

# The Woodlands at High Trees Farm, Hobb Lane

Uttoxeter, Staffordshire, ST14 8RQ

John   
German





# **The Woodlands at High Trees Farm, Hobb Lane**

**Uttoxeter, Staffordshire, ST14 8RQ**

**£375,000**

**A spacious attached barn conversion providing well-proportioned and adaptable accommodation, retaining a wealth of character and enjoying a fabulous rural setting with far reaching views to the side elevation.**

**No upward chain.**



Situated conveniently between the town of Uttoxeter (approx. 3.8miles) and the villages of Abbots Bromley (approx. 4.1miles) plus Marchington (approx. 4.2miles), viewing and consideration of this lovely barn conversion is strongly recommended to appreciate its room dimensions, peaceful rural setting and the stunning views over the surrounding countryside.

The property has planning permission for a single storey sun room extension to the west elevation and the construction of a detached garage with an office above – Planning Reference P/2019/00064. This lovely home is appointed to a superior high standard and enjoying features such as vaulted ceilings, the property is ideal for both couples and families alike looking to live in the tranquillity of the countryside yet within easy reach of amenities and road networks.

**Accommodation:** A timber door with glazed side panel leads to the main entrance which has doors leading to further halls giving access to the main accommodation.

The feature principal living room has a high vaulted ceiling with exposed 'A' frame trusses and a focal chimney breast with a cast log burner set on a tiled hearth. Natural light comes from the front facing window and patio doors to the side elevation enjoy views over fields.

A lobby leads to the third bedroom which could be used as a second reception room if required.

The fitted dining kitchen has a quarry tiled floor and range of base and eye level units with fitted larder cupboards, work surfaces some of which are granite, Belfast style sink, plumbed appliance spaces, door to the rear plus further bi-folding doors to the side enjoying the countryside views.

Off the kitchen is a useful utility room which has space for further appliances, a built-in cupboard to one side and a door to the guest WC.

There are two good sized double bedrooms each having fitted en-suite shower rooms, the master also benefits from a walk-in wardrobe.

Completing the accommodation is the family bathroom which has a three-piece suite with tiled splashbacks and half tiled walls plus a built-in airing cupboard.

Outside, to the rear there is an enclosed gravelled garden providing a pleasant entertaining area with an outside 13A electric point.

To the front is a good-sized garden laid to lawn extending to the side of the property with a paved seating area and views across the surrounding countryside.

A long driveway from Hobb Lane leads to a shared access with a timber five bar gate leading to the large gravelled private hardstanding providing parking for several vehicles with an outside 13A electric point beside the main entrance for vehicle charging and lawn mowing. Please note the property has right of access along this long drive and is responsible for 25% of its upkeep.

**Note:** Superfast broadband is now available to connect to this property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

