ABODE
SALES & LETTINGS

Wood Edge Lane, Marchington Woodlands, Staffordshire, ST14 8LY

Guide Price £675,000



https://www.abodemidlands.co.uk







This charming, character-rich country home is beautifully situated at the head of the highly desirable Marchington Woodlands in Staffordshire. It stands as a prime example of a secluded home, making it perfect for buyers seeking absolute privacy. The property sits within a generous plot totaling three acres, benefiting from panoramic, far-reaching rural views. A private track runs to the side of the plot, leading up to an elevated, platformed piece of land that sits proudly above the principal cottage. This exceptional layout offers an abundance of potential for a discerning buyer looking to make their mark on a unique countryside home.

The ground floor of the cottage showcases an open-plan reception and dining room anchored by exposed timber beams, floorboards and dual brick-arched fireplaces housing both a cozy log burner and a vintage range cooker. Flowing into a handcrafted farmhouse kitchen and breakfast room, which showcases bespoke solid pine cabinetry, a substantial central island, and a classic cream AGA cooker. Completing the ground floor is a stunning, light-filled garden sunroom featuring a vaulted timber ceiling and double French doors that transition effortlessly onto the outdoor patio and landscaped grounds.

Upstairs, the bright, dual-aspect landing guides you to an impressive, triple-aspect principal bedroom suite that boasts generous proportions and an attractive original fireplace. The upper level is excellently served by both a contemporary three-piece shower room and a luxury four-piece family bathroom complete with a freestanding claw-foot roll-top bath and a separate double waterfall shower. Two further charming double bedrooms, each rich with original character features, and a versatile front-facing study ideal for a home office, complete the accommodation of this property which is bursting with character and future potential.

Available for sale with no upward chain.

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Kitchen/Diner

At the absolute heart of the home lies this stunning, expansive farmhouse-style kitchen and breakfast room, which masterfully blends rustic warmth with expansive culinary space. The room is beautifully defined by rich terracotta floor tiles accented with an intricate geometric border, setting a warm and inviting tone. Natural light pours into the dual-aspect room through multiple timber-framed windows, offering picturesque views of the garden, while a wide opening leads directly into an adjacent conservatory to create a bright, fluid layout ideal for indoor-outdoor entertaining.

The kitchen area is an exceptional showcase of traditional craftsmanship, featuring bespoke solid pine cabinetry, a classic double Belfast sink with a swan-neck mixer tap, and a substantial matching central island. This versatile island serves as both a culinary prep station and a social hub, cleverly fitted with integrated drawers, storage cupboards, and a built-in wine rack. The true crowning glory of the kitchen is the magnificent cream-colored AGA cooker, nestled beneath a custom timber extractor canopy and framed by a charming, Delft-style blue and white tiled splashback.

Designed with family life and hosting in mind, the space effortlessly transitions into a generous breakfast and dining area. There is ample room for a large dining table surrounded by a wealth of characterful features, including a beautifully integrated wooden dresser and full-height pantry storage that mirrors the kitchen's warm timber tones. A large alcove perfectly accommodates a retro-style freestanding refrigerator, ensuring this wonderfully functional space remains packed full of country cottage charm.























Lounge/Dining Room

Steeped in period charm and timeless character, this expansive open-plan reception room offers a beautifully versatile space that perfectly balances cozy country living with formal dining. The room is anchored by magnificent exposed timber ceiling beams and beautifully aged, stripped wooden floorboards that run the entire length of the space, instantly establishing a warm, historic ambiance. Dual-aspect windows and a multi-paned glass door flood the room with natural light while providing a seamless connection to the property's exterior.

The sitting area is centered around a striking brick-arched fireplace, complete with an efficient log-burning stove set upon a raised brick hearth. Accented by a clever, built-in floor-to-ceiling log store, this corner of the room promises ultimate comfort during colder months. Traditional column radiators under the windows complement the heritage aesthetic, ensuring the space remains thoroughly inviting throughout.

Transitioning effortlessly into the dining area, the room reveals a second spectacular feature fireplace. This additional brick-arched opening houses a vintage style range cooker, serving as a magnificent focal point for dinner parties and family gatherings. With ample space for a substantial dining table, characterful wooden paneling, and deep-set windows, this exceptional reception room represents the quintessential heart of a classic country home.

