



Brookfields Farm, Dunstall Road, Tatenhill, DE13 9RY



Offered with no upward chain is this impressive character village home set on the rural outskirts of Tatenhill, enjoying a wealth of character, elegantly presented accommodation including five good sized bedrooms and south facing formal grounds totalling in excess of a third of an acre enjoying open views to the side aspect. Originally dating back to 1780s, Brookfields Farm showcases a wealth of beautifully retained Georgian and Victorian features including original doors, exposed beams and double height ceilings, all set beyond a most impressive double fronted entrance. Having been a family-owned working farmhouse prior to its time with the current vendors, Brookfields Farm presents the ideal

opportunity for those looking for a practical family home with all the appeal of an individual country residence.

The interiors comprise briefly reception hall with galleried landing, three reception rooms including a stunning first floor family room, dining kitchen with pantry, study, laundry and cloakroom to the ground floor, with five excellent bedrooms set to the first floor serviced by two en suites, a family bathroom and separate cloaks. There is also a superb two room vaulted cellar with constant temperature and humidity perfect for use as a wine cellar. Outside, south facing formal lawns extend to 0.35 acre, featuring a historic summer house formerly belonging to the

Byrkley Estate and enjoying countryside views to the side and rear. To the rear of Brookfields Farm is a sizeable block paved courtyard providing parking for a number of vehicles and access into the garage, having electric gates opening back out to the lane.

Tatenhill is a delightful village, home to a historic church, village hall and a traditional Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in the nearby village of Barton under Needwood, where a doctors, pharmacy, post office, shops, village cafe and additional pubs can be found. The village is situated just south of Burton

upon Trent, where access is easily available to the A38 for travel to Lichfield, Derby and Birmingham. Regional and national rail travel is available from Burton upon Trent, Lichfield and Tamworth, providing direct links to Derby, Birmingham, London and the International airports of Birmingham and East Midlands are both within a short drive. The area is well served by state schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with the newly opened John Taylor Free School only being a half a mile walk away. There are also an excellent range of private schools also nearby including Abbots Bromley, Repton and Denstone.



- Character Village Home with No Chain
- Georgian & Victorian Features
- Three Reception Rooms & Study
- Dining Kitchen with Aga
- Vaulted Cellar, Utility & Cloakroom
- Reception Hall & Galleried Landing
- Five Good Sized Bedrooms
- Two En Suites, Bathroom & Cloakroom
- Formal Gardens of 0.35 Acre
- Electric Gated Entrance, Parking & Garage with Workshop
- Rural Village Location with Views
- John Taylor School Catchment

Reception Hall

With impressive high ceilings, flagstone flooring and intricate plasterwork, this stunning hallway has an arched door out to the gardens at the front aspect and a Georgian staircase rising to the first floor. There is access to the Cellar and doors open into:

Drawing Room 4.76 x 4.45m (approx 15'7 x 14'7)

A beautifully presented sitting room having a sash window to the front with views over the gardens, an open fireplace and original fitted storage

Dining Room 4.98 x 4.36m (approx 16'4 x 14'3)

Another well presented room having windows to two sides, a fitted storage cupboard and a traditional wood burning stove. Door into:



Dining Kitchen 4.69 x 4.91m (approx 16'1 x 15'4)

The kitchen is fitted with solid wood painted base units topped with granite worktops over, housing an inset ceramic sink with side drainer, space for a microwave and integral appliances including a dishwasher and larder fridge. A recess houses an oil fired Aga which is included in the sale and a door opens to the large **Pantry** is fitted with storage and shelving. The kitchen has a window to the side and doors into the **Rear Hall** and to a vestibule where stairs rise to the first floor **Family Room**. Opening into:

Utility 4.87 x 2.87m (approx 15'11 x 9'5)

Fitted with a range of wall and base units housing an inset sink with side drainer, spaces for a washing machine and tumble dryer and integral appliances including oven with electric hob over, fridge and freezer. The Camray oil fired boiler is housed in here and the utility has a window overlooking the courtyard and a door into the **Garage**

Rear Hall

Showcasing a wealth of exposed beams and having flagstone flooring. A door opens to a porch out to the rear courtyard and into:

Study 3.25 x 2.82m (approx 10'8 x 9'3)

An ideal playroom or home office, having a window to the rear aspect

Cloakroom

Comprising wash basin fitted to vanity unit with storage below and WC, with a window to the rear

