



Orgreave House, Orgreave Hall Lane, Orgreave, Alrewas, DE13 7DG

 **Parker
Hall**

An elegant detached Georgian country residence occupying a substantial south facing garden plot in the rural hamlet of Orgreave, showcasing stunning character and beautifully presented interiors, six superb bedrooms and outside space including a detached guest house and leisure facilities including a swimming pool and recently resurfaced tennis court. Approached via a sweeping gravel drive with secure gated entrance, Orgreave House and The Cottage have been substantially refurbished and remodelled with upgrades to include reroofing, rewiring, a new heating system including radiators and boilers and a full internal refit to bathrooms and kitchens. The Cottage has also had new windows and some windows within Orgreave House have been replaced where required. Originally dating back to 1700s, this stunning home showcases a wealth of beautifully restored features throughout including intricate plasterwork,

original doors and stunning stained glass windows and truly is one of Staffordshire's most impressive homes.

The immaculate and traditionally presented interiors are arranged over three floor plus a lower ground floor cellar, offering much flexibility and space both inside and out. To the ground floor, the original porch leads into the grand reception hall, having an original staircase rising to the first floor and doors off into three reception rooms and to an inner hall which gives access to the open plan living and dining kitchen and boot room/utility. A refitted cloakroom is also accessed off the reception hall and a door beneath the stairs leads down to the cellars. A secondary staircase also gives access to the first floor accommodation which is home to four bedrooms, a family bathroom and study. The master suite has been remodelled to incorporate a dressing room and bathroom

and the second bedroom also benefits from an en suite and dressing room. The second floor comprises a luxury shower room and further four more bedroom, two of which are used as a games room and fabulous cinema room.

Outside, the grounds comprise formal lawns, ample parking and a range of outbuildings, with leisure facilities including a resurfaced full size tennis court, an outdoor pool with a Mediterranean style terrace and an established kitchen garden. Within a courtyard are outbuildings including two garages and a detached guest house named The Cottage, which is home to a further two en suite bedrooms and an open plan living and dining kitchen. The south facing plot totals a generous 1.8 acres overall and presents impressive yet manageable grounds well suited to this regal country residence.

The hamlet of Orgreave is home to an

individual collection of country properties and farms and includes the Orgreave Hall Estate, of which Orgreave House was formerly part of. The property lies just minutes drive from the desirable village of Alrewas where amenities can be found to include a popular Butchers', a number of pubs, take away outlets, doctor's surgery, dentist and more. Orgreave House lies within an Ofsted rated 'Outstanding' school catchment area and there are a superb range of coveted independent schools also nearby including Smallwood Manor, Repton and Lichfield Cathedral. Orgreave is well placed for access to the commuter routes A38, A50 and M6 and rail stations at Burton on Trent and Lichfield Cathedral City provide regular rail links access to Birmingham, Derby and London (in 80 minutes). The International airports of Birmingham and East Midlands are also both within an east drive.



- Stunning Georgian Country Residence
- South Facing Grounds of 1.8 Acres
- Remodelled & Refurbished to include new roof, rewiring, plumbing & boilers
- Wealth of Character & Original Features
- Three Reception Rooms & Study
- Open Plan Dining & Living Kitchen
- Boot Room/Utility & Cloakroom
- Original Staircase & Stained Glass Windows
- Impressive Master Suite with Luxury Bathroom & Dressing Room
- Bedroom Two En Suite & Dressing Room
- Four Further Double Bedrooms
- Games & Cinema Rooms/Further Bedrooms
- Family Bathroom & Shower Room
- Ample Parking & Electric Gated Entrance
- Range of Outbuildings & Garaging
- Refurbished Two Bedroom Guest House
- Resurfaced Tennis Court
- Swimming Pool & Walled Terrace
- South Facing Formal Gardens
- Local Rail Links to Birmingham & London

The original porch with double doors opens into:

Reception Hall 5.4 x 4.48m (approx. 17'9 x 14'8)

A stunning reception to this elegant home, having parquet flooring, a carved stone fireplace, a window to the front and doors off into:

Drawing Room 5.45 x 4.65m (approx. 17'11 x 15'3)

A spacious reception room in need of some refurbishment, having windows to two sides and a gas fireplace

Playroom/Snug 4.95 x 3.22m (approx. 16'3 x 10'7)

A useful space having windows to two sides and fitted storage

Dining Room 6.35 x 5.83m (approx. 20'10 x 19'2)

