



High Trees Dairy, Hobb Lane, Marchington Woodlands, ST14 8RQ



Enjoying an enviable setting amidst tranquil Staffordshire countryside is High Trees Dairy, an exceptional barn conversion showcasing an superb standard of finish throughout, generously extended accommodation including five bedrooms and a stunning south facing garden with further two acre paddock and wildlife lake. Having been thoroughly refurbished in recent years to include oak framed additions, a 2022 boiler and a new roof, High Trees Dairy offers immaculately presented interiors highlighting the character of the original barn through exposed beams and oak framed windows, thumb latch doors, a bespoke kitchen and traditionally styled

bathroom fittings. The accommodation extends mainly over a single storey with the versatile layout presenting ideal ancillary accommodation or space for a home-based business. The unrivalled location combines the ideals of both secluded rural living and convenient access to local amenities and commuter routes, with further potential to create additional income. A deck terrace and jetty leading onto the lake offer superb space for a log cabin, and the location presents outstanding potential to create a quirky Air BnB style business (subject to relevant permissions).

The entrance hall leads into the magnificent

open plan dining and living kitchen, featuring vaulted ceilings with exposed beams and leading in turn to an oak framed garden room. Doors open out to the south facing gardens and to a further courtyard to the rear, and a utility room lies off the main hallway. A boot room offers a second entrance into the property as well as potential for self contained accommodation alongside the further reception room, study/fifth bedroom, fourth double bedroom and cloakroom. Three additional double bedrooms are serviced by a master en suite and a luxurious family bathroom. Outside, a short peaceful drive through countryside and woodland brings you

to High Trees Dairy, where electric gates open into the private driveway. There is parking for a number of vehicles, a detached coach house houses a car port, garage and useful mower store, and gated access into the paddock offers further parking for larger vehicles. The paddock is laid to grass and the idyllic lake, where a variety of waterfowl and wildlife can be found. Two jetties overlook the water and a raised terrace offers a tranquil spot for entertaining whilst enjoying lake and countryside views. High Trees Dairy is serviced by LPG heating and superior hardwood painted double glazed windows and doors throughout.



High Trees Dairy lies in the picturesque hamlet of Marchington Woodlands, a desirable rural location home to an array of working farms, cottages and country homes within some of the area's most scenic countryside.

The neighbouring village of Marchington is home to a church, traditional pubs, a village hall, tennis courts, a cricket pitch, a bowling green and award winning community shop, and the barn lies within catchment for the St. Peters First School which feeds into Oldfields Hall Middle School and Thomas Alleynes High in Uttoxeter. There is also an excellent choice of private schools in the area including Smallwood Manor, Denstone College, Abbotsholme and Lichfield Cathedral.

High Trees Dairy is just three miles away from the market town of Uttoxeter, offering excellent range of shopping facilities, a cinema and a new leisure centre, as well as the renowned Uttoxeter Racecourse. Uttoxeter is also home to a rail station giving links to Stafford, Derby and Macclesfield.

The location offers convenient access to commuter routes including A515, A38 and A50 and the national motorway network beyond, and Manchester, East Midlands and Birmingham International airports are all within an easy drive.



- Exquisite Rural Barn Conversion
- Idyllic Countryside Setting with Stunning Views
- 2 Acre Paddock with Private Lake
- Annexe/Home Office Potential
- Refurbished to Exceptional Standard
- Open Plan Living & Dining Kitchen
- Oak Framed Garden Room
- Entrance Hall, Boot Room, Utility & WC
- Sitting Room/Annexe/Home Office
- Four Double Bedrooms
- Fifth Bedroom/Study/Gym
- En Suite, WC & Family Bathroom
- 0.3 Acre South Facing Gardens
- Detached Coach House with Garage, Car Port & Mower Store
- Secure Electric Gated Entrance
- Stunning 2 Acre Paddock with Wildlife Lake
- Secluded Setting amidst Scenic Countryside

A paved pathway from the drive lined with elegant topiary leads to the front door, opening in turn into the **Entrance Hall**, having tiled flooring, underfloor heating (which extends throughout up until the **Boot Room**), and a window to the front. Thumb latch doors open into:

