



Bell House Farm, Bell House Lane, Anslow, DE13 9PA



Set within the rural outskirts of Anslow is Bell House Farm, a traditional detached country residence benefitting from three reception rooms, four double bedrooms and superb outside space including a triple garage, established gardens and just under four acres with stables. Enjoying an idyllic peaceful setting, Bell House Farm originally dates back to the late 1800s and has been extended and remodelled over time to create generous and versatile family interiors. Showcasing exposed beams and oak doors and architraves throughout, the interiors comprise briefly galleried reception hall, three reception rooms plus study and conservatory, breakfast kitchen, utility, boot room and cloakroom to the ground

floor, with four double bedrooms set to the first floor serviced by a bathroom, master dressing room and refitted master en suite. Outside, the gardens extend to a generous 0.75 acre and a triple garage and courtyard provides ample parking, and accessed from the same driveway is paddock land totalling 3.9 acres which also houses a stable block. The property benefits from full double glazing, LPG gas central heating and a new boiler (fitted in May 2019) with remote HIVE heating controls.

Nestled within picturesque Staffordshire countryside, Bell House Farm lies just minutes away from the sought after village of Anslow, where amenities including a pub, the

Holy Trinity Church and the Anslow Primary School can be found. The primary school feeds into the renowned John Taylor High School in Barton, both of which maintain an Ofsted 'Outstanding' rating. Anslow is just 3 miles from the market town of Burton where there are a number of health and leisure facilities, such as a cinema, shops, restaurants, a library and more. The property is well placed for access to commuter routes including the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and there is a local bus service to surrounding areas from Anslow. The international airports of Birmingham and East Midlands are both within an easy drive.

- Traditional Victorian Detached Home
- Generous & Versatile Family Interiors
- Superb Equestrian Facilities
- Idyllic Countryside Setting
- Three Reception Rooms
- Conservatory & Study
- Breakfast Kitchen & Utility
- Boot Room & Cloakroom
- Four Double Bedrooms
- Master Dressing Room & Refitted En Suite
- Family Bathroom
- 0.75 Acre Gardens
- Triple Garage & Ample Parking
- Stable Block & approx 4 Acres
- Full Double Glazing & Refitted LPG Boiler with 2 Year Warranty & HIVE controls
- 'Outstanding' Primary & Secondary School Catchment



The entrance doors opens from the side beneath an attractive gable porch, leading into:

Reception Hall 3.46 x 3.2m (approx. 11'4 x 10'5)
An attractive galleried entrance to this individual home, having staircase rising to the first floor, under stairs storage, oak flooring and doors opening into:

Lounge 7.75 x 5.11m (approx. 25'5 x 16'9)
A spacious reception room having double doors out to the gardens, oak flooring, exposed beams and a fitted dresser with shelving and storage. A wood burning stove is housed to an impressive inglenook fireplace and double doors open into:

Conservatory 4.39 x 3.65m (approx. 14'4 x 11'11)
A traditional orangery style wooden framed conservatory, having stone tiled flooring, double doors out to the gardens and windows to three sides

Dining Room 5.34 x 3.35m (approx. 17'6 x 10'11)
Another generous living space having window to the side, oak flooring and exposed beams

Snug 3.76 x 3.34m (approx. 12'4 x 10'11)
With windows to two sides and a gas fireplace set to stone mantlepiece

Study 3.35 x 2.3m (approx. 10'11 x 7'6)
Having a window to the front and a range of fitted desk space and storage

Breakfast Kitchen 7.76 x 3.86m (approx. 25'5 x 12'7)

Comprising a range of cream wall and base units with granite worktops over, housing an inset ceramic sink with side drainer, a range cooker, space for an American fridge freezer and integral appliances including fridge and dishwasher. There are windows to the front aspect and the kitchen has tiled flooring, tiled splash backs and a door into:

Utility 3.33 x 2.18m (approx. 10'10 x 7'2)

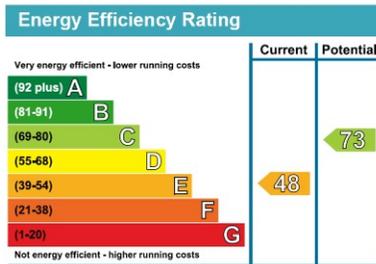
Having fitted wall and base units housing an inset sink with side drainer and space for a washing machine and tumble dryer, with tiled flooring, tiled splash backs and a window to the side. The Worcester boiler (which was replaced in May 2019) is housed in here and a door opens into:

Boot Room 4.42 x 2.46m (approx. 14'6 x 8'0)

With windows to two sides, a fitted cupboard and a door to the rear aspect

Cloakroom

Having fitted wash basin and WC, with tiled flooring and splash backs





Stairs rise from the **Reception Hall** to the first floor accommodation. The **Galleried Landing** has a window to the front and leads round to the inner landing where there is fitted eaves storage, a skylight and doors opening into:

Master Suite 4.55 x 4.43m (approx 14'10 x 14'6)
A spacious double room having windows to two sides with a pleasant outlook over the gardens, exposed beams and wooden flooring. The bedroom opens into a **Dressing Room** 3.48 x 2.44m (approx. 11'4 x 7'11) which has feature windows to two sides and is fitted with a range of wardrobes and storage. A door opens into:

Luxury En Suite 3.12 x 2.63m (approx. 10'2 x 8'7)
Refitted by the current vendors, this traditional style bathroom comprises twin wash basins set to vanity unit, low level WC, double ended bathtub and shower cubicle with feature tiling, having tiled flooring, a traditional radiator with towel rail and a window to the side with bespoke shutters

Bedroom Two 4.4 x 3.33m (approx. 14'5 x 10'10)
With a window to the side aspect

Bedroom Three 4.02 x 3.12m (approx. 13'2 x 10'2)
Having window to the side

Bedroom Four 3.64 x 3.36m (approx. 11'11 x 11'0)
A further double room having window to the front and a period fireplace

Bathroom 3.51 x 3.36m (approx. 11'6 x 11'0)
Comprising pedestal wash basin, WC, bathtub and shower, with tiled splash backs, tiled flooring a heated towel rail and an obscured window to the front









Outside

Bell House Farm is set on the rural Bell House Lane, just minutes drive from the desirable village of Anslow. The property benefits from a gated entrance to the gravel driveway which leads to a generous courtyard providing plenty of parking and turning space. The drive continues up to gated access which opens into the **Equestrian Facilities**. Accessed off the courtyard is a gated area housing the below ground LPG tank and:

Triple Garage 9.35 x 5.99m (approx. 30'8 x 19'8) – overall measurement

With power, lighting and three electric up and over entrance doors.

Gardens

Extending to a generous size, the gardens are laid to the side and rear of the property and are formed by paved terraces, lawns, flower beds and mature foliage. Steps rise to an elevated terrace which has pedestrian access into the garage and leads in turn to further lawns laid out as a children's play area. Beyond this is a small grassy paddock which shares a boundary with the paddocks

Equestrian Facilities

From the driveway, a gate opens into approximately **3.9 Acres** of paddock land. The drive leads to a hardstanding yard where there is a **Stable Block** comprising five stables, a tack room a feed store/hay barn. There is power and water to the paddocks and stables

Please Note: the driveway is owned by Bell House Farm however a neighbouring property does have a right of way for access over this

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.