



Alder Marsh, Overley Lane, Alrewas, DE13 7DF

 Parker
Hall

Set on the rural outskirts of Alrewas is Alder Marsh, an impressive and beautifully presented barn conversion showcasing a wealth of character throughout, five bedrooms and generous and secluded gardens overlooking idyllic rural views. Enjoying a peaceful location within this exclusive courtyard, Alder Marsh was converted around 20 years ago from a former cowshed and benefits from versatile accommodation which can easily be tailored to suite a family or couple. The spacious interiors comprise reception hall, stunning lounge with vaulted ceiling, breakfast kitchen, dining room, utility and cloakroom, with a guest bedroom and en suite to one end of the barn and four further

bedrooms, a master en suite and family bathroom to the other. To the front, there is parking for a number of vehicles and beautifully tended gardens extend to the rear, feature mature fruit trees, landscaped terraces and a summer house, all enjoying complete privacy and a picturesque outlook. The property is serviced by oil fired central heating and full double glazing.

Alder Marsh enjoys a desirable position just 10 minutes walk from Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op,

a doctors surgery, pharmacy, dentists and more. The property lies within catchment for the All Saints primary school which feeds into the highly regarded John Taylor High in Barton under Needwood and there are an excellent range of independent schools also nearby including Repton and Lichfield Cathedral. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Country Barn Conversion
- Spacious & Versatile Interiors
- Idyllic Position with Countryside Views
- Reception Hall with Dual Aspect
- Stunning Lounge with Inglenook
- Breakfast Kitchen & Dining Room
- Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Beautifully Tended Gardens with Views
- Parking to Courtyard
- Oil Fired Heating & Full Double Glazing
- John Taylor School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



A bespoke solid wood front door opens into the **Reception Hall**, an impressive welcome to this individual home having vaulted ceiling with exposed beam, double doors out to the rear gardens and slate flooring. A handmade reclaimed barn door gives access into the **Breakfast Kitchen** and a further door with feature reclaimed brickwork and beams along one side opens into:

Stunning Lounge 10.9 x 4.3m (approx 35'9" x 14'1") Extending to a generous size, this superb reception room showcases a wealth of character throughout, having vaulted ceilings with exposed trusses, an inglenook fireplace with brick hearth housing a multifuel burning stove and solid oak flooring. There are windows to the front and rear aspects and double doors open out to the rear garden

Breakfast Kitchen 4.7 x 4.5m (approx 15'5" x 14'9") Comprising a quality range of wall and base units having contrasting hardwood and granite worktops over, housing inset one and half sink, recess housing a Rangemaster cooker and integral appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar and the kitchen has tiled flooring, exposed beams and window to two sides. A door leads into:

Dining Room 4.70 x 2.80m (approx 15'5" x 9'2") Another spacious reception room having window to the front, French door with an attractive rural outlook to the side and oak flooring. The **Dining Room** leads into the **Hallway**, where doors open into the **Guest Bedroom** and:

Utility 2.24 x 1.65m (approx 7'4" x 5'5") Fitted with base units housing an inset sink and spaces for a washing machine and tumble dryer, with a window to front, tiled to splashbacks, tiled flooring and a fitted cupboard housing the oil fired boiler and hot water cylinder

Cloakroom Refitted in 2019 and comprising wash basin and WC, with painted panelling to splash backs and oak flooring





A door from the lounge leads to the **Inner Hall** where there are windows to the front aspect, an airing cupboard with radiator and fitted hanging rails and doors opening into:

Master Bedroom 4.4 x 4.4m (approx 14'5 x 14'5)
A spacious principal bedroom enjoying a wealth of character, solid oak flooring, a window to the front and private use of:

En Suite

Comprising a white suite having fitted wash basin, WC and shower cubicle, with tiled splash backs, tiled flooring, exposed beam and a Velux skylight

Bedroom Three 4.5m x 2.7m (approx 14'9 x 8'10)
Having double glazed window to rear, stable door to garden, and exposed beams. Accessed via a ladder is a quirky high level mezzanine converted from the original hayloft and having lighting, exposed beams and carpeted flooring. This space is ideal as a teenagers' den or as store room

Bedroom Four 3.3m x 3.2m (approx 10'10 x 10'6)
Another spacious double bedroom having obscured window to the side

Bedroom Five 3.3m x 2.3m (approx 10'10 x 7'7)
Currently used as a dressing room but ideal as a single bedroom or nursery, having a window to the rear aspect



Family Bathroom 3.28 x 2.29m (approx 10'9 x 7'6)
Fitted with a white suite having twin wash basins set to vanity unit, WC, bathtub with shower attachment and separate shower cubicle, with tiled flooring, tiled splash backs, a heated towel rail, exposed beams and a Velux skylight

