



Overley Farm, Overley Lane, Alrewas, DE13 7DF



A beautifully presented character farmhouse set on the outskirts of the popular village of Alrewas, benefitting from immaculately presented interiors, five superb double bedrooms and excellent outside space including mature gardens and a grassy paddock. Being a project undertaken by the current vendors, Overley Farm has been upgraded and much improved throughout, featuring hardwood double glazed windows painted in muted Farrow & Ball colours, a bespoke fitted kitchen with quartz worktops over and handmade entrance doors to the front and rear. Benefitting from John Taylor

School Catchment, this beautiful family home is ideal for those looking for an idyllic countryside location on the outskirts of the popular village of Alrewas.

The interiors offer immaculately presented and flexible accommodation with the potential for one end of Overley Farm to be converted to a ground floor annexe for a dependant relative or teenager. Enjoying a wealth of character throughout, the ground floor briefly comprises reception hall, bespoke fitted kitchen, dining room and two generous sitting rooms, with four superb

double bedrooms to the first floor in addition to a guest suite accessed from the lounge. The bedrooms are serviced by two en suites and a family bathroom, all being of a generous size and enjoying countryside views to all aspects. The outside space overlooks stunning countryside views and is formed by a courtyard with ample parking, single garage, mature lawned gardens and an established kitchen garden all totalling just shy of 0.3 acre. There is a recently installed office in the garden and a one acre paddock is included in the sale.

The property lies on the outskirts of the

village of Alrewas, a popular location home to an excellent range of everyday amenities including a Butchers', pubs, a dentists, doctor's surgery and more. The All Saints primary school in the village feeds into the Ofsted rated Outstanding John Taylor High School in Barton under Needwood. Alrewas is well placed for commuter routes including A38, A50 and M6 and rail stations at Burton and Lichfield provide regular and direct rail links access to Derby, Birmingham and London (in 80 mins). East Midlands and Birmingham International airports are also within an easy drive.



- Individual Staffordshire Farmhouse
- Beautifully Presented Interiors
- Wealth of Character Features
- Idyllic Setting with Countryside Views
- Three Spacious Reception Rooms
- Bespoke Kitchen with Quartz Worktops
- Laundry Room, Boot Room & Cloaks
- Five Excellent Double Bedrooms
- Two En Suites & Bathroom
- Garage, Parking & Garden Store
- Mature Gardens & Detached Office/Gym
- Paddock of 1 Acre included in sale
- Potential for Ancillary Accommodation
- Well placed for Commuter Routes
- John Taylor School Catchment
- Hardwood Double Glazing & Oil Heating

A door opens from the courtyard leading into the **Entrance Hall**, having solid oak flooring and a door to a spacious walk in **Boot Room** 2.60 x 1.92m (approx 8'07" x 6'03"). Opening into:

Reception Hall 5.30 x 3.18m (approx 17'06" x 10'05")

With a continuation of the solid oak flooring, the reception hall has three skylights, exposed beams and brickwork and an arched window to the side. Doors off to:

Lounge 8.01 x 4.58m (approx 26'03" x 15'00")

An impressive reception room benefitting from vaulted ceilings with exposed beams and rafters, oak flooring, windows to the side aspect and



double doors leading out to the gardens. This stunning room features a traditional multifuel burner set to slate hearth with beam lintel over. Door into **Guest Bedroom Five**

Kitchen 5.42 x 4.13m (approx 17'09" x 13'06")
A real feature of this family home, the kitchen is comprehensively fitted with a range of handmade solid oak wall and base units having quartz worktops over, housing an integral Hotpoint dishwasher, space for fridge and a recess housing an electric dual control Aga. The kitchen has a window to the front, door opening out to a feature gable porch also to the front aspect, solid oak flooring and a wealth of exposed beams. With doors off to the **Inner Hall** and **Sitting Room**, the kitchen opens through to:

Dining Room 4.38 x 3.53m (approx 14'04" x 11'05")
Having windows to the front, double doors to the side overlooking views towards Alrewas village church, oak flooring and exposed beams

