



The Ewing Wing, Rangemore Hall, Rangemore, DE13 9RE



Set within the prestigious Rangemore Hall is The Ewing Wing, a most impressive Georgian home showcasing grand and regal interiors, five double bedrooms and an enviable position overlooking manicured grounds and countryside beyond. Occupying two of the upper floors of the Hall, this individual Grade I Listed home retains many features complementary to the Hall's fascinating history including a grand oak staircase, intricate marble fireplaces, character windows with shutters and elegant plasterwork. The reception hall is approached via an Italian pillared staircase and leads off into three beautifully presented reception rooms, all featuring tall ceilings and idyllic views over

the grounds to the front. There is a further Orangery, an impressive family dining kitchen, boot room and laundry room. To the upper floor are four double bedrooms serviced by a family bathroom and shower room, with the master having private use of a dressing room and en suite. A further en suite bedroom is set to the ground floor and is ideal as ancillary or guest accommodation. Outside, a sweeping driveway leads through the picturesque parkland and The Ewing Wing benefits from parking for a number of vehicles as well as a tandem garage.

Showcasing a rich history within the local area, Rangemore Hall dates back to the 19<sup>th</sup>

Century where it was originally rebuilt for Michael Thomas Bass of the local Bass Brewery, with stunning Italian inspired additions made by the first Lord Burton in 1898. The Hall remained within the Bass family until the 1940s where it was sold to Staffordshire County Council and was occupied by American GIs during the Second World War. The Hall was then opened as the Needwood School for the Deaf and upon closing its doors in 1985 was eventually converted into eight luxury apartments and unique homes which share use of the communal grounds which total an impressive 16 acres of woodlands, lawns and a scenic lake.

This regal Mansion estate lies 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' rating, and there are an array of independent schools also within easy reach including Smallwood Manor, Foremarke Prep, Repton School, Lichfield Cathedral School and Denstone College.

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 45 minute drive.

- Prestigious Wing of Elegant & Historic Mansion House
- Versatile & Generous Accommodation
- Idyllic Countryside Setting
- Wealth of Original Character including Carved Marble Fireplaces
- Grand Reception Hall
- Three Reception Rooms & Orangery
- Open Plan Dining & Living Kitchen
- Boot Room, Laundry & Inner Hallway
- Master Bedroom with dressing Room & En Suite
- Four Further Double Bedrooms
- En Suite, Shower Room & Bathroom
- Potential Annexe Accommodation
- Tandem Garage & Ample Parking
- Communal Grounds of 16 Acres
- Stunning Views over Parkland & Countryside
- Well Placed for Commuter Routes, Airports & Rail Travel to Birmingham/ London



**Reception Hall** 6.1 x 4.24m (approx 20'0 x 13'9)

A spacious welcome to this elegant home, the reception hall features natural flagstone flooring, a window to the side and the first of two staircases rising to the first floor accommodation. A door opens into:

**Drawing Room** 8.96 x 5.78m (approx 29'4 x 18'10)

An impressive reception room featuring an open fire with carved marble mantelpiece, bay window to the side and a further window to the rear, both of which overlook the manicured grounds and views beyond. There is a large fitted store cupboard and a door opens into:

**Dining Room** 9.55 x 5.76m (approx 31'3 x 18'9)

Another beautifully presented entertaining space, having bay window with shutters overlooking the grounds, a door with steps leading down to the **Inner Hallway** and an open fireplace with beautiful carved marble mantelpiece

**Sitting Room** 5.78 x 5.75m (approx 18'10 x 18'9)

This second living room has a window with shutters enjoying open views and a range of fitted storage. An open fireplace is set to intricate marble mantelpiece and a door opens to steps leading down to the:

**Inner Hallway**

Showcasing stunning carved oak balustrading and a grand staircase rising to the bedroom accommodation, this L shaped hall also leads into:

**Orangery** 9.3 x 3.71m (approx 20'5 x 12'2)

Featuring a beautiful atrium roof lantern, this versatile space benefits from an abundance of natural light, stone flooring and double doors into:



**Open Plan Dining & Living Kitchen** 12.76 x 5.04m (approx 41'9 x 16'5)

A most impressive space, this open plan kitchen offers a comprehensively fitted kitchen with dining area and a spacious family room with feature fireplace. The **Kitchen** comprises a bespoke range of solid wood painted base units with granite worktops over housing an inset double Belfast sink, an integral dishwasher and integral fridge. The original housekeepers dresser has been utilised to create further storage, a recess houses a four oven oil fired Aga and the kitchen opens into the **Family Room** where there is fitted storage, double doors into the **Orangery** and a wood burning stove set to slate hearth. Flagstone flooring extends throughout and there are windows to two sides. A door opens to the **Rear Hall** where there is access into **Bedroom Five** and:

**Laundry Room** 3.58 x 3.38m (approx 11'8 x 11'1)

Fitted with a range of wall and base units housing an inset Belfast sink and spaces for a washing machine tumble dryer and fridge freezer. The oil fired boiler and Megaflow water tank are also housed in here

**Boot Room**

This useful space has ample fitted storage and steps leading down to the ground floor level where a door opens to the rear courtyard, giving access to an additional parking space and to the **Tandem Garage**

**Guests Cloakroom**

Comprising wash basin and WC, with flagstone flooring and a window to the rear



Stairs rise from the front of the property giving access to:

**Master Suite** 5.95 x 4.88m (approx 19'5 x 16'0)  
A spacious principal bedroom having windows to two sides enjoying open views and private use of a **Dressing Room** which is fitted with a range of wardrobes and storage space. Doors opens to **Bedroom Two** and:

**En Suite** 3.21 x 2.81m (approx 10'6 x 9'2)  
Fitted with a contemporary suite having wash basin set to vanity unit, WC and walk in shower, with tiled flooring and panelling to splash backs

**Bedroom Two** 7.92 x 4.48m (approx 25'10 x 14'7)  
Another generous bedroom offering ample space for the addition of an en suite if required. There are windows to two sides and a further window to the front overlooking the grounds and views beyond

The main **Landing** has windows to the front aspect enjoying a stunning outlook and to the far end an impressive Georgian oak staircase leads down to the **Inner Hall**

**Family Bathroom** 4.51 x 2.79m (approx 14'9 x 9'2)  
The bathroom is fitted with a traditional suite having wash basin with vanity surround, WC and claw foot bathtub, having panelling to splash backs, a heated towel rail and a window to the rear

**Bedroom Three** 4.51 x 4.25m (approx 14'8 x 13'9)  
With twin windows to the rear aspect

**Bedroom Four** 4.29 x 2.85m (approx 14'1 x 9'4)  
Another double room having a window to the rear

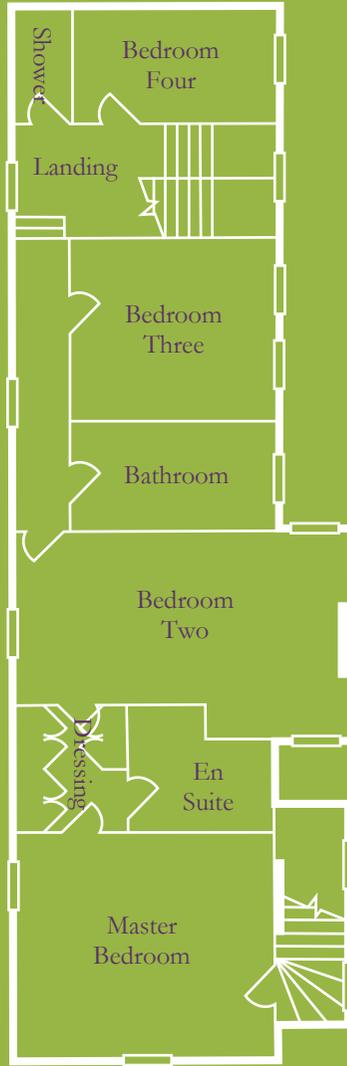
**Shower Room** 2.61 x 1.45m (approx 8'6 x 4'9)  
Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, half tiling to walls and a traditional heated towel rail

From the **Inner Hall**, a door opens into:

**Bedroom Five** 3.85 x 2.75m (approx 12'7 x 9'0)  
This double bedroom opens into the Orangery and has private use of:

**En Suite** 2.78 x 2.2m (approx 9'1 x 7'2)  
Comprising wash basin set to carved vanity unit, WC and a walk in shower with rainfall shower head, having tiled splash backs and tiled flooring









### Outside

A pillared gated entrance opens into the driveway which leads to both Rangemore Hall and the Rangemore Hall Mews. The driveway splits and is private to the residents of the Hall, where it sweeps through picturesque parkland and leads to a parking area belonging to The Ewing Wing. Italian style steps rise to the entrance door of the property and there is a further parking space to a courtyard to the rear of the Hall. A block houses a **Tandem Garage** 7.68 x 2.94m (approx 25'9 x 9'7) which is owned by the property

### Grounds

Extending to an impressive 16 acres, the grounds to Rangemore Hall are owned equally between the residents of each home. The manicured parkland is laid to extensive lawns, woodland and a natural lake and is regularly landscaped with any costs covered under a maintenance charge applicable to the property. The maintenance charge also provides buildings insurance and covers any maintenance to the exterior of the Hall



**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.