



Sycamore House, 5 Post Office Road, Alrewas, DE13 7BS

Enjoying an enviable position in the heart of Alrewas is Sycamore House, an exceptional Georgian detached residence benefitting from elegant formal walled gardens, a range of outbuildings including a self contained apartment affording excellent potential for refurbishment and remodelling. Dating back to the 1740s, Sycamore House has remained within the same family for the past 96 years and has a rich history within Alrewas, having formerly been owned by a local family who were butchers and drapers. The drawing room which was a later addition to the property was also utilised as a school room for some village children between the two World Wars. A detached coach house is home to a self contained one bedroom apartment as well as a range of outbuildings, and presents an ideal

space for conversion into additional accommodation for the house, into a home office suite or for developing further into a separate dwelling (STPP).

The interiors to Sycamore House showcase original features and spacious rooms, with accommodation laid over two floors. The central reception hall extends to a generous size and opens into two formal reception rooms and a dining kitchen with walk in pantry. Also to the ground floor are a cloakroom and laundry room. Off the first floor landing there are three bedrooms and a fourth bedroom/master dressing room, all having fitted storage and being serviced by a family bathroom with separate WC. Outside, the property enjoys a prominent façade on

Post Office Road and benefits from secure gated access into a central courtyard where there is parking and access into the garaging and an excellent range of outbuildings. An ornate gate within a brick wall leads into the elegant formal walled gardens which have been maintained in a really traditional style and extend to a generous size with privacy to all sides. This outstanding home offers excellent potential for refurbishment and remodelling to suit the next owner's requirements and is a truly unique opportunity to acquire a home of this standing within this popular location.

Sycamore House enjoys a desirable position in the heart of Alrewas, a popular village set within a picturesque Conservation area

beside the River Trent and associated canal network. Within walking distance from the property are a superb range of amenities including a popular butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy, dentists and more. The property lies within the catchment for the All Saints primary school which feeds into the highly regarded John Taylor High 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, M1 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby, Manchester and London and the International Airports of Birmingham, East Midlands and Manchester are within an easy drive.



- Elegant Detached Georgian Home
- Secure Gated Plot with Formal Walled Garden
- Self-Contained Coach House Apartment
- Range of Outbuildings
- Superb Potential to Remodel/Extend/ Create Work from Home Space
- Impressive Reception Hall
- Two Reception Rooms
- Dining Kitchen with Pantry
- Four Bedrooms & a Bathroom
- Traditional English Walled Garden
- Parking and Double & Single Garages
- Secure Gated Entrance
- One Bedroom Apartment
- Outbuildings ideal for Conversion
- Central Village Location
- 'Outstanding' School Catchment
- Well Placed for A38/A50/M1/M6 Toll/ Rail Travel

The front door opens into an Entrance Lobby which in turn leads into:

**Reception Hall** 6.11 x 4.4m (approx. 20'0 x 14'5)  
An impressive reception to this character home, having polished oak flooring, feature windows to the front, staircase rising to the first floor, a recessed fireplace and fitted storage. Original doors open into:

**Drawing Room** 5.56 x 5.45m (approx. 18'3 x 17'10)

This spacious reception room has windows to two sides, a pine feature fireplace with gas fire, fitted bookshelves and storage units and a door that opens out to the rear gardens. This was formerly used as a school room for some village children between the two World Wars

**Dining Room** 4.36 x 4.0m (approx. 14'3 x 13'1)

A lovely formal reception room showcasing plenty of character including a sash window overlooking Post Office Road, intricate plasterwork coving and a lit recessed alcove. A door opens into:

**Dining Kitchen** 6.1 x 3.35m (approx. 20'0 x 10'11)

Fitted with a range of wall and base units housing a double inset sink, spaces for an oven and fridge freezer and a gas fired Aga which is included in the sale. There are windows to the rear that overlook the courtyard and outbuildings. The Kitchen has doors into the **Rear Entrance**, **Inner Passageway** and to a useful **Walk in Pantry**, having fitted shelving and storage and a window to the rear

