



The Old Nursery, Woodedge Lane, Marchington, ST14 8LY



The Old Nursery is a magnificent detached country residence enjoying an elevated position that commands an outstanding panoramic outlook of breath-taking, far-reaching countryside views.

This six bedroom family home provides versatile accommodation ideal to create a home office suite or annexe, showcasing a wealth of character and being offered with no upward chain. The grounds include a mature secluded garden of 0.6 acre and the house enjoys a stunning open outlook over an adjoining paddock which extends to 4.7 acres.

Although in a very central location close to good road networks, the property is in a secluded spot, nestled against ancient woodlands, and located at the end of a no through country lane which leads on to a bridle path, making it an ideal location for those with equestrian interests.

The Old Nursery originally dates back to the early 1700s, and has been remodelled and extended over time to create a spacious and impressive family home. The interiors have been bespoke finished by the current vendors, having a quality fitted kitchen and utility room, a reclaimed stone fireplace and carved oak accents throughout. The property offers

versatile interiors including a ground floor guest wing which could easily be converted into a self-contained annexe or home office suite. The property is serviced by hardwood double glazing, oil fired central heating, a private drainage system and a security alarm.

The grounds include a raised stone paved terrace that overlooks the generous formal gardens which include a kitchen garden, orchard, netted soft fruit area and a decorative pizza oven. The house conveniently looks onto adjoining level and well drained pasture land that extends to a generous 4.7 acres and has separate gated access onto Wood Edge Lane.

The front door opens into a spacious reception hall which leads off into two generous reception rooms, a dining kitchen, utility and cloakroom to the ground floor. Two bedrooms and a bathroom are also off the reception hall being ideal for use as a guest annexe, Air BnB type rental or home office suite. To the first floor are four double bedrooms serviced by a modern en suite and family bathroom. Outside, a detached double garage with electric doors is set to the top of the lane and there is gated access to a generous driveway to the front enjoying stunning open views out across the Dove Valley to the Peak District.



The Old Nursery lies within a secluded spot between the desirable villages of Marchington and Draycott in the Clay, enjoying the ideals of a peaceful rural location alongside convenient access to local amenities and villages. Nearby is Marchington, home to a church, traditional pubs, village hall, tennis courts, cricket pitch, bowling green and award-winning shop. A short drive away is Draycott in the Clay, offering a village store/post office, village hall, pubs and farm shop. There are a number of equestrian centres nearby including Field House and Eland Lodge, and the area is renowned for excellent schooling having primary schools in Marchington and Draycott in the Clay, as well as a superb choice of private schools including Smallwood Manor Prep, Denstone College, Repton, Abbotsholme and Lichfield Cathedral.

The Old Nursery is just five miles away from the market town of Uttoxeter, offering an excellent range of shopping facilities, supermarkets, cinema, ice rink, bowling alley and a leisure centre, and the location offers easy access to the commuter routes A50, A38 and M6 Toll. Direct rail links to Birmingham and London (in 90 minutes) can be found in the Cathedral City of Lichfield or East Midlands Parkway, and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.

- Attractive Detached Country Home
- Idyllic & Peaceful with Breath-taking Views
- Superb Acre Plot ideal for Equestrian Use
- Two Spacious Reception Rooms
- Family Dining Kitchen, Utility & Cloakroom
- Six Bedrooms (Five Doubles)
- Master En Suite & Two Bathrooms
- Potential for Annexe/Home Office Suite
- Detached Double Garage & Ample Parking
- 0.6 Acre Formal Gardens & Orchard
- Paddock Land totalling 4.7 Acres
- Panoramic Countryside Views
- Bordered by Ancient Woodland
- Well Placed for Commuter Routes, Rail Travel & Schools

A recessed porch with feature herringbone brickwork opens into:

Reception Hall 4.21 x 2.7m (approx 13'9 x 8'10)

A spacious reception to this individual home, having useful cloakroom storage cupboard, a skylight and a galleried balustrade leading up to:

Family Room 5.53 x 4.86, 3.55m (approx 18'1 x 15'11, 11'8)

A versatile spacious reception room having formal dining space and living area, with windows to two sides, exposed beams and a wood burning stove with back boiler, set to a character brickwork fireplace with quarry tiled hearth.