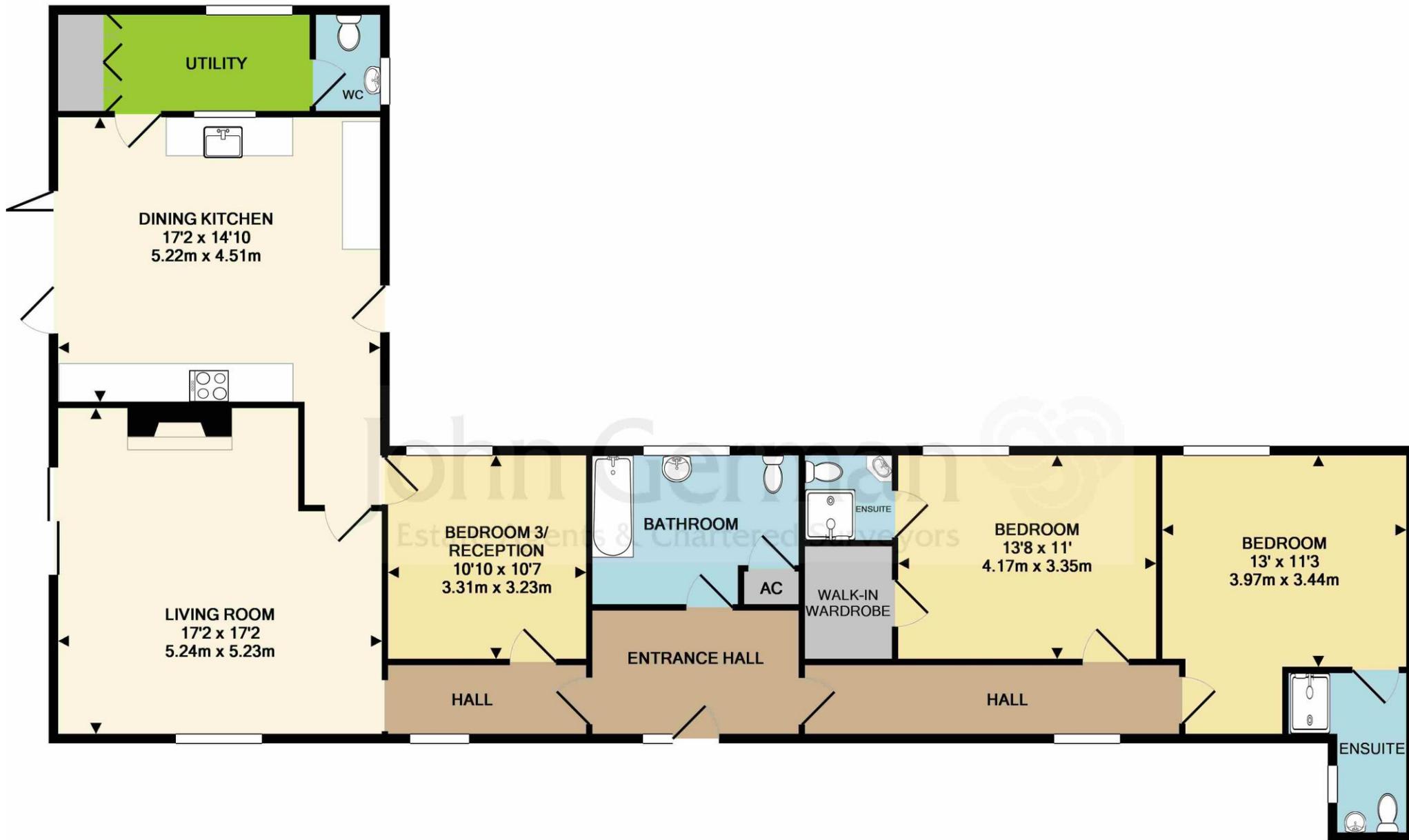
**Services:** Mains electricity is connected to the property and there is an LPG central heating system, shared septic tank drainage and water is supplied by a communal borehole and treatment system, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

