



East Lodge, Byrkley Drive, Rangemore, DE13 9RN



Set within a secluded two thirds of an acre plot is East Lodge, an elegant detached Victorian residence benefitting from deceptively spacious interiors, four double bedrooms and stunning rural views. Having been substantially remodelled and refurbished throughout to include a new roof, refitted bespoke windows and new floors, East Lodge showcases a wealth of beautifully preserved character throughout alongside contemporary fittings and a superb specification of finish. The interiors comprise briefly entrance hall, three versatile reception rooms, breakfast kitchen, laundry and cloakroom to the ground floor, with three double bedrooms and a dressing room/single bedroom to the first floor serviced by a master balcony, en suite and luxury family bathroom. Within the

garden is a detached guest lodge houses a fourth double bedroom with en suite bathroom, ideal for use as a home office, guest suite or annexe. Electric gated access leads into the generous driveway where there is parking for a number of vehicles and access into the double garage, and the mature gardens extend to all sides of the property and feature woodland, landscaped terraces and an ornamental pond, all overlooking stunning countryside views.

East Lodge lies just minutes' walk from the centre of the rural village of Rangemore, an idyllic community home to a Social Club and the Rangemore C of E primary School which feeds into the Outstanding rated John Taylor High School in Barton under Needwood. The

John Taylor Free School lies around two miles from the property and there are a superb range of independent schools in the area including Repton and Lichfield Cathedral. The property shares Byrkley Lane with the renowned Byrkley Garden Centre, an established business boasting an excellent reputation and offering an on-site restaurant and convenience store. Facilities including a post office, Co-Op and general store are available within Barton under Needwood and the property is well placed for access to commuter routes such as A38, A50 and M6, with direct rail links to Birmingham and London available from rail stations in Lichfield. The international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.

- Elegant Victorian Detached Home
- Fully Refurbished including Roof, Floors & Internal Fixtures
- Beautifully Presented & High Specification Finish
- Secluded 0.65 Acre Plot in Rural Setting
- Three Reception Rooms
- Contemporary Breakfast Kitchen
- Three Double Bedrooms
- Master En Suite & Bathroom
- Master Bedroom with Balcony
- Guest Lodge with En Suite Bedroom
- Panoramic Rural Views
- Stunning Gardens with Woodland
- Electric Gated Entrance
- Double Garage & Ample Parking
- Refitted Wood Framed Windows
- LPG Gas Central Heating & New Boiler
- John Taylor School Catchment



The front door opens into the **Entrance Hall**, where traditional Karndean parquet flooring extends throughout much of the ground floor and there is a double cloaks cupboard. Doors open into the first of three reception rooms and into the **Inner Hall** where there is access to the **Cloakroom**

Sitting Room 4.87 x 3.27m (approx 15'11 x 10'8)
A well presented reception room having a window to the side, double doors out to a terrace to the front aspect and a wood burning stove set to slate hearth

Snug 5.58 x 2.95m (approx 18'3 x 9'8)
Another beautiful living space having a bay window to the side, a wood burning stove inset to slate hearth and an oak staircase rising to the first floor accommodation. A door opens to the **Dining Kitchen** and this room leads open plan style into:

Drawing Room 6.12 x 4.38m (approx 20'0 x 14'4)
A stunning reception room having spaces for both a formal dining area and living room, having windows to two sides, a feature Victorian style open fireplace with tiled and cast inset

Breakfast Kitchen 5.97 x 3.18m (approx 19'7 x 10'5)
Having been refitted to a superb standard, this contemporary kitchen comprises a range of Porcelanosa gloss wall and base units with Krypton worktops over, housing an inset moulded double sink and a range of integral Neff appliances including gas hob, double oven and dishwasher. There are windows to two sides, an island unit provides a breakfast bar to one end and the kitchen has Porcelanosa tiled flooring and a bay with double doors open out to the rear garden. From the **Kitchen** a door opens into the **Rear Hall** where there is a door out to the gardens and into:

Laundry 4.35 x 1.65m (approx 14'2 x 5'8)
Fitted with Porcelanosa base units having Krypton worksurfaces over, housing an inset moulded one and a half sink, an integral Neff washing machine and Neff tumble dryer. There is a window to the rear, a door opens into a fitted pantry and the laundry has tiled flooring. The Vaillant wall mounted boiler is housed in here and there is a door into the garage