Lounge 6.06 x 4.04m (approx 19'10 x 13'3)

Another well presented and generous reception room having windows to three sides enjoying panoramic views and a stunning reclaimed stone fireplace housing wood burner with back boiler. An oak thumb latch door opens into:

Inner Hall

Having fitted storage, a door to the **Walk in Pantry** and door into:

Cloakroom

Fitted with pedestal wash basin and WC, a heated towel rail, oak flooring and a window to the front.

Family Dining Kitchen 5.4 x 7.42, 3.03m (approx 17'8 x 24'4, 13'3)

This L shaped room comprises a bespoke kitchen with separate breakfast room having double doors out to





the terrace and gardens. The **Kitchen** comprises a range of painted wall and base units with handmade features having granite worktops housing an inset sink and integral appliances including a Bosch double oven, integral fridge, dishwasher and an LPG gas hob. A door opens to the **Walk in Pantry** and the kitchen has windows to two sides including one with a window seat. The kitchen has travertine stone flooring with underfloor heating, and a door from the **Breakfast Room** opens into:

Utility 3.55 x 2.82m (approx 11'7 x 9'3)

Fitted with bespoke oak wall and base units having granite worktops, housing an inset Belfast sink, spaces for appliances including dishwasher and washing machine, and a window to the front. A handmade oak door opens to the rear courtyard giving access to the garage, and the utility has terracotta flooring with slate inlay. The oil fired Mistral boiler is housed here.

Stairs rise to the **First Floor Landing** where doors open into:

Principal Bedroom 5.31 x 4.06m (approx 17'5 x 13'3)

With windows to three sides enjoying stunning open views and a range of fitted wardrobes and further storage. Steps rise to:

En Suite 2.7 x 1.84m (approx 8'10 x 6'0)

Comprising pedestal wash basin, WC and a double shower with bespoke made star galaxy granite tray, having a chrome heated towel rail, window to the front, tiled flooring and walls and mirror fronted fitted storage.

Bedroom Two 3.58 x 2.81m (approx 11'9 x 9'2)

Featuring vaulted ceilings with exposed beams, this double bedroom has a window to the front enjoying open views, fitted storage, and a feature round window to the side.

Bedroom Three 3.37 x 2.7m (approx 11'0 x 8'10)

With a window to the rear and a range of fitted furniture including a double wardrobe, a desk and shelving. A bookcase lifts out giving access to a 'secret room', ideal as a children's den.

Bedroom Four 4.3 x 2.64m (approx 10'10 x 8'8)

A fourth double bedroom having a window to the rear, loft access point, double and single fitted



wardrobes and a desk/dressing table with drawers.

Family Bathroom 2.7 x 2.3m (approx 8'10 x 7'6)
Fitted with a contemporary suite having wash basin, WC and feature oval bathtub with shower above, having mirror fronted fitted storage, chrome heated towel rail, tiling to the floor and walls and window to the front.