**Our Ref:** JGA/28122018

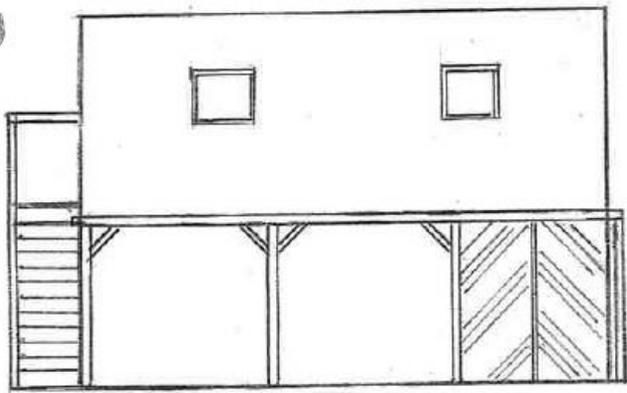




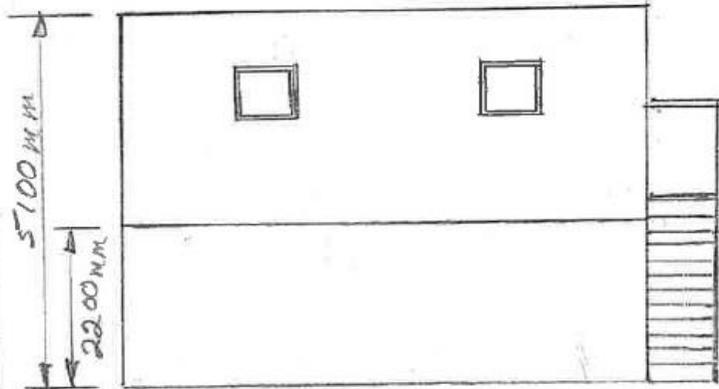


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018

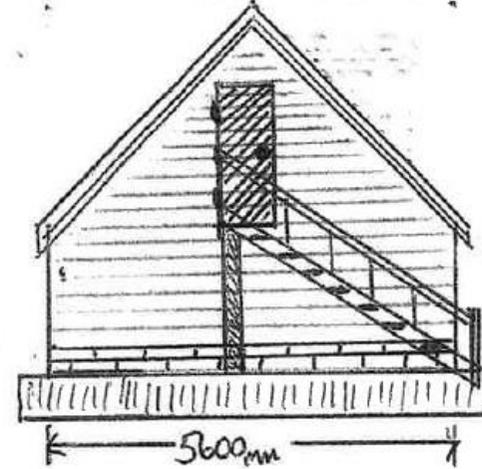
WEST ELEVATION



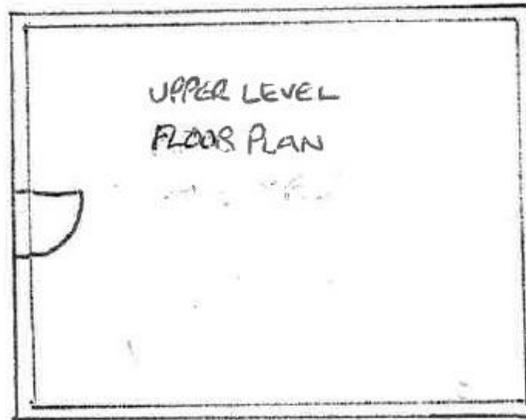
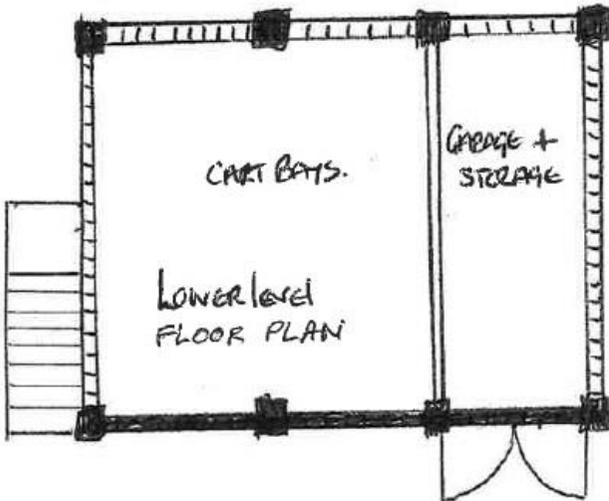
EAST ELEVATION



NORTH ELEVATION



7100 mm



MAIN FRAME IN OAK OR SIMILAR  
CLADDING AND RAFTERS IN PRESSURE  
TREATED SOFTWOOD

GARAGE DOORS IN OAK OR SIMILAR  
ROOF TILES TO MATCH EXISTING  
(STAFFORDSHIRE BLUES RECLAIMED)