A stunning reception room having feature carved stone fireplace, wooden flooring, window to the side and a bay window to the front aspect. A door opens to the:

Inner Hall

Having door to the **Reception Hall**, access to a second staircase rising to the first floor and flagstone flooring. Opening into:



Open Plan Dining & Living Kitchen 9.73 x 5.43m
(approx 31'11 x 17'9)

A most impressive family space comprising a high specification Prentice kitchen, dining area and family room. The kitchen comprises a range of solid oak painted wall and base units with complementary Silestone quartz worktops over, housing an inset Shaws Belfast sink with both mixer and boiling water taps, an electric three oven Aga with mate, space for an American fridge freezer and an integral dishwasher. A central island with marble worktops houses a second Shaws Belfast sink with waste disposal unit and integral appliances including microwave and wine fridge. There are windows to the front aspect, a door to the front and flagstone flooring extends into the dining and living areas

Boot Room 5.98 x 3.76 x (approx. 19'7 x 12'3)

Recently having been refitted to an excellent standard, the boot room comprises a range of wall, base and full height units having Silestone quartz worktops over, housing an inset Shaws Belfast sink and space for both a washing machine and tumble dryer. There is a bar style units to one side with recess below and a door opens into the **Boiler Room** which houses the Vaillant wall mounted boiler and pressurised hot water cylinders

Cloakroom

Comprising fitted wash basin and low level WC, with feature tiled flooring, painted panelling to splash backs, a heated towel rail and obscured window to the rear



First Floor Landing

The main staircase continues to the **Second Floor** accommodation and doors give access off into:

Master Suite 6.52 x 5.44m (approx. 21'4 x 17'10)

A most impressive principal bedroom suite having been remodelled to create a luxurious suite with private use of an expertly designed bathroom and fully fitted dressing room. The bedroom benefits from vaulted ceilings with stunning exposed beams and rafters and windows to the front providing plenty of natural light. Steps lead down to:

Dressing Room 4.02 x 2.65m (approx. 13'2 x 8'8)

Bespoke fitted storage provides a comprehensive range of hanging space, drawers and shelving

Luxury Bathroom 5.44 x 3.16m (approx. 17'10 x 10'4)

A stunning bathroom comprising twin wash basins, WC with raised cistern, feature central bathtub and a dual side walk in shower, having feature plasterwork and panelling, vaulted ceilings with beams, parquet flooring, traditional radiator with towel rail and a window to the front with bespoke shutters

Bedroom Two 5.49 x 4.73m (approx. 18'0 x 15'6)

Another stunning bedroom suite having windows to two sides and a door into:

Dressing Room 2.24 x 2.23m (approx. 7'4 x 7'3)

With a window to the side and a range of fitted wardrobes. A door opens into:

En Suite 3.22 x 2.22m (approx. 10'6 x 7'3)

Fitted with a Heritage suite comprising wash basin, low level WC and walk in shower, with tiled splash backs, wooden flooring, a window to the rear and a traditional heated radiator with towel rail. A door opens out to the landing

Bedroom Three 6.37 x 3.97m approx. 20'10 x 13'0)

Another superb double room having windows to two sides and exposed beams

Bedroom Four 4.62 x 4.09m (approx. 15'2 x 13'5)

With a window to the front, exposed beams and fitted storage

Family Bathroom 3.76 x 3.17m (approx. 12'4 x 10'4)

Comprising a traditional Heritage suite having twin wash basins, WC with raised cistern, double ended

bathtub and walk in shower, panelling to walls, wooden flooring, a window to the rear and a radiator with fitted towel rail

Study 1.99 x 1.85m (approx. 6'6 x 6'0)

A useful space having a range of fitted shelving and storage and a window to the rear

Second Floor Landing

The main staircase rises again to the second floor where there is a feature stained glass window and doors off into a walk in storage cupboard and:

Bedroom Five 5.41 x 4.49m (approx. 17'9 x 14'8)

Another superb double room having window to the front, exposed beams and a period fireplace

Bedroom Six 5.51 x 4.67m (approx. 18'90 x 15'3)

With painted ceiling beams and windows to two sides

Shower Room 2.75 x 2.03m (approx. 9'0 x 6'7)

Comprising a Neptune suite having wash basins set to marble topped vanity unit, low level WC and dual walk in shower, with mandarin stone tiling to walls and flooring, a traditional heated radiator with towel

rail and a window to the rear with shutters

Games Room/Bedroom Seven 6.04 x 3.85m (approx. 19'9 x 12'7)