**Inner Passageway**

This contains multiple, useful storage cupboards and links the **Kitchen** to the **Reception Hall** and the **Drawing Room** with a door opening into a

**Cloakroom**

Having a pedestal wash basin, WC and a partly opaque window to the rear

**Rear Entrance** 3.62 x 2.11m (approx. 11'10 x 6'11)

From the **Kitchen**, a door opens to this alternative entrance, having dual aspect doors opening out to the courtyard and gardens, fitted storage and tiled flooring. Leading into:



**Laundry Room** 3.76 x 2.96m (approx. 12'4 x 9'8)  
Fitted with an inset double sink with side drainer and spaces for a washing machine and tumble dryer, with fitted storage, quarry tiled flooring and windows to two sides. Also includes a gas-fired boiler which provides central heating for the main house

The staircase rises to the **First Floor Landing**, having a feature window to the front aspect and original doors opening into:

**Master Bedroom** 4.5 x 4.0m (approx. 14'9 x 13'1)  
A spacious principal bedroom having sash window to the front aspect and a door into:

**Dressing Room/Bedroom Four** 4.02 x 3.27m (approx. 13'2 x 10'8) – max  
Ideal as a fourth bedroom or dressing room/en suite to the master, having a sash window to the rear, fitted wardrobes, a pedestal wash basin and a shower. A door opens out to the landing

**Bedroom Two** 4.52 x 4.0m (approx. 14'9 x 13'1)  
Another spacious double room having an original sash window to the front and a range of fitted wardrobes and storage with integral dressing table, bookshelves and a wash basin set to a vanity unit

**Bedroom Three** 3.25 x 2.76m (approx. 10'7 x 9'0)  
With a sash window to the rear overlooking the courtyard and main garden, with ample fitted storage and a wash basin set to a vanity unit

**Bathroom** 2.43 x 2.1m (approx. 7'11 x 6'10)  
Fitted with wash basin set to a vanity unit and bathtub, with tiled walls and a window to the rear. A door from the landing opens to the **Separate WC**



## Coach House Apartment

A door opens from the courtyard into this self contained apartment which is ideal for use as ancillary or rented accommodation, or as an extension to the main house accommodation

**Kitchen** 4.71 x 3.03m (approx. 15'5 x 9'11)

Stairs rise to the first floor landing where doors open into:

**Sitting Room** 4.6 x 3.66m (approx. 15'1 x 12'0)

With a window to the side, a range of fitted storage units and a fireplace with electric fire

**Bedroom** 4.61 x 3.17m (approx. 15'1 x 10'4)

A spacious double room having window to the side and fitted wardrobes

**Bathroom** 2.89 x 2.55m (approx. 9'5 x 8'4)

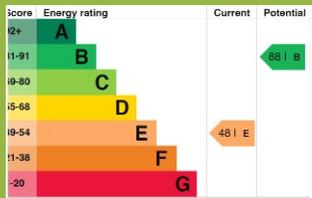
Fitted with pedestal wash basin, WC and bathtub with shower over, having tiled splash backs, fitted cupboards and a window to the side