Sitting Room 5.22 x 4.30m (approx 17'01" x 14'01")
Another beautifully presented reception room having windows to the front with countryside views, a wealth of exposed beams and oak flooring. The focal point of this room is a stunning inglenook fireplace housing a traditional log burning stove set to slate hearth. Doors into:

Laundry Room 3.78 x 2.73m (approx 12'04" x 12'03")
Comprising a range of wall and base units housing an inset sink with side drainer and spaces for appliances including a washing machine, fridge and freezer. Having tiled flooring, a window to the side and exposed beams, the laundry also houses the oil fired central heating boiler

Cloakroom 3.65 x 1.48m (approx 11'11" x 5'10")
Fitted with pedestal wash basin and WC, with wooden flooring and a window to the side





Rear Hall

Again having exposed brickwork and having a door opening out to the rear gardens

Stairs rise from the **Sitting Room** up to the **Master Suite**, where the landing leads into a **Walk in Wardrobe** 3.20 x 2.70m (approx 10'07" x 8'10"), housing ample hanging and storage space. Doors into:

Master Bedroom 5.30 x 4.14m (approx 17'04" x 13'07")

Having a wealth of exposed beams, this spacious principal bedroom also has a skylight and window to the front overlooking countryside views

En Suite Bathroom 2.60 x 2.59m (approx 8'06" x 8'05")

Comprising a traditional suite having pedestal wash basin, WC, bathtub with shower attachment and walk in shower, having tiling to splash backs, chrome heated towel rail and a window to the front

Leading from the **Inner Hall** which has under stairs storage, exposed beams and a window to the side, stairs rise to the first floor **Landing**, where doors lead off into:

Bedroom Two 5.35 x 3.95m (approx 17'05" x 4'01")

With two fitted storage cupboards, this spacious double bedroom enjoys a wealth of exposed

beams and a window to the front with countryside views

Bedroom Three 4.01 x 3.71m (approx 13'01" x 12'02")

Having windows to two sides and steps leading down the landing

Bedroom Four 4.35 x 2.95m (approx 14'03" x 9'08")

Having a window to the front aspect and exposed beams

Family Bathroom 4.35 x 2.95m (approx 14'03" x 9'08")

Fitted with pedestal wash basin, WC and shower

cubicle, this bathroom is easily spacious enough for the installation of a separate bathtub. Having tiled splash backs, exposed beams and a window to the side aspect

From the **Lounge**, a door leads into:

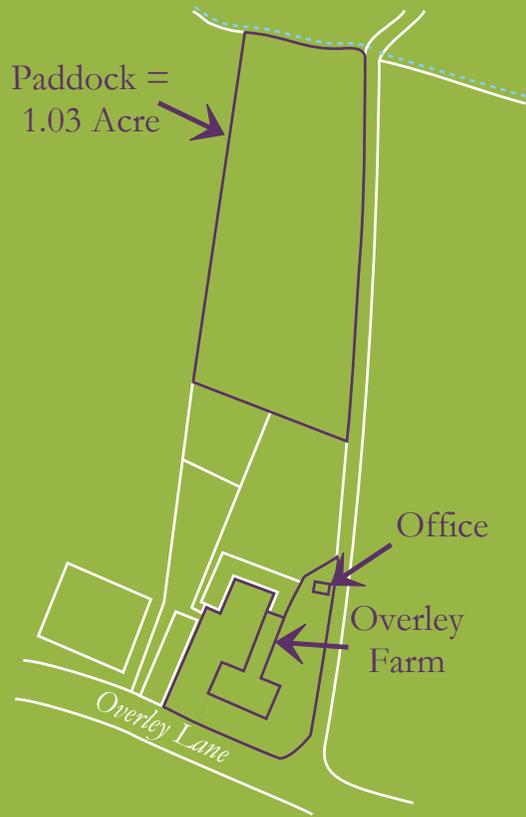
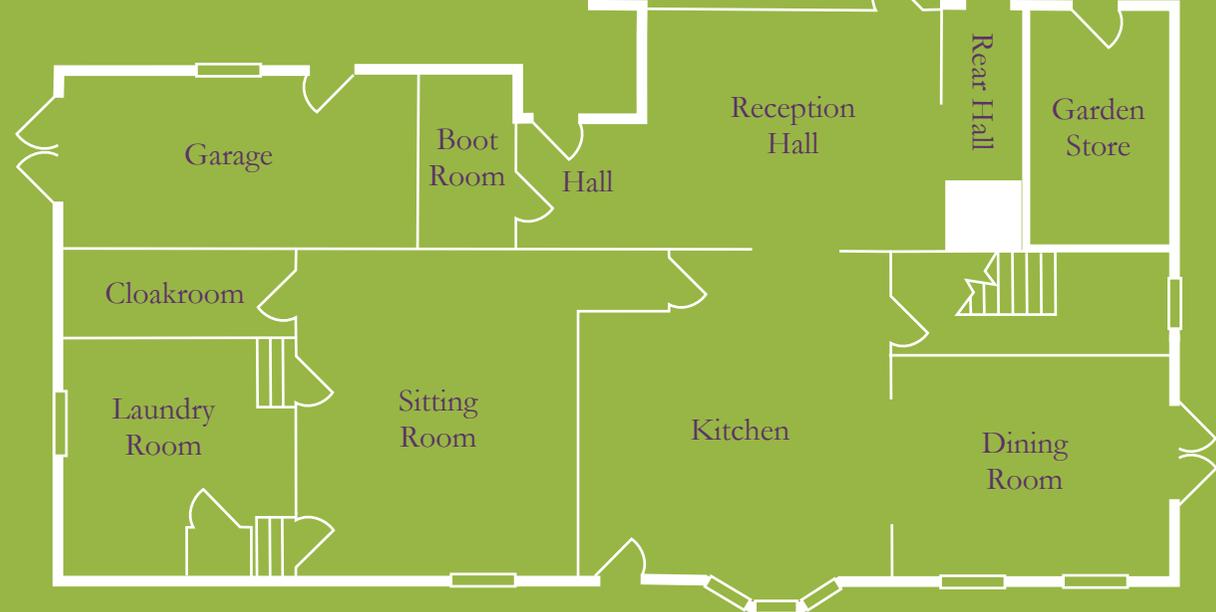
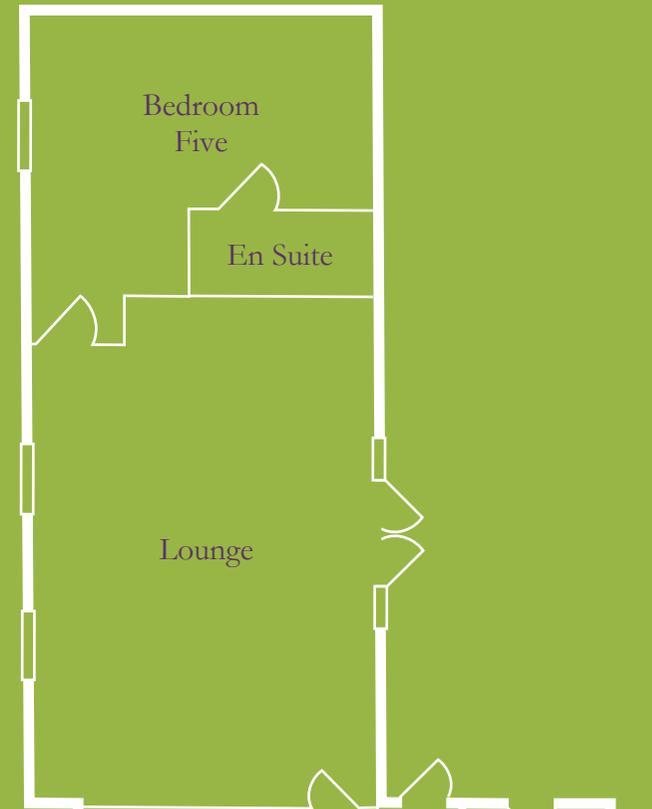
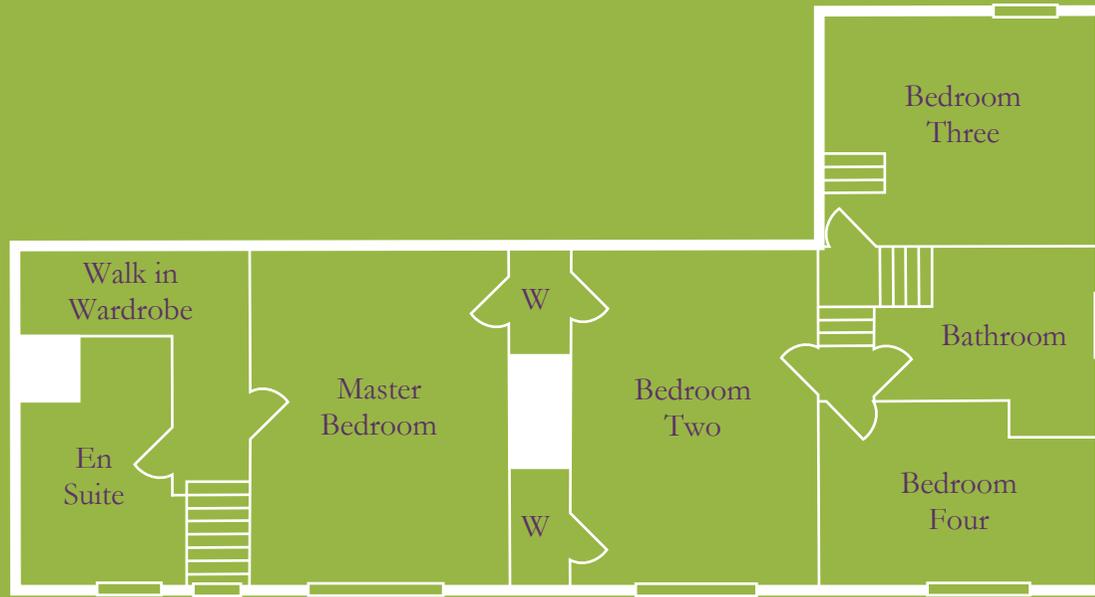
Guest Bedroom Five 4.28 x 3.48m (approx 14'00" x 11'05")

