



Church Farm, 9 Church Road, Stretton, DE13 0HD



Set in the heart of popular Stretton is Church Farm, a generously proportioned detached farmhouse showcasing oversized living accommodation, five good sized bedrooms and south facing cottage gardens. Originally dating back to 1751, this former working farmhouse features sympathetically retained features and offers plenty of space for a growing family, with the charming garden plot overlooking picturesque views towards the village churchyard. The interiors comprise briefly entrance porch, three spacious reception rooms plus study/studio, bespoke fitted kitchen, walk in larder, utility room and ground floor bathroom, with four double bedrooms, a large single bedroom (with

potential to make a fifth double room) and a shower room to the first floor. A large walk in store room offers potential for conversion into an additional bathroom or dressing room. Outside, there is ample parking and access into a large coach house, ideal for use as a garage/workshop or for conversion into a home office suite, with manicured south facing gardens and a courtyard also laid to the front. Church Farm benefits from mains gas central heating and full double glazing.

Church Farm is ideally located in the heart of Stretton, a desirable location benefitted from a range of local shops and amenities close by. The market town of Burton on Trent is short

distance away offering excellent shopping and leisure facilities including supermarkets, restaurants and a cinema, and nearby schools include William Shrewsbury Primary School which feeds into the De Ferrers Academy. Local leisure pursuits can be enjoyed at Branston Water Park, Trent Washlands with its stunning riverside walks, Stapenhill Gardens and the popular Barton Marina with its select waterfront shops and colourful canal boats. The property is well placed for travel with easy access to the A38 linking with the A50 and M1, East Midlands Airport is a half an hour drive away and rail travel from Burton on Trent gives direct links to Derby and Birmingham.

- Detached Character Farmhouse
- Wealth of Character & Potential
- Versatile & Spacious Family Interiors
- Three Reception Rooms
- Bespoke Fitted Kitchen
- Larder & Utility Room
- Study/Studio
- Five Bedrooms & Large Store Room
- Bathroom & Shower Room
- Detached Coach House & Parking
- South Facing Gardens & Courtyard
- Attractive Outlook over Village Church
- Well Placed for Amenities & Commuter Routes



The front door opens into the **Entrance Porch** which in turn leads into:

**Sitting Room** 5.61 x 5.11m (approx 18'5 x 16'9)  
A spacious reception room having a window to the front aspect, exposed beams, engineered oak flooring and a gas living flame fireplace set to marble inlay. Stairs rise to the first floor landing and thumb latch doors open into:

**Dining Room** 5.11 x 5.05m (approx 16'9 x 16'7)  
Another generous reception room having a bay window to the front aspect, exposed beams and a gas living flame fireplace set to marble inlay

**Breakfast Room** 5.11 x 5.05m (approx 16'9 x 16'7)  
An ideal family room having bay window with character window seat to the front aspect, an attractive period style fireplace housing a gas fire and engineered oak flooring. Doors open to a second staircase rising to the first floor and:

**Kitchen** 3.71 x 3.66m (approx 12'2 x 12'0)  
A traditional farmhouse style kitchen comprising a range of solid wood wall and base units with Butcher block worktops over, housing an inset ceramic double sink, integral double oven and a recess housing a Leisure range cooker with gas hob over. The kitchen has karndean flooring, a window to the rear and doors into:

**Larder** 5.13 x 2.13m (approx 16'10 x 7'0)  
A useful space used as an extension to the kitchen, having original thralls, a window to the rear and fitted storage. A door leads into:

**Study** 4.88 x 2.13m (approx 16'0 x 7'0)  
An ideal home office or studio, having window to the rear aspect

A door from the kitchen opens into the **Rear Hall**, where there is access out to the side into the gated courtyard and further doors into:

**Utility Room** 3.4 x 2.08m (approx 11'2 x 6'10)  
Fitted with wall and base units housing an inset sink and spaces for a washing machine, tumble dryer, fridge and freezer. The wall mounted Baxi boiler is also housed in here and the utility has a window to the rear and quarry tiled flooring





**Ground Floor Bathroom** 3.18 x 2.06m (approx 10'5 x 6'9)

Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, a heated towel rail and a window to the side

Stairs rise from the **Sitting Room** to the **First Floor Landing**, where doors open into:

**Master Bedroom** 4.62 x 4.14m (approx 15'2 x 13'7)

A spacious principal bedroom having window to the front aspect and a fitted cupboard

**Bedroom Two** 5.16 x 2.87m (approx 16'11 x 9'5)

With a window to the front aspect

**Bedroom Five** 4.06 x 2.11m (approx 13'4 x 6'11)

a generous single bedroom having window to the rear and a large double fitted wardrobe. Please note, removing the fitted wardrobe would make this bedroom a double room

From the main **Landing** and doors opens into the **Inner Landing**, where there is loft access, a window to the rear and doors into:

