and layout, plus its lovely enclosed plot which extends to approximately 0.38 in total, enjoying a high degree of privacy and views over fields.

Occupying a fabulous rural location surrounded by fields and Staffordshire countryside, yet only a short driveway from the villages of Kingstone and Marchington, plus the town of Uttoxeter with its wide range of amenities.

From the rear of the home where the off road parking is positioned, a storm porch leads to the utility room providing ample space to take off those coats and boots, with fitted units and a stainless steel sink unit set below a side facing window, space for appliances, and a built in drying room where the oil fired central heating boiler is housed, plus a guest WC which has a two-piece suite.

The dual aspect fitted dining kitchen has a focal chimney breast and a range of base and eye level units with quality worktops and an inset sink unit below one of the windows, a fitted electric hob and built in double oven, plumbing for a dishwasher and additional appliance space.

The spacious dining hall overlooks the lovely gardens, also having a door providing direct access outside. A focal chimney breast has a log burner set on a brick hearth and stairs rise to the first floor.

The separate sitting room also has a focal chimney breast, and a log burner set on a brick hearth, plus dual aspect windows providing ample natural light.

A side hall has a door to the rear elevation, a lit display alcove and a useful built in cloaks cupboard. A door opens to the peaceful and relaxing triple aspect drawing room overlooking the gardens with a door providing direct access to the patio, plus an open fireplace with a feature surround.

To the first floor, the pleasant landing has built in storage cupboards and a front facing window providing both natural light and a fabulous view. Doors lead to the five bedrooms, four of which can easily accommodate a double bed and furniture, three of which are dual aspect, with the rooms to the front enjoying those fabulous far-reaching views over the surrounding countryside.

The home benefits from having both a fitted family bathroom and separate family shower room positioned at either end of the landing, both having white suites with the bathroom having delightful mosaic tiled splashbacks.

Outside, the home occupies a plot which extends in total to approximately 0.3 acre with gardens laid to lawn at the side and front elevations, enjoying a good degree of privacy and views over the surrounding fields, well stocked beds and borders containing a large variety of shrubs and plants, plus a pond and a lovely patio adjacent to the drawing room. There is also the benefit of an outbuilding circa 800 sq ft in need of some attention.

At the rear of the property, the tarmac access is shared with the neighbouring detached conversion, broadening towards the electric timber double gates providing off road parking, leading to the gravelled driveway which provides further secure parking. Additionally, to the rear is an electric car charging point.

What3words: ///completed.persuing.desiring

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Private system

Heating: Oil fired central heating

(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
www.eaststaffsbc.gov.uk

Our Ref: JGA/17062025

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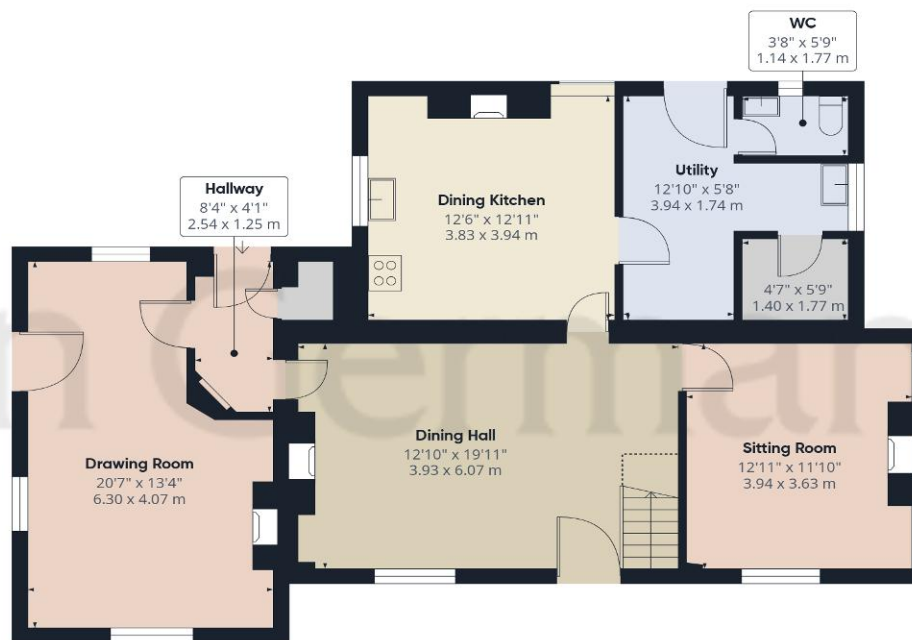




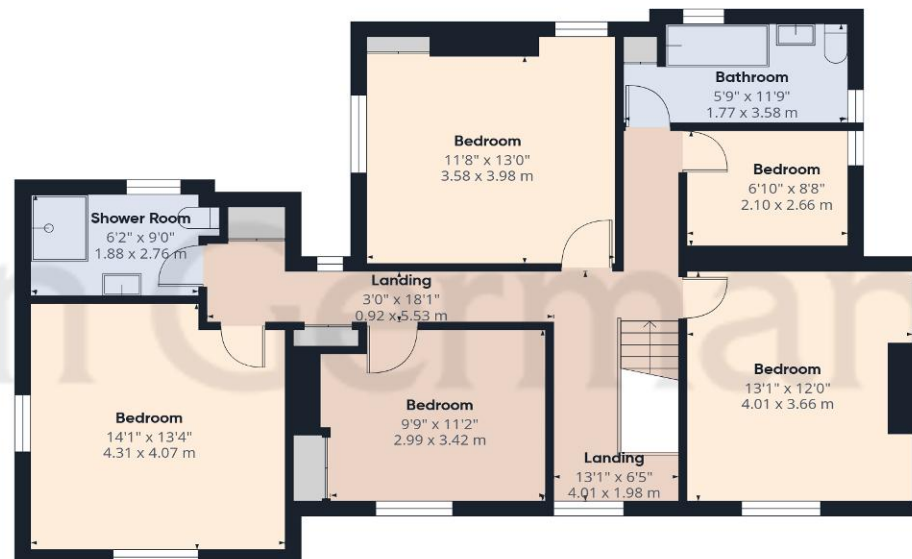








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1958 ft²

182 m²

Reduced headroom

12 ft²

1.1 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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Agents' Notes

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