Garden Room

Flowing effortlessly from the main kitchen, this beautifully appointed garden sunroom offers a serene sanctuary designed to maximize stunning, panoramic views of the landscaped grounds. The room features a striking vaulted ceiling with exposed timber structural beams that add architectural drama and echo the property's rustic character. A continuous flow of warm terracotta floor tiles connects this space beautifully to the kitchen, while an authentic exposed red-brick feature wall preserves the structural history and charm of the original cottage exterior.

Enveloped by timber-framed double glazing, the room is bathed in natural light throughout the day and features a Velux roof window for stargazing in the evenings. Two separate sets of elegant double French doors open outwards, offering direct access onto different areas of the sun-drenched patio and garden—perfect for transitioning between relaxed indoor seating and alfresco entertaining. Equipped with a traditional column radiator to ensure year-round comfort, this exceptionally bright and airy reception room provides the ultimate spot to unwind while feeling completely immersed in nature.

Landing

A bright and spacious landing enjoying dual-aspect views to the front and side elevations, with loft access, smoke alarm, and panelled doors leading to the first-floor accommodation.

Bedroom One

Originally configured as two separate bedrooms, this impressive principal suite offers generous proportions and enjoys triple-aspect views to the side and rear elevations. Character features include exposed floorboards, an attractive original fireplace, and a traditional school-style radiator.













Family Bathroom
A beautifully appointed family bathroom benefiting from dual-aspect windows to the rear and side elevations. The four-piece suite comprises a low-level WC, pedestal wash hand basin with chrome fittings, a double shower enclosure with tiled surrounds and waterfall shower, and a freestanding roll-top bath with claw feet and chrome fittings. Additional features include a heated towel radiator, electric fan heater, and extractor fan.

Bedroom Three
A charming double bedroom with windows to the rear and side elevations, an original feature fireplace, and central heating radiator. A latch-style door leads through to the second landing.

Second Landing
Providing access to the remaining first-floor accommodation and loft space.

Shower Room
Fitted with a three-piece suite comprising a low-level WC, wash hand basin with chrome fittings and tiled splashback, and a shower enclosure with complementary tiled surrounds. Double-glazed window to the front elevation and central heating radiator.

Bedroom Two
A well-proportioned double bedroom with a window overlooking the rear garden, central heating radiator, and original fireplace featuring an exposed brick recess.

Study
An ideal home office or occasional bedroom, featuring a window to the front elevation and electric radiator.

Outside
Extensive Grounds & Exceptional Outbuildings

A key highlight of this unique property is the three acres of diverse and expansive outdoor space, offering a lifestyle that beautifully blends practical amenities with natural serenity.

The Grounds & Woodland

The property's setting is truly idyllic. The substantial 3 acres are comprised of beautifully maintained lawned gardens and ancient, natural woodland. This woodland is a haven for local wildlife, characterized by an abundance of mature trees and a floor blanketed in wild garlic during the spring months. The natural boundary is enhanced as the land backs directly onto Marchington Woodlands, ensuring privacy and a seamless connection to nature. Occupying a highly desirable position, it stands as the last house before the bridleway.

The Garaging & Workshop

Catering to car enthusiasts, hobbyists, and those requiring significant storage, the detached, double-storey garage is a substantial feature. Built of matching characterful red brick with double roller shutter doors, it offers exceptional volume. The upper level features a high-level window, highlighting its brilliant potential for a conversion into a separate studio, home office, or gym (Subject to necessary planning permissions). The massive brick-paved frontage provides abundant off-road parking for numerous vehicles. Full sizes can be found on the floorplans.