**Open Plan Living & Dining Kitchen** 11.7 x 4.75m (approx. 38'5 x 15'7)

A magnificent space having been finished to an exceptional standard, having impressive vaulted ceilings with exposed beams, a feature inglenook fireplace to the living area and double doors opening out to the rear terrace and gardens. The **Bespoke Kitchen** comprises a range of in frame full height, base and island units with Quartz marble finish worksurfaces over, housing an inset Belfast sink and a range of integrated appliances including larder fridge, larder freezer and dishwasher. A recess houses the Smeg dual fuel range cooker, and there are double doors opening out to a charming courtyard to the rear aspect. Tiled flooring extends into the **Living & Dining Room**, where a reclaimed brickwork fireplace houses a wood burning stove, and double doors open out to the south facing gardens and into:

**Garden Room** 5.15 x 4.39m (approx. 16'10 x 14'4)

Another fabulous addition to this individual home, having tiled flooring, a wealth of exposed beams and double doors opening out to the terrace. Oak framed windows enjoy a picturesque outlook over the south facing formal gardens





From the **Entrance Hall**, an opening leads into:

**Utility** 1.63 x 1.45m (approx. 5'4 x 4'9)

This functional space is fitted with wall and base units housing an inset Belfast sink and space for a washing machine, with tiled flooring and a window to the side

**Cloakroom**

With wash basin set to vanity unit and WC, with tiled flooring

Leading from the **Hallway**, a step down takes you into a recent extension and conversion, showcasing a wealth of exposed beams and full height windows overlooking the gardens to the front. This space offers ideal annexe/guest suite accommodation, ample space for a home-run business or simply an extension to the existing living accommodation

**Boot Room** 4.99 x 2.96m (approx. 16'4 x 9'8)

A stunning space offering ideal potential for conversion into a full kitchen to service an annexe. Base units with quartz worksurfaces over house a Belfast sink, and mirrored full height units house to one side cloakroom storage and to the other a large **Airing Cupboard** with the pressurised water cylinder and Worcester boiler (refitted 2022). A door opens out to the front, windows overlook the driveway and gardens and the boot room has tiled flooring. An archway leads into:

**Sitting Room** 5.14 x 4.53m (approx. 16'10 x 14'10)

Featuring a wealth of exposed beams, this versatile reception room offers ideal space as a home office or annexe/guest suite living room. Full height windows face the front, stairs with storage beneath rise to the first floor accommodation and a door opens into:

**Study/Gym/Bedroom Five** 5.18 x 2.06m (approx. 16'11 x 6'9)

Another versatile space ideal as a gym or fifth bedroom, having windows to the front

**Bedroom Four** 5.43 x 3.88m (approx. 17'9 x 12'8)

A fourth double bedroom having skylights to the front and a door opening into:

**Cloakroom** 2.86 x 1.35m (approx. 9'4 x 4'4)

With pedestal wash basin and WC, this room has ample space for the installation of a bath or shower



Doors open from the **Hallway** into:

**Master Bedroom** 3.99 x 3.6m (approx. 13'1 x 11'10)  
A spacious principal bedroom having window to the front aspect, a large fitted wardrobe and private use of:

**En Suite** 2.84 x 1.2m (approx. 9'4 x 3'11)  
Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs and an obscured window to the front

**Bedroom Two** 3.77 x 3.71m (approx. 12'4 x 12'2)  
Another good sized double room having window to the side and a double fitted cupboard

**Bedroom Three** 4.4 x 2.72m (approx. 14'5 x 8'11)  
A third double room having a window to the side aspect

**Family Bathroom** 4.4 x 1.9m (approx. 14'5 x 6'3)  
Another luxurious suite being fitted with wash basin set to vanity unit, WC, bathtub and separate walk in shower, with tiled flooring and splash backs, an obscured window to the side and vaulted ceilings with beams