Impressive Family Room 8.5 x 4.77m (approx 27'9 x 15'7)

Accessed via a staircase from the vestibule, this superb and generous reception room benefits from windows to two sides, fitted storage and a traditional wood burning stove



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			



Landing

A beautiful Georgian staircase rises to the first floor galleried landing where doors open to an **Airing Cupboard** housing the water cylinder and into:

Master Bedroom 4.98 x 4.71m (approx 16'4 x 15'5)

A spacious principal bedroom having windows to two sides with countryside and garden views and a door into:

Jack & Jill En Suite 1.92 x 1.92m (approx 6.3 x 6'3)

Shared with **Bedroom Four** and having a sash window to the front and a modern suite fitted with wash basin set to vanity unit, low level WC and corner shower, with tiled splash backs

Bedroom Two 3.51 x 3.25m (approx 11'6 x 10'8)

With double height ceilings, windows to two sides, one having a window seat, and private use of:

En Suite 2.16 x 1.35m (approx 7'1 x 4'5)

Comprising pedestal wash basin, WC and bathtub with shower over, with tiled splash backs

Bedroom Three 3.88 x 3.38m (approx 12'8 x 11'1)

With a sash window to front overlooking the gardens

Bedroom Four 4.48 x 3.8m (approx 14'8 x 12'5)

Another double room having fitted wardrobes, a sash window to the front and shared use of the **Jack & Jill En Suite**

Bedroom Five 4.22 x 2.74m (approx 13'10 x 8'11)

With fitted shelving and a window to the side with countryside views. A door opens out to the landing leading to the **Family Room** and to the second staircase down to the vestibule and