Ideal as a further double bedroom or entertaining room, having window to the rear, exposed beams and a fitted storage cupboard

Cinema Room 5.42 x 5.37m (approx. 17'9 x 17'7)

A superb use of this space, having fitted projector and screen, a window to the front with blackout blinds fitted and vaulted ceilings with exposed beams





‘The Cottage’

Accessed off the courtyard is this superb self contained guest house, ideal as ancillary accommodation or for use as an Air BnB. ‘The Cottage’ has been fully refurbished and remodelled with upgrades to include a new roof, new windows, rewiring, new plumbing including boiler, a modern refitted kitchen and two luxury en suites. The front door opens into:

Open Plan Living & Dining Kitchen 8.72 x 4.96m (approx. 28'7 x 16'3)

The **Kitchen** has been refitted to a high standard with cream wall and base units having solid oak Butcher block worktops over housing inset Belfast sink and integral appliances including dishwasher, oven, induction hob, fridge and freezer. The kitchen has a tiled splash backs, tiled flooring and skylights providing plenty of natural light. The kitchen opens into the **Living & Dining Room** where there are double doors opening out to the side with views over the pool, windows to the front and a wood burning stove set to a character brickwork and beam lintel fireplace. A door opens to a useful under stairs storage cupboard

Stairs rise to the first floor which gives access to:

Bedroom One 4.7 x 3.52m (approx. 13'2 x 9'2)

A spacious double room having windows to three sides, a fitted wardrobe and a fitted cupboard housing the boiler. With private use of:

Shower Room 2.41 x 1.91m approx. 7'10 x 6'3)

Comprising a Heritage suite fitted with wash basin set to vanity unit, low level WC and shower, with tiled flooring, tiled splash backs and a window to the side aspect

From the **Kitchen** a door opens into:

Bedroom Two 4.03 x 2.81m (approx. 13'2 x 9'2)

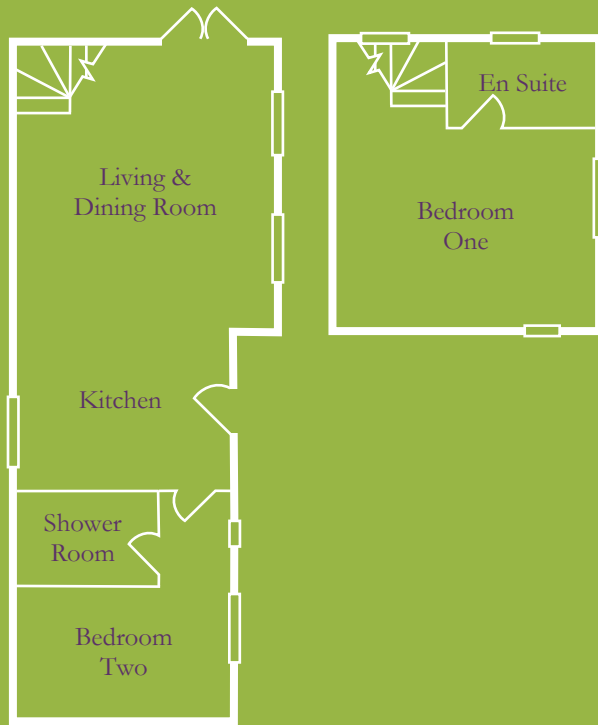
Another superb double room having an exposed beam, windows to the front and a door into:

Shower Room 2.71 x 1.68m (approx. 8'10 x 5'6)