P/19/00004

CLIENT - MARTIN HORAN  
PROJECT - HIGH TREES WOODLANDS  
HOBB LANE  
UTTKETER  
ST14 8RQ

AMENDED

P/2019/00004

REC'D 20/03/19

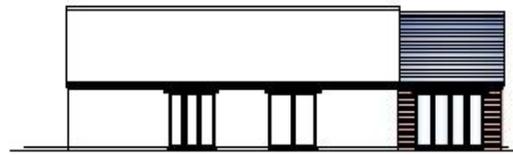
DRAWINGS OF - CART LODGE / GARAGE  
WITH OFFICE / STUDY ABOVE

FRAME TO COMPLEMENT THE BARN'S AND ADD  
IMPORTANT STORAGE AND ADDITIONAL CAR SPACES

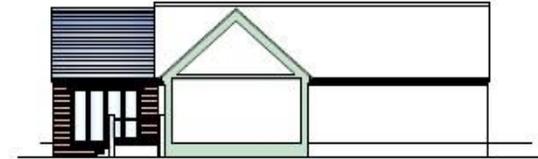
SCALE 1:100



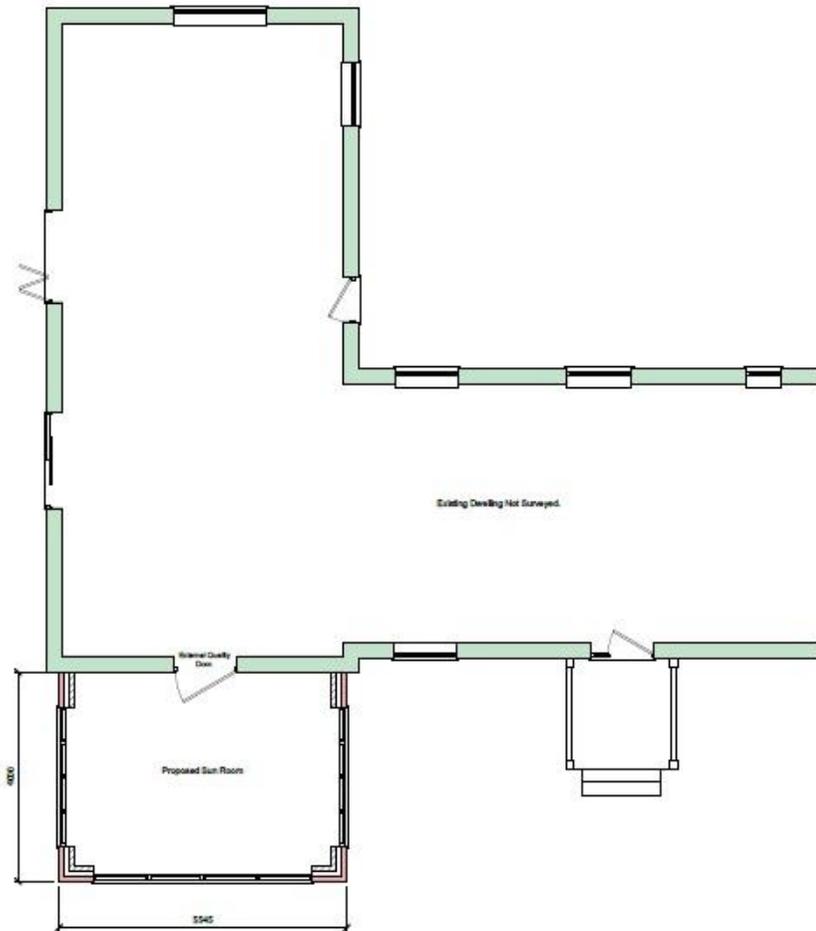
Proposed West Elevation  
Scale 1:100



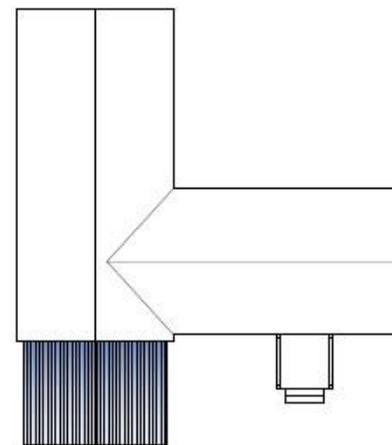
Proposed North Elevation  
Scale 1:100



Proposed South Elevation  
Scale 1:100  
(No details of the rear elevations obtained on site survey)



Proposed Ground Floor Plan  
Scale 1:50



Proposed Roof Plan  
Scale 1:100



CDM 2015	
UNLESS NOTED OTHERWISE BELOW, NEITHER THE DESIGNER HAS NOT IDENTIFIED ANY SIGNIFICANT RISK ACCORDING WITH THE DESIGN RISK THEORY OR THE DRAWING WHICH COULD NOT BE MANAGED EARLY BY A COMPETENT CONTRACTOR.	
WHERE NO RISK HAS BEEN IDENTIFIED BELOW, REFER TO THE PROJECT RISK ASSESSMENTS BASED UPON DESIGN CALCULATIONS.	
ELEMENT/OPERATION	IDENTIFIED HAZARDS
X X X	X X X
WHERE THE ARCHITECT IS BLAME: NO UNUSUAL RISKS WERE IDENTIFIED	
RISK LEGEND	
COMPULSORY ACTION	PROHIBITIVE ACTION
INFORMATION	WARNING

Rev.	Revision Description	Drn.	Date
87 Carter Street Leicester Leicestershire, LE14 8SU Tel: 01828 596000 Fax: 01828 596005			
Client: Mr Horan High Trees Farm, Hobb Lane Marchington Woodlands, ST14 8RQ			
Title: Proposed Single Storey Extension: Proposed Floor Plan, Elevations and Roof Plan			
Drawn by:	Date:	Index No.:	
JG	November 2017		
Scale: As Shown Paper/Site A1			
Drawing No:			Revision
A3347 - 002			



### Floor Plan Clause

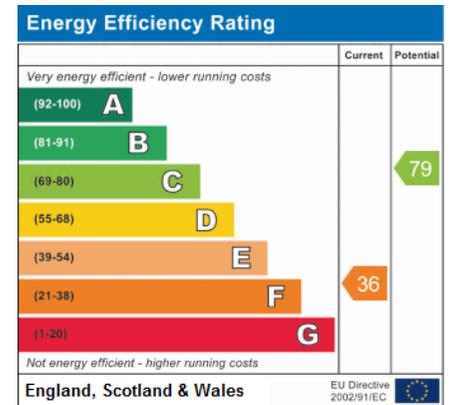
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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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