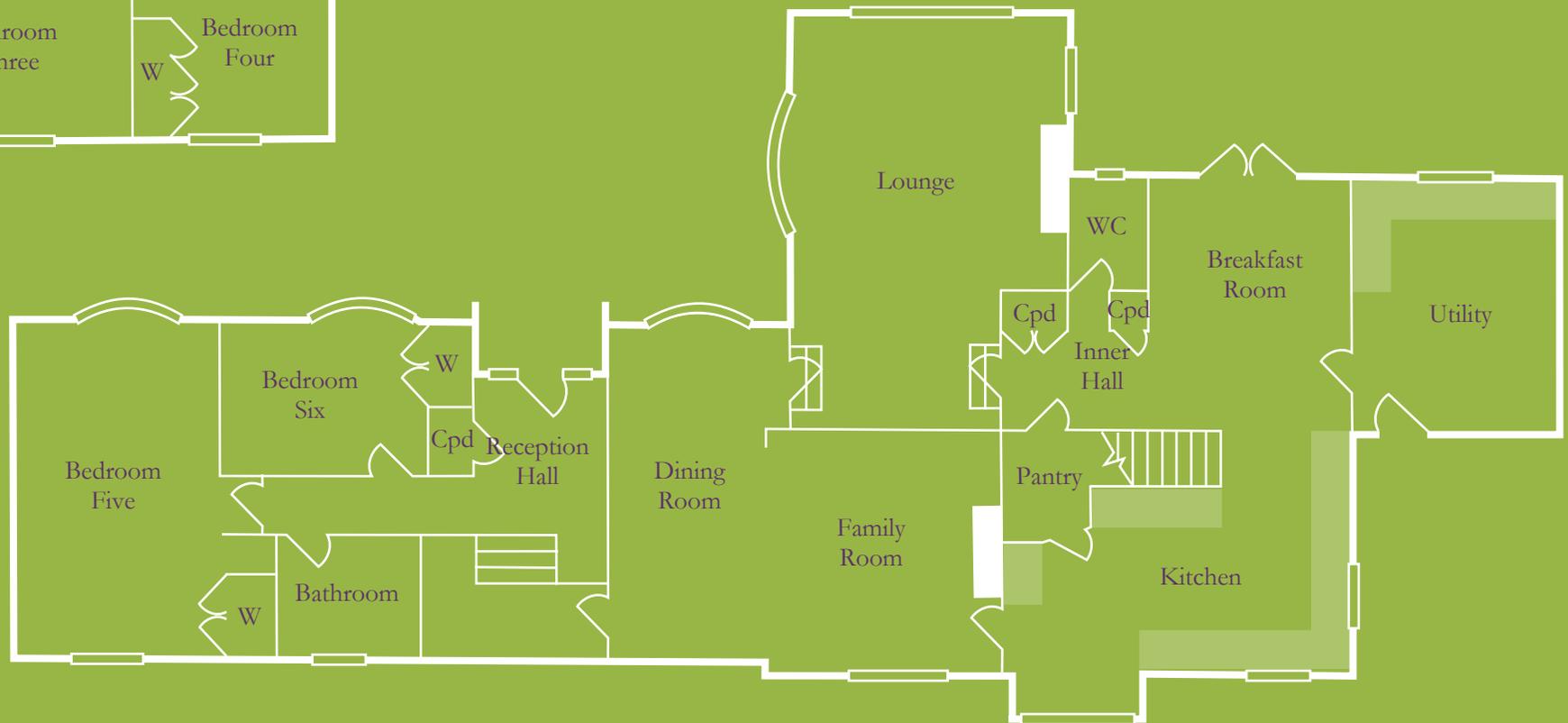
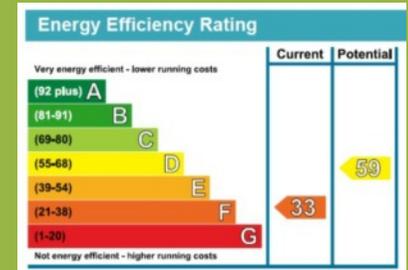
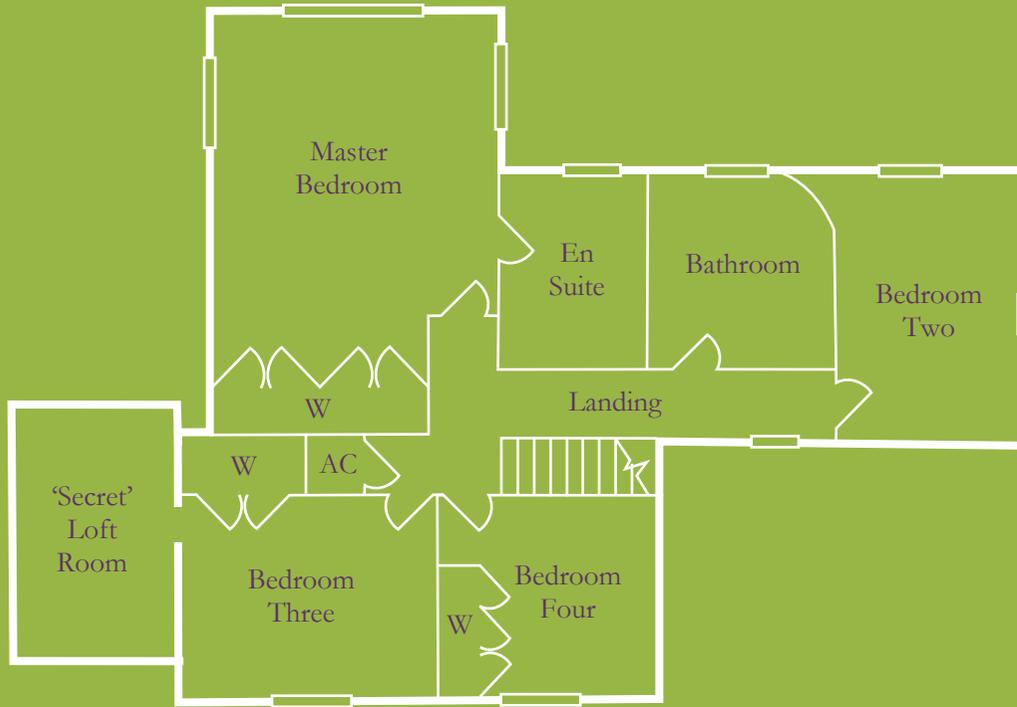
From the **Reception Hall**, is additional ground floor accommodation with two bedrooms and bathroom, ideal for use as an annex, Air BnB type rental, or home office suite. Doors open into:

Bedroom Five 4.87 x 2.86m (approx 15'11 x 9'4)
Another spacious double room benefiting from dual aspect windows, a fitted double wardrobe and further fitted shelving and storage.

Bedroom Six/ Study 3.07 x 2.18m (approx 10'1 x 7'1)
A versatile space ideal as a home office, having window to the front and a double fitted wardrobe. This room also offers potential to be converted into a kitchen to create a self-contained annexe.

Bathroom 2.42 x 1.67m (approx 7'11 x 5'5)
Comprising pedestal wash basin, WC and bath tub with shower over, with two windows to the rear, fitted cupboards and tiled splashbacks.



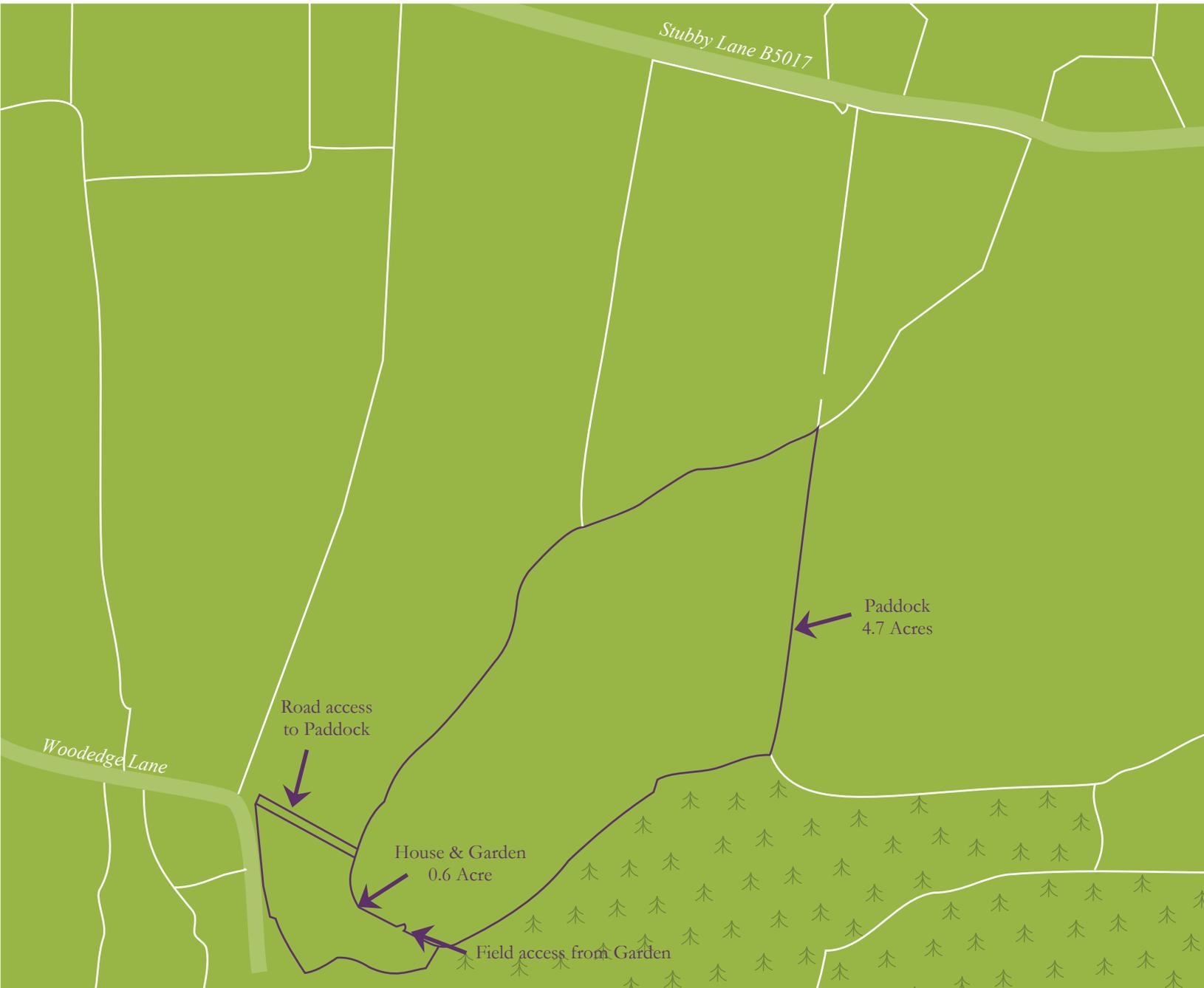












Outside

The Old Nursery lies at the end of Woodedge Lane in a peaceful setting overlooking breathtaking countryside views. Gated access opens into the sweeping driveway with turning circle which extends to the front aspect and is laid to Breendon buff stone, and to the end of the lane there is a tarmac driveway providing parking and access into the garage. A walled courtyard to the rear aspect leads into the utility and has access into the gardens.

Detached Double Garage 6.7 x 5.78m (approx 21'11 x 18'11)

With twin electric entrance doors to the front, power, lighting and a pedestrian door into the rear courtyard and gardens.

Gardens

The formal gardens extend to a superb **0.6 Acre** and are laid to a stone terrace with walled perimeter and extensive lawns. There is a gated kitchen garden, with water and power feeds, laid to raised beds housing asparagus and Jerusalem artichoke. The lawns house a netted soft fruit area and an orchard home to a variety of mature fruit trees. To the top of the garden there is gated access into the woodland and gated access also leads into the paddock land

Land

Included in the sale is a paddock totalling **4.7 Acres** with a direct gate from the garden benefitting from separate access from the road.

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.