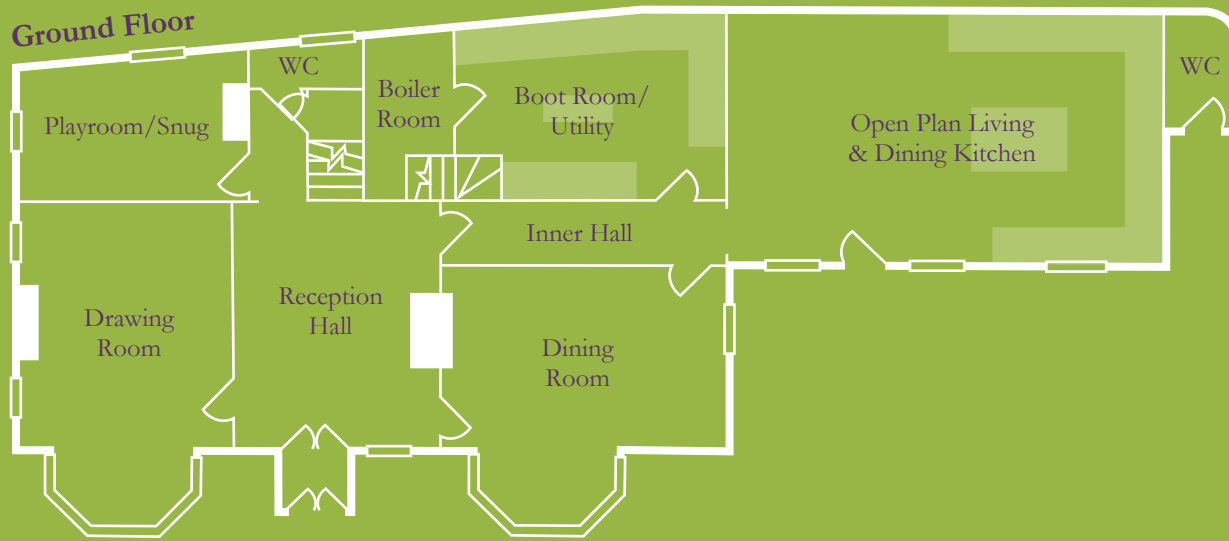
A traditional Neptune suite comprises wash basin set to vanity unit, low level WC and a walk in shower, with half tiling to walls, tiled splash backs and chrome heated towel rail



The Cottage



Ground Floor

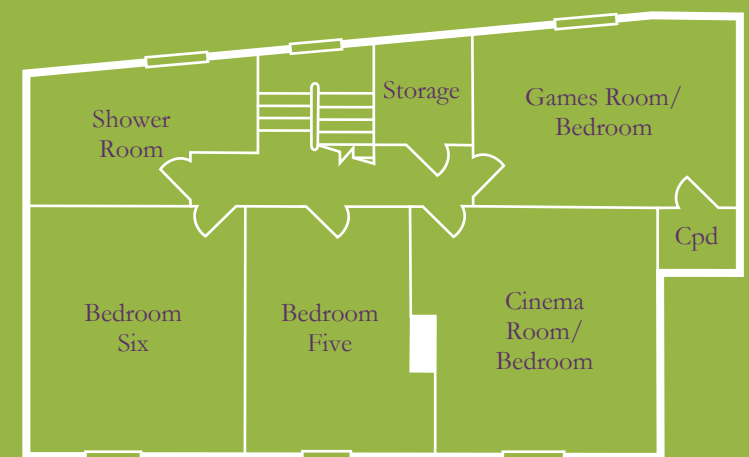


Cellars

First Floor



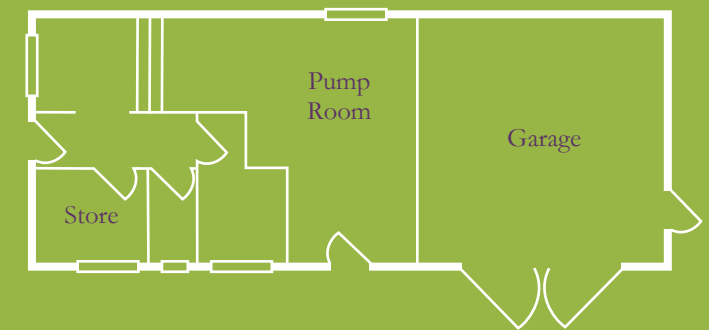
Second Floor



Coach House



Pool House









Outside

Approached via an electric gated entrance, the sweeping gravel driveway leads between the grounds and up to Orgreave House, where there is ample parking and turning space to the front of the property. A walled courtyard provides plenty of further parking and access into a range of outbuildings including:

'The Coach House'

Garage 5.35 x 2.95m (approx. 17'7 x 9'8)

Store 3.51 x 3.29m (approx. 11'6 x 10'10)

Store 3.51 x 1.97m (approx. 11'6 x 6'6)

Hayloft 6.83 x 3.24m (approx. 22'5 x 10'8)

'Pool House'

Double Garage 5.11 x 4.86m (approx. 16'9 x 15'11)

