



Pavilion House, Dunstall Road, Rangemore, DE13 9RH



A most unique Grade II Listed character residence set within the prestigious setting of the Rangemore Hall Estate, benefitting from spacious and impressive interiors, three double bedrooms each with a private bath or shower room and superb outside space including private gardens, a double garage and regal communal grounds. Enjoying a peaceful and secluded spot, this character conversion dates back to 1878 and is formed by part of the kitchens and Orangery originally serving the main Hall. The impressive interiors comprise a stunning drawing room with Orangery skylight, dining kitchen with utility space, conservatory, three double bedrooms and three bathrooms, with the master also being serviced by a walk in

wardrobe. All three bathrooms have been recently refitted within the past two years and there are remote controlled Velux skylights throughout the property providing plenty of natural light. Outside, the deceptively spacious Pavilion House enjoys an elegant approach by a sweeping driveway leading through the communal grounds to an electric gated entrance servicing Pavilion House and one other property. Within the gated entrance, the property benefits from gardens, parking and a double garage, with further lawned gardens to the rear and an attractive courtyard to the front.

The regal Rangemore Hall Estate lies just a short way from the popular village of

Rangemore, home to a village primary school and village club set amidst picturesque Staffordshire countryside. Nearby amenities can be found in the village of Barton under Needwood, home to an array of shops, pubs, gift stores, cafes, churches, a pharmacy and village hall. The property is within the catchment for All Saints Primary in Rangemore which feeds into John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' report. The location provides convenient access to commuter routes including A38, A50 and M6 Toll, rail serviced from Lichfield provide direct links to Birmingham and London, and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Character Conversion
- Grade II Listed
- Regal Rangemore Hall Setting
- Stunning Drawing Room
- Spacious Orangery
- Dining Kitchen with Pantry/Utility Space
- Three Double Bedrooms
- Master En Suite & Walk in Wardrobe
- Guest En Suite & Bathroom
- Private Gardens to Front & Rear
- Double Garage & Parking
- Beautiful Communal Grounds
- Remote HIVE Heating & Water Controls
- CCTV System Included in Sale
- John Taylor School Catchment

A gated entrance gives access to the courtyard garden at the front aspect which leads in turn to double doors into:

Drawing Room 7.3 x 7.2m (approx 24'0 x 23'8)

A most impressive reception to this individual home, having stunning vaulted ceilings with beams and an Orangery skylight, a feature fireplace with multifuel burning stove inset, wooden flooring and two sets of double doors out to the front aspect. A door opens into:

Hallway

With natural stone flooring, a remote controlled Velux skylight providing plenty of natural light and doors leads off to two of the three bedrooms and:

Dining Kitchen 5.1 x 4.6m (approx 16'10 x 15'0)

Another generous living space fitted with a range of wall and base units with granite worktops over, housing an inset Butler sink and spaces for appliances including fridge freezer, dishwasher and range cooker. The kitchen has space for a dining table and chairs, stone tiled flooring and an attractive period fireplace housing a gas fire. A door opens to a useful **Utility/Pantry**, housing fitted shelving and spaces for both a washing machine and tumble dryer. Double doors open into:

Orangery 5.8 x 4.2m (approx 19'2 x 13'11)

A versatile space ideal as a second reception room or formal dining space, having windows overlooking and double doors out to the rear gardens. A door leads to the **Master Suite**





Master Suite 6.8 x 3.3m (approx 22'5 x 10'8)

An impressive principal bedroom having Orangery style rooflights, a dressing/sitting area and good sized double bedroom having doors into a **Walk in Wardrobe** and:

Refitted En Suite

Fitted with a contemporary suite having wash basin, low level WC and walk in shower, with tiled flooring, tiling to walls, fitted storage and a chrome heated towel rail

Doors off the **Hallway** open to the **Airing Cupboard** and:

Bedroom Two 4.3 x 3.4m (approx 14'1 x 11'0)

Having an internal window to the **Conservatory**, remote controlled Velux skylights with electric blinds and a range of fitted wardrobes and storage. With private use of:

En Suite

Comprising fitted wash basin, low level WC and corner shower, with tiled flooring, tiling to walls, a chrome heated towel rail and Orangery roof windows

Bedroom Three 4.5 x 2.7m (approx 14'10 x 9'0)

A third generous double bedroom having remote controlled Velux skylights, access via a drop down ladder to the loft space and a range of fitted wardrobes and bedroom furniture

Bathroom

Another contemporary bathroom suite comprising fitted wash basin, low level WC and double ended bathtub, with tiling to walls, tiled flooring, a Velux skylight and chrome heated towel rail









Communal Grounds & Driveway



Outside

Pavilion House is approached through elegant communal grounds and a tennis court which the property enjoys shared use of. The driveway is serviced by lighting and to the top is an electric gated entrance shared with one other property and leads to private parking, a double garage and gardens belonging to Pavilion House. a gate opens to the front gardens

Double Garage 5.6 x 5.4m (approx 18'3 x 17'8)
 With a manual up and over door and ample storage to the roof space

Gardens

A charming walled courtyard lies to the front aspect, being brick paved and featuring mature foliage, secluded seating areas and a water feature. This part of the garden benefits from exterior lighting, a water point and electricity points ideal for feature lighting throughout the garden. Two sets of double doors open into the **Drawing Room**

Accessed from the **Orangery** are further gardens to the rear aspect laid out lawns and a brick pathway leading to gated access out to an area of visitors parking



Garage, Parking & Private Garden

Right hand side Double Garage belonging to Pavilion House

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.