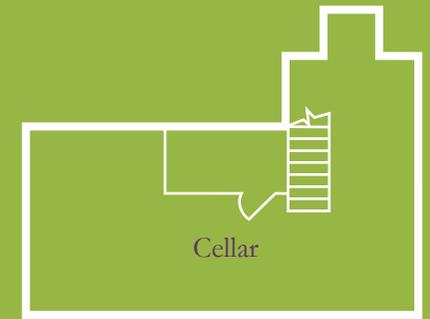
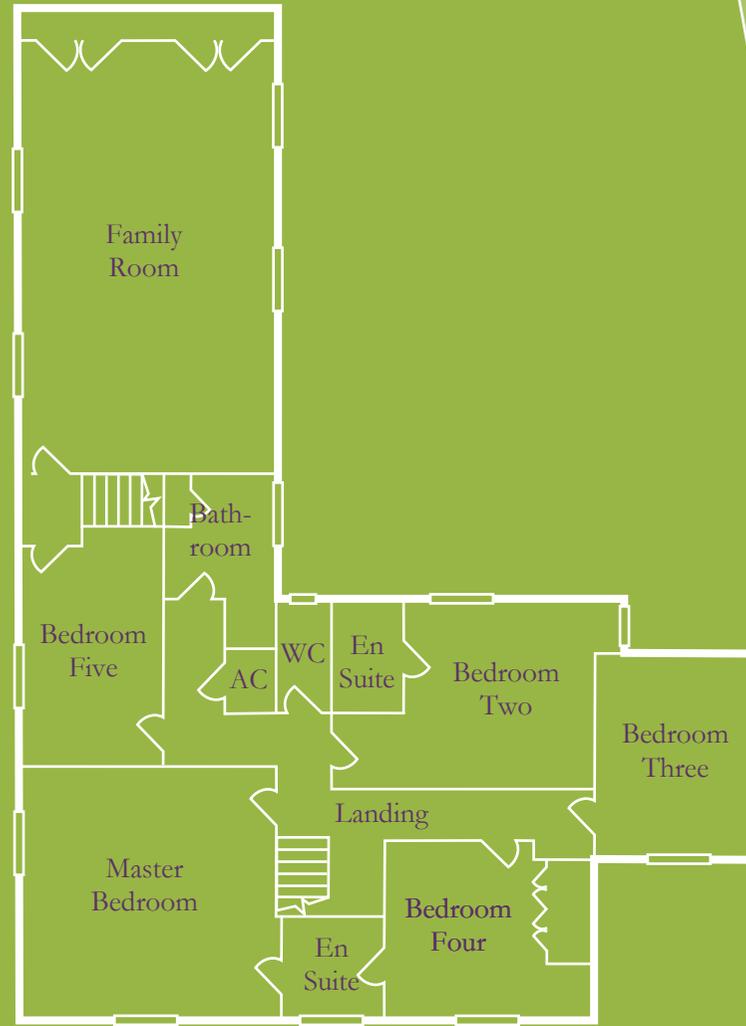
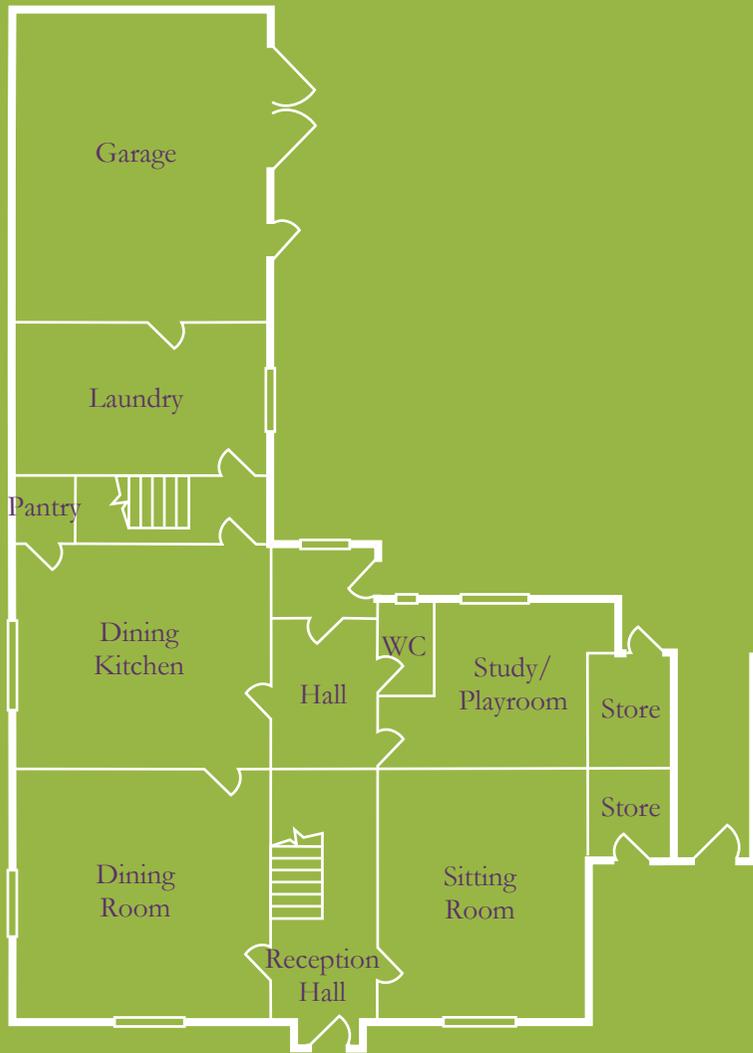
Bathroom 3.98 x 2.06m (approx 16'9 x 13'0)

Fitted with pedestal wash basin, double ended bathtub and shower cubicle, having fitted storage tiled splash backs, heated towel rail and a window to the side aspect

Cloaks

Comprising fitted wash basin and WC, with a window to the rear





Brookfields Farm



Dunstall Road

0.35 Acre Plot







From the **Reception Hall** a door opens to stairs leading down to the **Cellar** 3.75 x 2.01m (approx 12'3 x 6'7), having power and lighting and two further store rooms, one currently used as a wine cellar

Outside

Electric gates open off Dunstall Road into a large private courtyard where there is parking and turning space for a number of vehicles. A gated archway opens into the rear gardens, there is access in to the porch and **Rear Hall** and manual doors open into:

Garage 5.92 x 4.83m (approx 19'5 x 15'10)
 With both vehicular and pedestrian access opening from the courtyard, there is a large workshop area and the garage has power and lighting

South Facing Gardens

Stunning gardens lie to the front of Brookfields Farm, laid to a brick paved patio and extensive lawns. There are open views to the side aspect and the gardens are fully enclosed, featuring mature foliage and a charming Summer House which formerly belonged to Rangemore's Byrkley Estate, and has previously served as a cricket hut for the now disbanded village cricket club. Gated access opens out onto Dunstall 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.