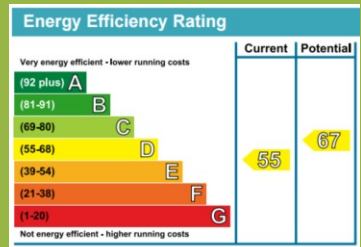
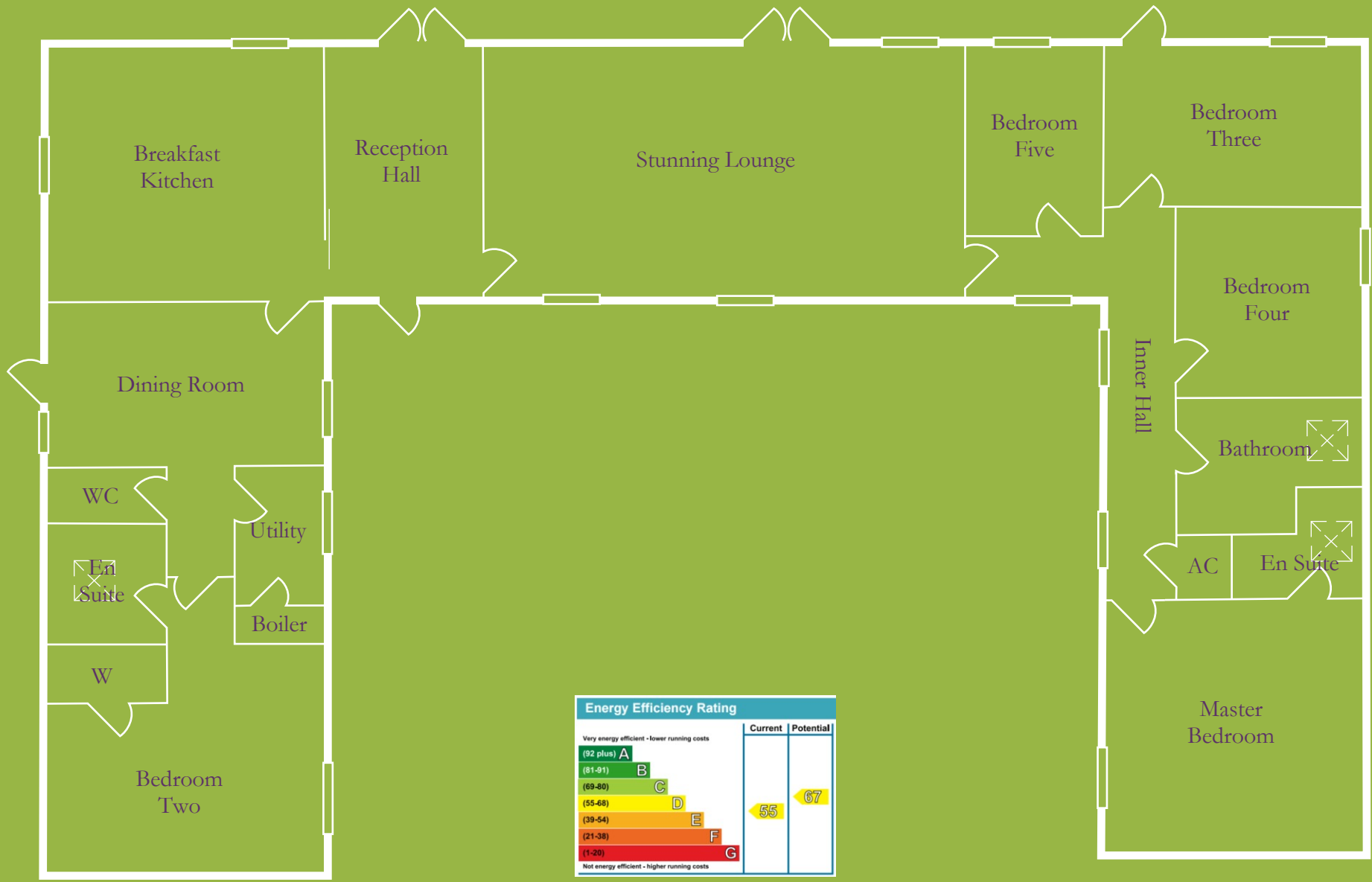
From the **Hallway**, a door leads into:

Guest Bedroom Two 4.7 x 3.9m (approx 15'5 x 12'10)
Another spacious bedroom suite having window to the front aspect, a large fitted wardrobe and private use of:

En Suite 2.03m x 1.96m (approx 6'8 x 6'5)
Comprising wash basin set to vanity unit, WC and corner shower, with tiled splashbacks and ceramic tiled flooring









Outside & Gardens

To the front aspect the property benefits from parking within a large courtyard, gated access leads to one side into a useful area ideal which houses two sheds & space for a wood store and wheelie bins

To the rear, extensive and beautifully maintained gardens overlook idyllic countryside views to all sides and are laid to generous lawns, a paved patio and a further sunken terrace with reclaimed brick walled perimeter. The garden has been cultivated to create mature borders stocked with a variety of flowers and shrubs and a small orchard is home to apple and cherry trees. A summer house to the top end benefits from power, lighting and a gated storage area where the oil tank is discreetly housed. There is a right of way and vehicle access into the rear garden via a farm track to one side, and the track provides a pleasant walking route down to the banks of the river Trent and to a short 10 minute walk leading into the village of Alrewas



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.