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REDBRICK
HOUSE



















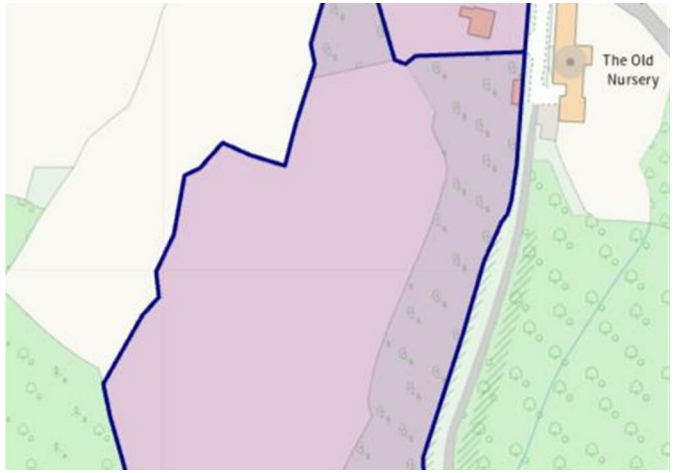











The Old
Nursery





Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

211.5 m²

2275 ft²

Reduced headroom

0.2 m²

2 ft²

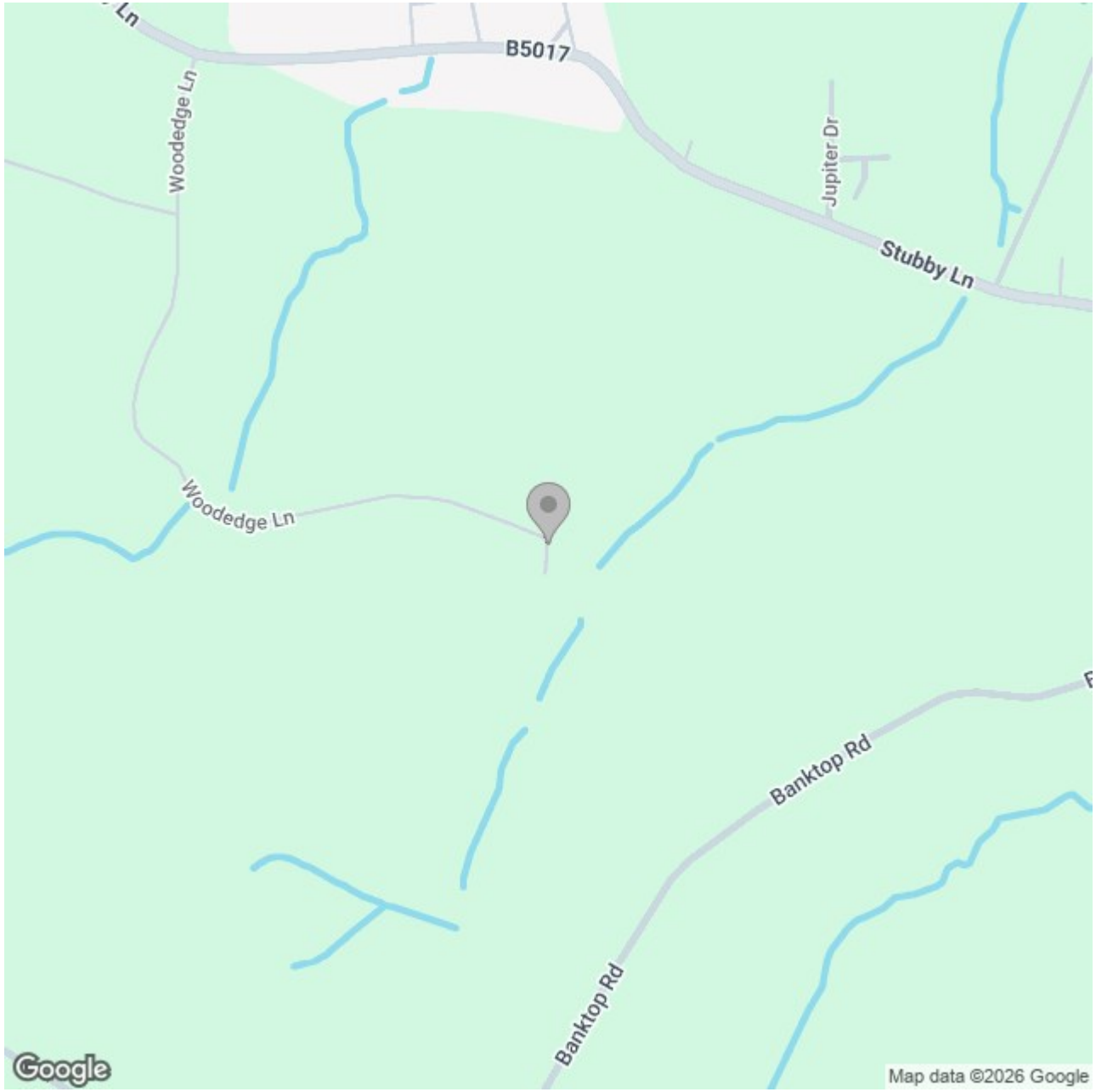
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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