Ideal as a guest suite or ancillary accommodation if required, having a window to the front, door out to the gardens and vaulted ceilings. Private use of; **En Suite**

Comprising pedestal wash basin, low level WC and a double shower cubicle, with tiled splash backs, travertine tiled flooring and exposed beams







Outside

From Overley Lane, pillars flank the driveway leading into a shared courtyard which is owned by Overley Farm, of which the neighbouring barn conversions have a right of access over. A paved pathway leads through the front gardens to the front door which has a character canopy porch above. There is a kitchen garden with raised beds to one side and the lawned gardens lead to the side aspect and in turn to the rear gardens. From the driveway is access into the **Single Garage** 5.60 x 2.80m (approx 18'04" x 9'02")

Gardens

Established gardens lie to the side of Overley Farm, fully enclosed and edged with a mature hedge at the ideal height to overlook views back towards Alrewas village and church. There is a paved patio providing an ideal space for outdoor entertaining, a door leads to a useful **Garden Store** 3.40 x 2.40m (approx 11'2 x 7'10), and there is a wood store to one side. A recently installed fully insulated **Home Office/Gym** 4.2 x 2.93m (approx 13'9 x 9'7) lies within the garden, having power, lighting, an Internet connection, full height windows and double doors out to the gardens. Gated access leads onto a track to the side of the house where there is gated access once again into a grassy **Paddock**, totalling 1.03 acre

Directional Note

From A38 Southbound at Alrewas, exit the A38 and take the third exit at the roundabout on to A513. At the next roundabout take the first exit on to the A513 towards Kings Bromley and proceed past the garage on the right hand side. Turn right onto Overley Lane and follow the road to the left, shortly after the turning Overley Farm will be on your right hand side



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales EU Directive 2002/91/EC

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.