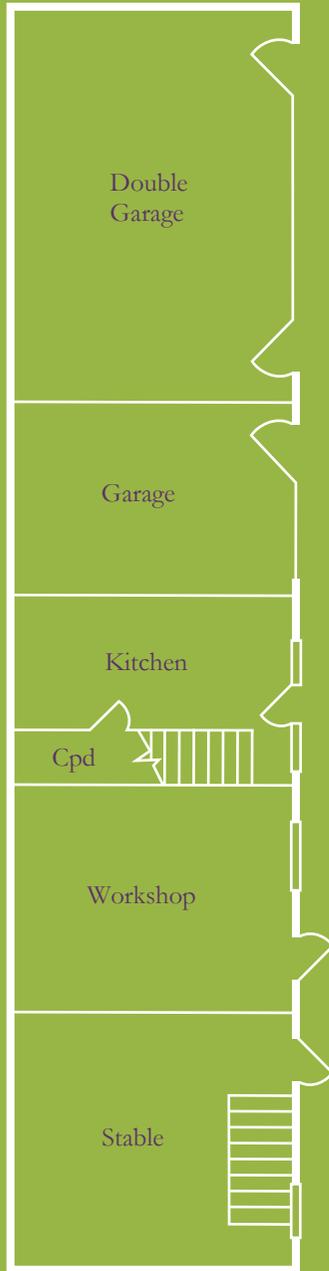




**Coach House**  
First Floor



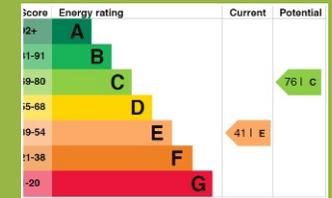
**Coach House**  
EPC



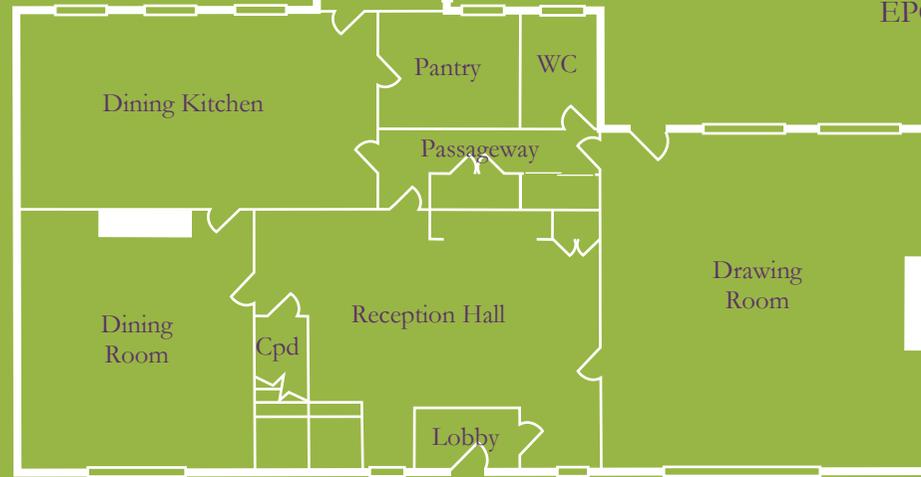
**Coach House**  
Ground Floor



**Sycamore House**  
First Floor



**Sycamore House**  
EPC



**Sycamore House**  
Ground Floor



### Outside & Outbuildings

Gated access opens from Post Office Road into the driveway offering total privacy which leads to a large courtyard providing parking and access into a superb range of outbuildings within the Coach House footprint including:

**Double Garage** 6.08 x 5.4m (approx. 19'11 x 17'8)

**Single Garage** 4.6 x 3.09m (approx. 15'1 x 10'1)

**Workshop** 4.13 x 3.71m (approx. 13'6 x 12'1)

**Stable** 4.5 x 4.13m (approx. 14'9 x 13'6)

**Hayloft** 4.5 x 4.13m (approx. 14'9 x 13'6)

There is a gas central heating system throughout the outbuildings and the first floor hayloft is accessed via a wooden staircase from the stable

Included within the courtyard there is a range of four storage areas including a **Larder Store** with fitted cupboards

### Stunning Grounds

A character wall with ornate feature wrought iron gate and weathervane leads into the traditional formal walled garden which is laid to manicured lawns, neatly stocked borders and mature foliage. The main lawn was formerly a tennis court and the garden features a pathway around the outside of the lawns and each border is laid to edged beds with a variety of roses, flowers and shrubs. There is also a small **Kitchen Garden** area with raised beds to one side. A further smaller feature garden extends to one side of the property where there is access into the **Rear Entrance** and to a useful outside **Gardeners WC**. This charming garden area is laid to a raised pond, a smaller lawn housing apple trees and well stocked borders, with a paved terrace with millstone table providing another seating area



**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.