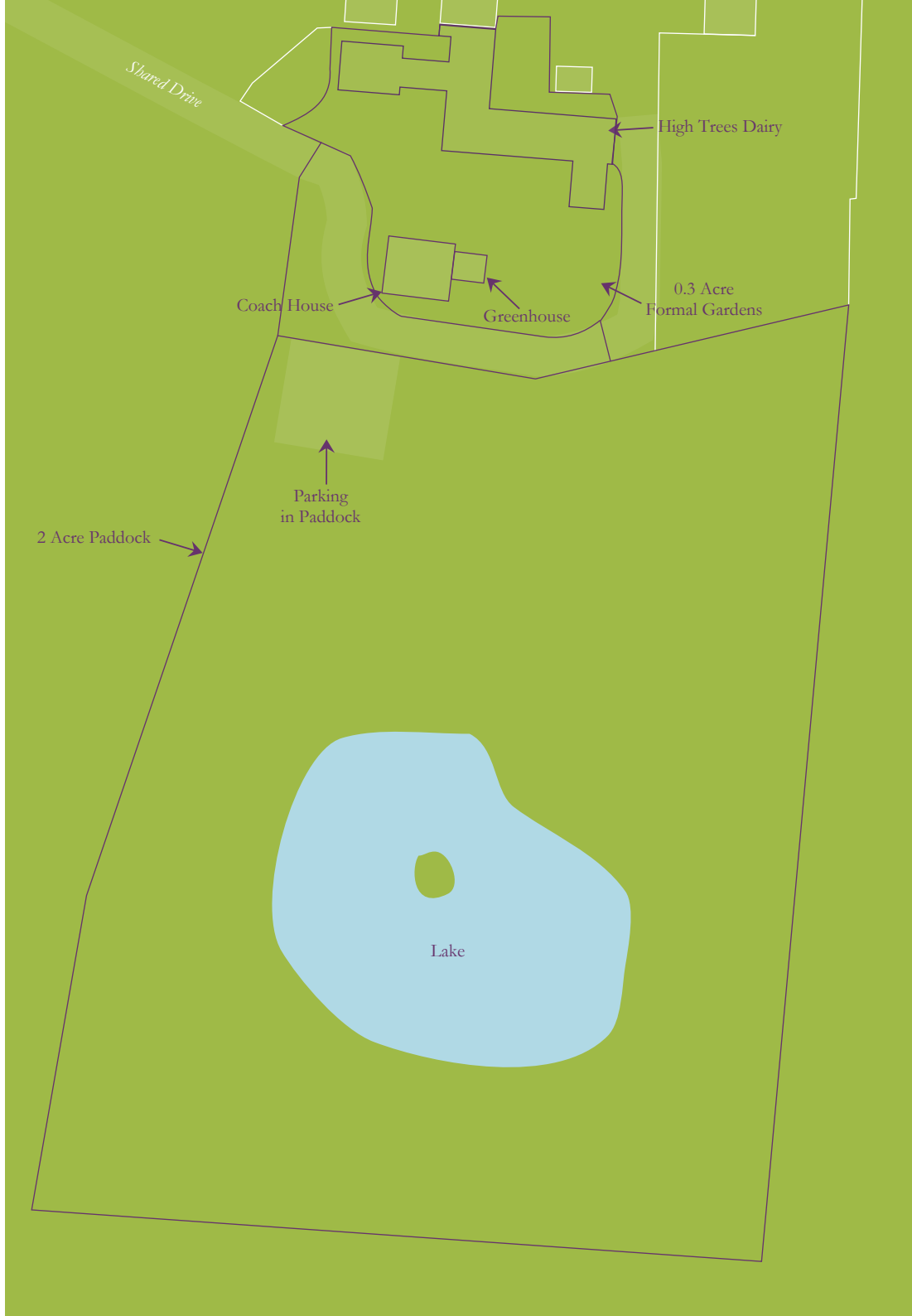














Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		



### Outside

A lengthy gravel drive through pretty countryside and mature woodland leads to High Trees Farm which is formed by a collection of converted barns and farmhouses. Electric gates open into the private driveway to the property, and the driveway continues around to one other home, also giving access into the paddock and lake. The detached **Coach House** having power and lighting houses a double garage with m,annual entrance doors, a mower store to one side and an Orangery style **Greenhouse** to the other. Paved pathways lead to both the **Boot Room** and **Entrance Hall**, and there is an EV charger point available by separate negotiation

### Formal Gardens

Extending to **0.3 Acre**, the gardens are laid out beautifully tended lawns, topiary borders and paved terraces, all enjoying a sunny southerly aspect. Idyllic countryside views can be appreciated from the gardens, and there is exterior lighting, water and power. From the kitchen, double doors open out to a charming and secluded **Courtyard**, offering a further space for outdoor entertaining

### Paddock & Lake

Gated access opens into the paddock where there is a gravel parking area and a useful garden shed. The grass paddock extends to **2 Acres** and is bordered by tranquil Staffordshire countryside, with the beautiful lake set to the centre. The **Private Lake** is surrounded by mature trees and a charming area of woodland, and a deck terrace with power offers an ideal spot for a log cabin. Two jetties lead onto the water and a variety of waterfowl and wildlife call this idyllic spot home



**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.

**Consumer Protection Regulations:** 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.