



17 Rangemore Hall Mews, Rangemore, DE13 8RE



Set within the regal Rangemore Hall Mews is this elegant character home, offering deceptively spacious accommodation, three excellent double bedrooms and a wealth of beautifully retained character. Having been substantially upgraded and improved throughout its time with the current vendors, the property showcases intricate plaster detailing and ceiling roses, restored fireplaces and sash windows in keeping with the original 1850s build, with sympathetic upgrades to include a bespoke refitted kitchen, refitted bathrooms and quality flooring including parquet to the reception rooms. The interiors comprise briefly L shaped reception hall, sitting room, dining room, breakfast kitchen and cloakroom to the ground floor, with three excellent double bedrooms to the first floor serviced by a family bathroom, master en suite and study/dressing room. Outside, the property benefits from allocated parking, a single garage, a private walled courtyard garden and shared

use of communal grounds. The property is serviced by LPG gas central heating and wooden framed double glazing.

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 Grade II Listed Home
- Regal Rangemore Estate Setting
- Spacious & Beautifully Presented
- Recently Upgraded & Modernised
- Two Generous Receptions Rooms
- Bespoke Refitted Kitchen with Aga
- Reception Hall & Cloakroom
- Three Superb Double Bedrooms
- Study/Dressing Room
- Master En Suite & Bathroom
- Walled Courtyard Garden
- Single Garage & Parking
- Shared use of Communal Grounds
- John Taylor School Catchment

Reception Hall

An attractive reception to this individual home, the reception hall extends in an L shape and has stairs rising to the first floor, doors off into a useful storage cupboard and doors off into:

Sitting Room 4.64 x 4.45m (approx. 15'2 x 14'7)

A spacious reception room having windows to the rear, parquet flooring and a traditional wood burning stove set to carved limestone surround

Dining Room 4.77 x 4.44m (approx. 15'7 x 14'6)

Another generous living space having a sash window to the rear (refitted in 2016), door out to the gardens, parquet flooring, a period fireplace with tiled inlay housing an open fire and floor to ceiling storage originally commissioned by the Bass family when they resided at the Estate. This room boasts a rich history and was formerly the tack and trophy room serving the Rangemore Hall stables

Refitted Kitchen 5.35 x 2.98m (approx. 17'6 x 9'9)

Having been bespoke designed and finished to a superb specification, the kitchen is fitted with a range of wall cupboard and base units with granite worktops over, housing an inset stainless steel Belfast sink and integral appliances including dishwasher, fridge, freezer and washing machine. An island unit topped with solid oak worktops provides further workspace, storage and a breakfast bar and the electric Aga which dates back to 1934 is included in the sale. The kitchen has tiled flooring and windows to two sides

Cloakroom

Comprising Savoy wash basin, WC and Amtico flooring





Stairs rise to the **First Floor Landing** where the staircase splits giving access into:

- Master Suite** 5.4 x 3.82m (approx. 17'8 x 12'6)
A spacious principal bedroom having window overlooking the mews courtyard, oak flooring and doors opening into:
- En Suite** 2.07 x 1.98m (approx. 6'9 x 6'5)

Fitted with a traditional suite comprising Savoy pedestal wash basin, WC and double shower, with tiled flooring, wooden panelling, a chrome heated towel rail and an obscured window to the side

Dressing Room 2.62 x 2.1m (approx. 8'7 x 6'10)
An ideal study or dressing room, having a window to the side, oak flooring and two double fitted wardrobes



Bedroom Two 5.37 x 4.43m (approx. 17'7 x 14'6)
Another superb double room having sash windows to the rear enjoying rural views

Bedroom Three 4.66 x 4.46m (approx. 15'3 x 14'7)
A third generous bedroom having windows to the front with attractive views

Bathroom 2.73 x 2.38m (approx. 8'11 x 7'9)
Comprising a traditional suite having pedestal wash basin, WC and claw foot bathtub, with tiled flooring, wood panelling, a chrome heated towel rail and an obscured window to the front. From the landing, a door opens to the **Airing Cupboard** where there is ample storage spaced and the boiler is housed

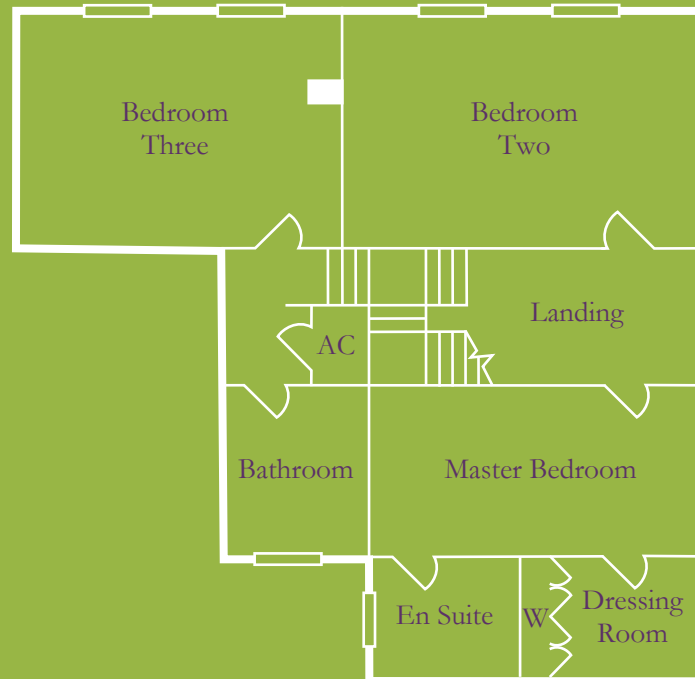
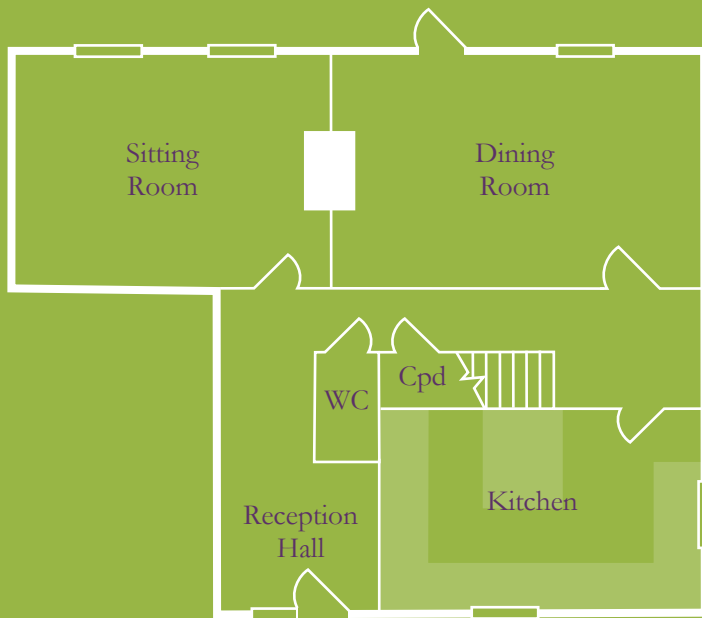




Outside

Set within the regal Rangemore Hall Mews, the property benefits from an elegant approach through communal grounds via a sweeping driveway and pillar gate entrance. There is allocated parking within a courtyard and the property owns a **Single Garage** accessed from the courtyard

To the rear aspect is a private walled garden providing a pleasant space for outdoor seating. The property also enjoys shared use of maintained communal grounds private to the residents of Rangemore Hall Mews which includes a small wildlife pond



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.