**Bedroom Three** 5.38 x 2.57m (approx 17'8 x 8'5)

Having a window to the front

**Bedroom Four** 5.49 x 2.08m (approx 18'9 x 6'10)

With an exposed beam, a window to the rear and a door into:

**Store Room** 4.5 x 2.08m (approx 14'9 x 6'10)

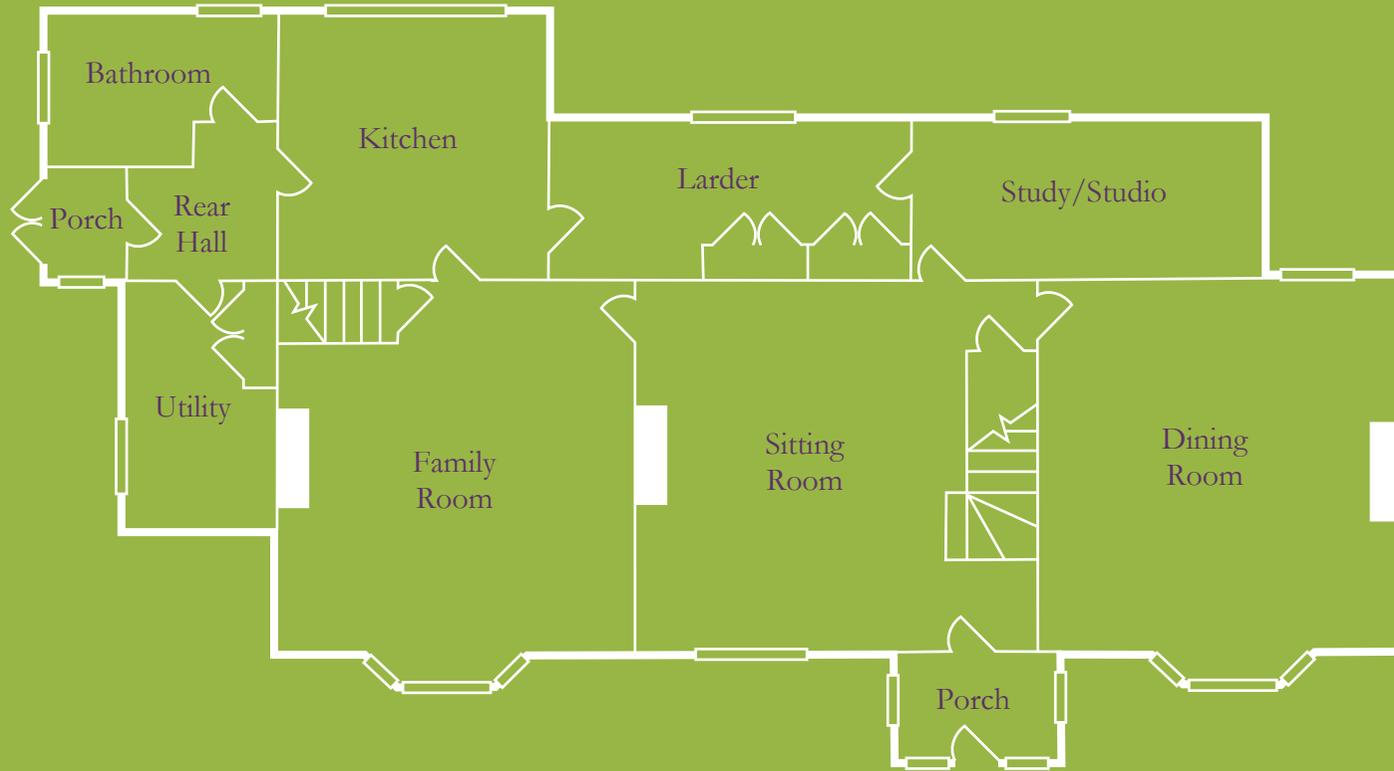
Ideal for conversion into another bathroom or a dressing room, having a window to the rear aspect and an internal window to the landing

**Shower Room** 3.43 x 2.11m (approx 11'3 x 6'11)

Comprising a white suite having pedestal wash basin, WC and shower cubicle, with tiled splash backs, windows to the side and a fitted airing cupboard









### Outside

Church Farm is set side on to Church Road and enjoys a well tended south facing plot. The entrance is flanked with brick pillars and leads into a generous tarmac driveway where there is parking and turning space for a number of vehicles. The drive gives access into:

### Coach House

Comprising both a garage and workshop space, this versatile outbuilding would be ideal for conversion into a home office suite or annexe (STPP)

**Garage** 4.72 x 4.47m (approx 15'6 x 14'8)

**Barn/Workshop** 6.4 x 4.72m (approx 15'6 x 21'0)

### South Facing Garden

Manicured cottage gardens are set to the front aspect, having shaped lawns, stocked borders and mature foliage providing plenty of privacy. To the side and rear of the property is a charming gated courtyard having access into the rear hall and a wide gated access out onto Church Road. The property also benefits from exterior lighting, a water point and exterior power sockets



**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.