



Mickleholme Farm, 130 Main Street, Alrewas, DE13 7ED



Enjoying a prime position in the desirable village of Alrewas is Mickleholme Farm, an individual detached character cottage showcasing well proportioned family accommodation, four double bedrooms and south facing gardens. Having been substantially refurbished and extended over time, this individual village residence offers generous interiors including an open plan dining and living kitchen, ideal to suit a growing family wanting to be part of this popular village community. The interiors comprise briefly useful entrance porch, dining hall, lounge with inglenook fireplace, study/family room, open plan dining kitchen, utility and cloakroom to the ground

floor, with four double bedrooms to the first floor, one of which is accessed via a separate staircase. The bedrooms are serviced by a master en suite, guest en suite and family bathroom. Outside, there is parking and a double garage as well as walled gardens to the front and rear aspects, with the rear garden enjoying a sunny southerly aspect.

The popular rural village of Alrewas is 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 and dentists, and the position provides swift

access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and there are a number of highly regarded private schools also nearby including St Wystans, 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 and the International airports of Birmingham and East Midlands are both within an easy drive.

- Charming Detached Village Home
- Wealth of Character & High Spec Finish
- Character Entrance Porch
- Three Generous Reception Rooms
- Open Plan Family Kitchen
- Utility Room & Cloakroom
- Master Bedroom with En Suite
- Three Further Double Bedrooms
- Guest En Suite & Family Bathroom
- Walled South Facing Gardens
- Double Garage & Parking
- 'Outstanding' School Catchment
- Desirable Village Location
- Well Placed for Amenities, Commuter Routes & Rail Travel





The front door opens into a useful Porch, with windows to either side and a door leading into:

**Dining Hall** 4.93 x 4.88m (approx 16'2 x 16'0)

A pleasing entrance to this character home, having flagstone flooring, exposed beams and stairs rising to the first floor. There is a generous living space currently used as a formal dining room and there are doors off into a storage cupboard and to the **Utility Room**. Opening through to:

**Open Plan Family Kitchen** 6.82 x 4.95m (approx 22'4 x 16'3)

This luxury open plan space comprises a range of wall and base units having complementary granite worktops over, housing inset Villeroy and Boch Belfast sink, integral dishwasher and spaces for an American style freezer and range cooker. The granite worktops extend to one side creating a breakfast bar with space for stools below. The kitchen has flagstone flooring, patio doors opening out to the gardens and windows to three sides

**Lounge** 4.9 x 3.58m (approx 16'0 x 11'8)

This spacious reception room features oak flooring, double doors opening to the rear, window to the front aspect and exposed beams. There is a feature inglenook fireplace housing traditional wood burning stove having beam lintel over

**Playroom/Study** 4.12 x 2.61m (approx 13'6 x 8'6)

Having window to the rear, oak flooring, under stairs storage and a second staircase rising to

**Bedroom Four**

**Utility** 4.99 x 2.07m (approx 16'4 x 6'9)

There is fitted base units having Butcher block style worktop housing inset stainless steel sink with side drainer and spaces for washing machine and tumble dryer. Having flagstone flooring, window to the front, further fitted storage housing the Worcester central heating boiler and pressurised hot water cylinder. Door into:

**Cloakroom**

Comprising wash basin, low level WC and obscured window to the side





### First Floor Accommodation

Stairs ascend from the **Dining Hall** to the first floor, where there are feature lighted wall beams to one side. Doors off to:

**Master Bedroom** 6.77 x 4.26m (approx 22'2 x 13'11)

A spacious principal bedroom having windows to the rear and side aspects, wooden flooring and fitted wardrobes. Door into:

**En Suite Shower Room** 2.13 x 2.12m (approx 7'0 x 6'11)

Comprising a modern suite having pedestal wash basin, low level WC and corner shower cubicle, having tiled floor, tiling to walls, chrome heated towel rail, obscured window to the rear aspect and exposed beams

**Bedroom Two** 4.97 x 3.90m (approx 16'3 x 12'9) – max measurements

With wooden flooring, and a window to the front, this second good sized double room benefits from private use of:

**En Suite Shower Room** 2.68 x 2.14m (approx 8'9 x 7'0)

A low doorway leads into this en suite, comprising pedestal wash basin, low level WC and walk in shower, having tiling to walls and floor, an obscured window to the side, chrome heated towel rail and exposed ceiling and wall beams

**Bedroom Three** 5.46 x 2.6m (approx 17'10 x 8'6) With window to the front aspect

**Bathroom** 3.78 x 2.10m (approx 12'4 x 6'10)

Comprising pedestal wash basin, low level WC, bathtub with shower attachment and walk in shower, with ceramic tiled floor, ceramic tiling to walls, exposed beams, a chrome heated towel rail and obscured window to the rear

From the ground floor **Playroom/Study**, stairs ascend to:

**Guest Bedroom with Cloakroom** 4.10 x 2.59m (approx 13'5 x 8'6)

This bedroom has a window to the front aspect, exposed wall beams and fitted storage. Opening though to the **Cloakroom** comprises pedestal wash basin and low level WC, having Velux skylight and tiled flooring



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		







### Outside

To the front the property is set beyond walled gardens having a paved pathway leading to the front door. The front door opens to a traditional porch and lawns extend to either side. There is access to the rear leading to parking and:

**Double Garage** 5.49 x 5.13m (approx 18'0 x 16'10)

Accessed via a tarmac driveway to the side of the property is parking and the garage, having electric up and over doors to the front aspect, power and lighting. There is storage space above and gated access leading into the rear garden

### Gardens

Walled gardens lie to the rear being laid mainly to lawn, being fully enclosed and minimally overlooked to all sides. There is a paved patio next to the property as well as a further paved patio area. Having exterior lighting and water points

### Directional Note

From Barton under Needwood, join the A38 Southbound towards Lichfield. Take the exit signposted to Alrewas and the National War Arboretum, taking the third exit over the bridge towards Alrewas. Take the first exit onto the A513 towards Kings Bromley at the next roundabout and turn right onto Fox Lane. At the end of the road turn left onto Main Street and the property will be on your left hand side

**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.