



Glebe Farmhouse, Morrey, Yoxall, DE13 8PE



Enjoying a tranquil rural setting within desirable Morrey is Glebe Farmhouse, a handsome Georgian grade II listed country farmhouse showcasing a wealth of stunning character, generous interiors including five bedrooms and a mature wrap around garden plot. Dating back to 1700s, this elegant county residence has resided within the same family for over 100 years and is a rare opportunity to acquire a property of this calibre offering such impressive potential. The interiors comprise briefly 'milking room' entrance hall, kitchen, utility, three reception rooms and cloakroom to the ground floor, with three double bedrooms and a family bathroom to the first floor. To the quirky second floor are two further double bedrooms and a shower room,

and far-reaching views over surrounding countryside and towards Cannock Chase can be appreciated from all sides. Outside, the wrap around gardens enjoy a sunny southerly aspect to the rear and gated access opens into a generous driveway where there are a timber garage and a car port, as well as a range of historic outbuildings including two pigsties and an outdoor WC. Glebe farmhouse is serviced by LPG central heating and a private drainage system.

The charming hamlet of Morrey is a rural community formed by rural farms, character homes and stunning Staffordshire countryside over which the property enjoys views from all sides. Glebe Farmhouse sits a mile from the

village of Yoxall, a popular location home to an excellent range of amenities including health centre, shops, St Peter's church, two pubs and a sought after school catchment area. The busy village hall also offers a wide range of activities including craft fairs, yoga and more and the location is well placed for schools, being within catchment for John Taylor High School as well as a convenient distance from Repton, Abbots Bromley and Denstone. There is a reliable bus service which runs through Yoxall and the location is well placed for commuters, having easy access to nearby towns and cities via the A38, A50 and M6 Toll. The International airports of Birmingham and East Midlands are also within an easy drive.

- Detached Character Farmhouse
- Tranquil Rural Setting with Views
- Offered with No Upward Chain
- Wealth of Grade II Listed Features
- Potential to Modernise/Extend (STPP)
- 0.3 Acre Wrap Around Gardens
- Three Reception Rooms
- Kitchen & Utility Room
- Entrance Hall, Lean To & Cellars
- Five Double Bedrooms
- Bathroom & Shower Room
- Gated Entrance to Ample Parking
- Mature South Facing Gardens
- Outbuildings including Car Port & Timber Garage
- Desirable Rural Hamlet
- 'Outstanding' School Catchment



The front door opens into the **Entrance Hall**, having quarry tiled flooring and a door into:

Dining Room 2.9 x 2.62m (approx. 8'7 x 9'5)
With a window to the front aspect and an opening into a small **Study** 2.22 x 1.34m (approx. 7'3 x 4'3) which was formerly the scullery, with exposed beams and a window to the side

The **Inner Hall** has a door leading down to the lower ground floor **Cellars**, and further doors into:

Family Room 4.4 x 4.3m (approx. 14'4 x 14'0)
A traditional reception room having window to the front, a wealth of exposed beams and a gas fireplace. There is a door back into the Entrance Hall and the original Georgian oak staircase rises to the first floor. Door into:

Sitting Room 3.85 x 3.43m (approx. 12'7 x 11'3)
Another well-proportioned living space having window to the rear with garden views, fitted storage and an electric fireplace

Kitchen 3.46 x 3.43m (approx. 11'4 x 11'3)
Fitted with wall and base units housing an inset sink with side drainer, and having an integral oven with ceramic hob over inset to a beam in the nook. There is a window to the rear and a door opens into:

Utility/'Back Kitchen' 3.07 x 1.85m (approx. 10'0 x 6'0)
With fitted full height and base units housing space for appliances including a washing machine, a window to the side and a door into the **Lean to/'Milking Room'**. The wall mounted LPG boiler is housed in here and a door opens into the **Cloakroom**, having pedestal wash basin and WC

An original entrance door to the side aspect leads into a **Lean To** which was formerly a milking parlour, having a stunning Staffordshire blue brick floor and offering ideal storage space or room for conversion into a formal reception hall/boot room





Stairs rise to the first floor **Landing** where a further staircase rises to the second floor and doors lead into:

Master Bedroom 3.87 x 3.4m (approx. 12'8 x 11'1)
A double room having window the rear and a large fitted wardrobe

