



The Hayloft Upper Brook Farm

Marchington

Uttoxeter

Staffordshire

ST14 8NU

Per Calendar Month

- Tranquil position with rural views
- Oil fired central heating
- Sealed unit double glazing
- Entrance hall
- First floor sitting room
- Well-appointed breakfast kitchen
- Two bedrooms
- Well-appointed bathroom
- Off-street car standing

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EST. 1995

GENERAL INFORMATION

This exceptional converted hayloft offers up to date living accommodation with pleasant rural views, enjoying a tranquil position within highly favoured location.

The living accommodation briefly comprises, entrance hall/stairway, first floor accommodation including, spacious sitting room with focal point fireplace, particularly well-appointed breakfast kitchen with a range of quality appliances, two bedrooms and a well-appointed bathroom.

Off-street car parking.

LOCATION

Located within the popular semi-rural village known as Marchington which has ease of access to the A50 linking to Derby, Uttoxeter and Stoke on Trent and the M6 and M1 motorways.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With engineered wood flooring, central heating radiator and stairs lead to:-

TO THE FIRST FLOOR

LANDING

With radiator, feature exposed timber purling, doorway leads to:-

SPACIOUS SITTING ROOM

5.26m x 4.27m (17'3" x 14'0")

With feature, focal point fireplace incorporating a living flame log effect electric fire, two central heating radiators and sealed unit double Velux roof light to both side elevations and further sealed unit double glazed window with particularly pleasant rural views. TV and telephone points. Doorway leads to:-





QUALITY BREAKFAST KITCHEN

5.29m x 2.44m (17'4" x 8'0")

Having a range of fitted base, wall and & drawer units with matching cupboard fronts, feature laminate work surfaces with matching up stand, inset 1½ basin composite sink unit with draining board and mixer tap in chrome. Built-in four ring induction hob with state of the art raising extractor system, integrated appliances include; automatic washing machine/tumble dryer, dishwasher, refrigerator, freezer, electric fan assisted oven and microwave grill. Exposed timber trusses, double central heating radiator and sealed unit double glazed Velux roof light with additional double glazed window with fine far reaching rural views.

BEDROOM ONE

3.56m x 3.21m (11'8" x 10'6")

With double central heating radiator, TV aerial point, exposed timber beam and sealed unit double glazed window with pleasant view. Further double glazed Velux roof light with built-in blackout blind.

BEDROOM TWO

3.65m x 1.96m (11'11" x 6'5")

With central heating radiator, TV and telephone points, sealed unit double glazed Velux roof light.



WELL-APPOINTED BATHROOM

With full suite comprising, p-shaped shower bath with curved glass shower screen and thermostatic mixer shower, low flush w.c., pedestal wash hand basin with illuminated mirror over, complementary ceramic wall tiling, stone effect flooring, centrally heated ladder style towel rail, extractor fan and obscure double glazed window to the front.

OUTSIDE

The property is approached via a private gravelled drive leading to a parking area for residents only.

DIRECTIONAL NOTE

The approach from our Tutbury office, is via High Street proceed to the top of the hill before turning right onto Duke Street, continuing along Park Lane which eventually becomes Fauld Lane, proceed through the village of Fauld and Coton in the Clay, before turning left at the traffic island onto the A515, upon entering Draycott in the Clay, take the right hand turning onto B5017 (Stubby Lane) and continue following signs for Marchington. Continue along the B5017 passing the former Blacksmith's Arms public house and the driveway The Cottage, is located shortly thereafter on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from August.



PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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