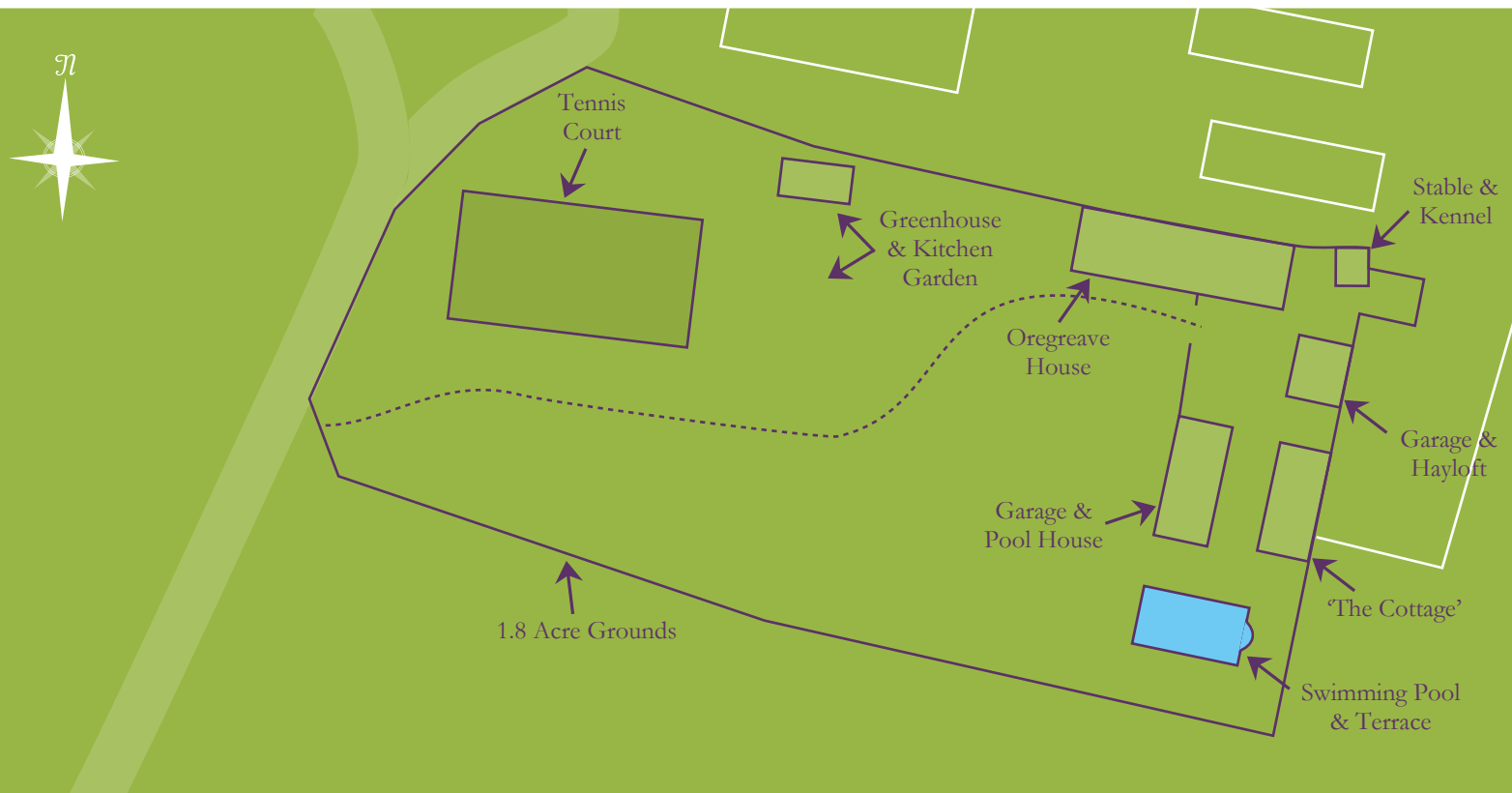
Pump Room 8.01 x 5.0m (approx. 26'3 x 16'5)

Store 2.25 x 1.82m (approx. 7'5 x 6'0)

Stable 3.66 x 2.45m (approx. 12'0 x 8'0)

South Facing Grounds

Extending to a superb **1.8 Acres**, the grounds are laid to formal lawns extending to the front of the property with leisure facilities onsite including an **Outdoor Swimming Pool** and full size recently resurfaced **Tennis Court**. A kitchen garden with greenhouse lies next to the tennis court and further lawned gardens lie to the side of the driveway in to Orgreave 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.