Cloakroom
Having fitted cloakroom storage, wash basin set to vanity unit, WC and Karndean parquet flooring





A bespoke oak staircase rises to the **First Floor Landing** where there is a feature window to the front, loft access point, double doors into a useful **Laundry Cupboard** and further doors off to:

Master Bedroom 3.84 x 3.27m (approx 12'7 x 10'8)
A spacious principal bedroom having windows to two sides and double doors opening out to a charming **Balcony** with traditional Minton tiled terrace and replaced balustrading enjoying beautiful views. With private use of:

En Suite 2.15 x 1.68m (approx 7'0 x 5'6)
Fitted with a Porcelanosa suite comprising vanity wash basin, WC and walk in level access shower, with tiled flooring, tiled walls and a window to the rear

Bedroom Two 3.93 x 3.64m (approx 12'10 x 11'11)
Another spacious double room having windows to two sides, both enjoying open views

Bedroom Three 3.35 x 3.02m 10'11" x 9'10)
Another double bedroom having a range of fitted wardrobes and a window to the side

Dressing Room 2.66 x 2.11m (approx 8'8 x 6'11)
Currently fitted with a range of wardrobes, this room has a window to the front and would be ideal for use as a home office or fifth bedroom

Luxury Bathroom 2.30 x 2.13m (approx 7'6 x 6'11)
Comprising a contemporary Porcelanosa suite having wash basin set to vanity unit, WC and double ended bathtub, with tiled walls, tiled flooring and a window to the side

Guest Lodge

Ideal for use as a guest suite, holiday rental or for a dependant relative, this charming detached cottage sits within the grounds of East Lodge and benefits from views over the mature gardens

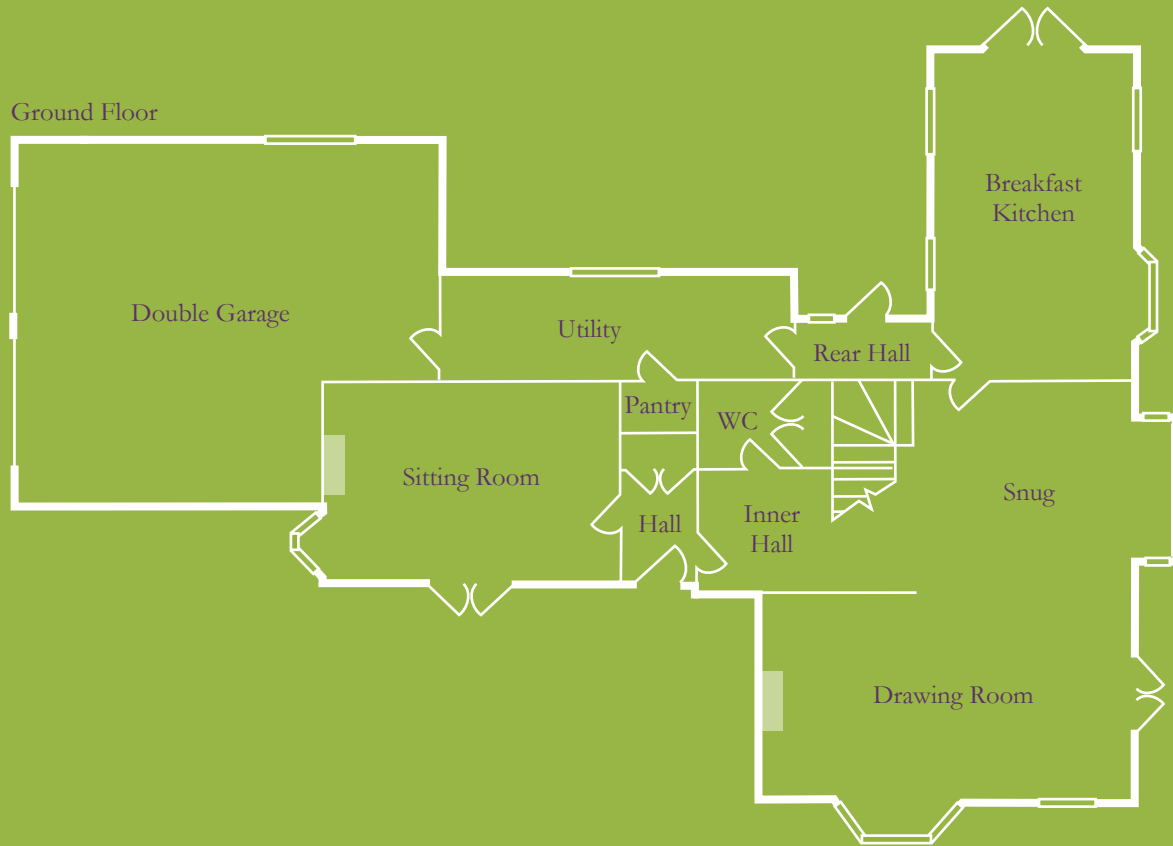
Bedroom Four 4.82 x 2.96m (approx 15'10 x 9'9)
A block paved pathway leads to this superb self contained suite, having a double glazed window to the front and high vaulted ceilings. The focal point of this room is a traditional wood burning fireplace with exposed brickwork surround. A door opens into:

En Suite Bathroom 2.72 x 1.98m (approx 8'11 x 6'6)
Comprising pedestal wash basin, WC and bathtub with shower over, having tiling to walls, tiled flooring, under floor heating and an obscured window

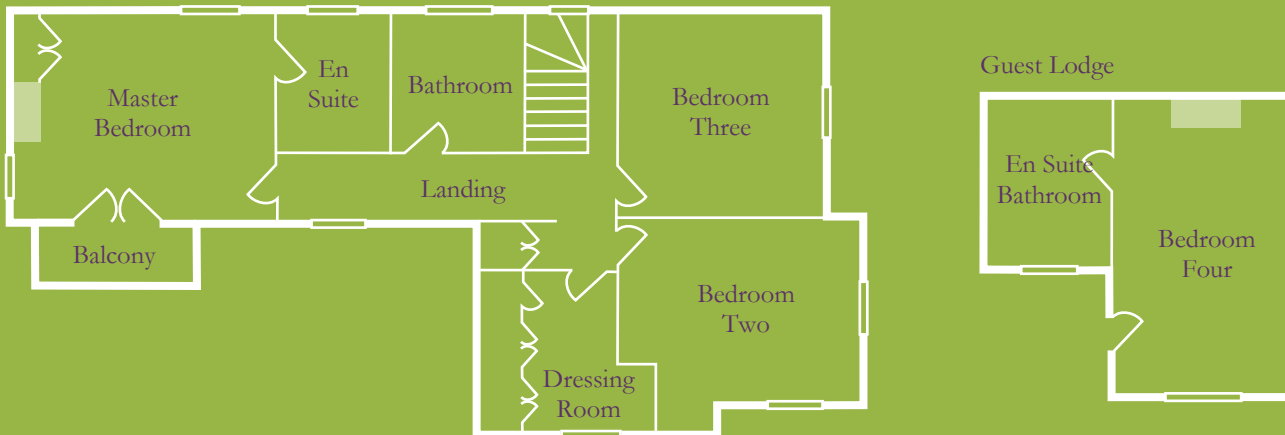




Ground Floor



First Floor





Outside

Situated towards the end of Byrkley Drive, East Lodge enjoys a picturesque setting amongst peaceful countryside just outside of Rangemore. Private electric gates with an intercom open from Byrkley Drive into a generous tarmac driveway which in turn leads into a block paved driveway with parking for a number of vehicles. There is access to both the front and rear of the property and the driveway overlooks idyllic views over countryside to the front and side aspect

Double Garage 6.97 x 5.73m (22'10" x 18'9")

Having been refurbished to an excellent standard the garage features electric entrance doors and a comprehensive range of professional grade Dura storage units. The controls for the CCTV and surround sound system (available by separate negotiation) are housed in here

Gardens

East Lodge sits well within an excellent garden plot extending to approximately **0.65 Acre**, enjoying beautiful rural views over surrounding countryside and farmland Shaped lawns extend to three sides of the property being bordered by an area of mature woodland and within the garden are an ornamental garden pond, paved pathways leading between areas and between the main house and guest lodge and a granite terrace set to one side, making the most of the idyllic countryside setting



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.