Bedroom Two 3.73 x 2.92m (approx. 12'2 x 9'6)
Another double room having a fitted wardrobe and a window to the front

Bedroom Three 4.43 x 2.44m (approx. 14'6 x 8'0)
Having window to the front and a large fitted wardrobe

Bathroom 3.4 x 2.8m (approx. 11'1 x 9'2) – max
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and a window to the side

Stairs rise to the second floor **Landing** which has a door into the **Shower Room** and steps rising to:

Bedroom Four 4.53 x 4.3m (approx. 14'10 x 14'0)
Another spacious double room having window to the side and a door into:

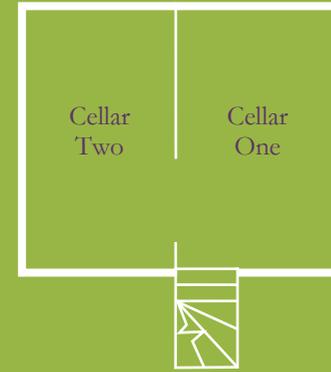
Bedroom Five 3.4 x 3.3m (approx. 11'1 x 10'9)
Another spacious double room having window to the rear with stunning views

Shower Room 3.4 x 1.92m (approx. 11'2 x 6'3)
Comprising pedestal wash basin, WC and shower, with stunning feature exposed brickwork and a window to the side with pleasant views up the lane

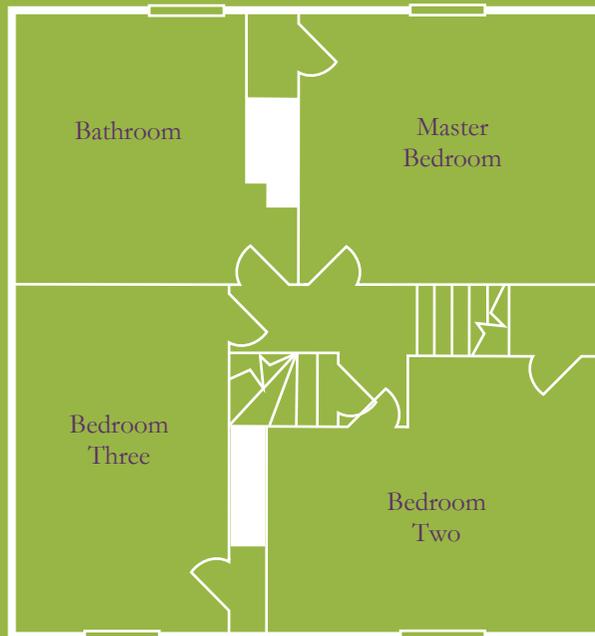




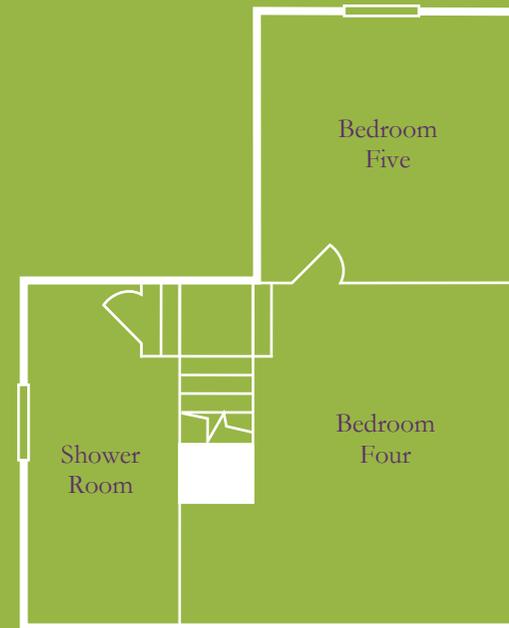
Ground Floor



First Floor



Second Floor





Outside

Glebe Farmhouse sits well within a 0.3 acre wrap around plot, with gated access opening from the lane into an expansive driveway providing parking for a number of vehicles. there is access into a large **Timber Garage** and a **Brick Build Car Port**, both of which offer excellent exterior storage and a gated opens into a courtyard at the rear of the property

South Facing Gardens

Extending to a generous size and being laid to lawns, the gardens are bordered by rural farmland, enjoy privacy to all sides and feature fruit and blossom trees. There are historic outbuildings including three pigsties and an outdoor WC, and the property benefits from an exterior water point and the LPG tank is housed to one side



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.