



1 Alrewas Hayes Cottages, Alrewas Hayes, Orgreave, DE13 7DL



Set within a beautiful wrap around garden plot is this elegant detached country home, benefitting from recently remodelled and upgraded interiors, four double bedrooms and a 5 acre plot including outbuildings offering an ideal space for a work-from-home suite. Enjoying open views over the paddock and countryside beyond, this immaculate character property has been upgraded in recent years to include an internal remodel to create open plan living accommodation, a refit to the bathrooms and under floor heating to the entire ground floor. The interiors comprise briefly reception hall, lounge with feature fireplace, open plan family dining and living kitchen and cloakroom to the ground floor, with four double bedrooms serviced by a mezzanine sitting room, en suite and Jack and

Jill bathroom. Outside, the stunning plot extends to 5 acres and includes a large paddock (on a 999 year lease) and outbuildings include a large detached twin bay garage with room above and a barn/stable block. The stable is ideal as for conversion into a man cave style games room, and the room over the garage would make a superb self contained home office or studio. The property is serviced by LPG gas central heating and full double glazing.

The hamlet of Orgreave is home to an individual collection of country properties and farms and includes the regal Orgreave Hall Estate. The property lies just minutes drive from the desirable villages of Alrewas where amenities can be found to include a popular

Butchers', a number of pubs, take away outlets, doctor's surgery, pharmacy dentist and more, with local Kings Bromley also being home to a pub, cricket club and Co-Op general store. The cottage lies within an Ofsted rated 'Outstanding' school catchment area and there are a superb range of coveted independent schools also nearby including Smallwood Manor, Repton and Lichfield Cathedral. Orgreave is well placed for access to the commuter routes A38, A50 and M6 and rail stations at Burton on Trent and Lichfield Cathedral City provide regular rail links access to Birmingham, Derby and London (in 80 minutes). The International airports of Birmingham, Manchester and East Midlands are also all within an easy drive.

- Elegant Detached Country Home
- Exclusive & Idyllic Rural Setting
- Superb 5 Acre Plot with Open Views
- Recently Remodelled & Upgraded
- Open Plan Living & Dining Kitchen
- Lounge with Feature Fireplace
- Reception Hall & Refitted Cloakroom
- Four Double Bedrooms & Mezzanine
- Jack & Jill Bathroom & En Suite
- Gated Entrance to Wrap Around Plot
- Ample Parking & Double Garage
- Home Office/Studio over Garage
- Stable Block/Workshop/'Man ave'
- 5 Acre Plot including Paddock
- Stunning Panoramic Views
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



A canopy porch to the side opens into:

Reception Hall

An oak entrance door leads into this spacious hallway, having staircase rising to the first floor and oak doors into:

Lounge 4.85 x 4.64m (approx. 15'10 x 15'2)

A beautifully presented reception room having dual aspect windows and double doors out to the gardens and a feature inglenook fireplace with wood burning stove inset to slate hearth. The tiled flooring and underfloor heating continues into this room

Open Plan Living & Dining Kitchen 10.67 x 4.63m (approx. 35'0 x 15'5)

This impressive open plan space has been recently remodelled and upgraded by the current vendors to provide a second living space, formal dining area and a quality fitted kitchen. The **Family Room** features exposed brickwork, dual aspect window and a character fireplace with wood burning stove inset to slate hearth, and tiled flooring and under floor heating extends into the **Dining Area** where there are oak doors into a useful double cloaks cupboard and further storage cupboard housing space for a tumble dryer. The **Kitchen** comprises an extensive range of gloss wall and base units having granite worksurfaces over, housing an inset Belfast sink and a range of integral appliances including oven, steam oven, microwave, electric hob with extractor above, two fridge freezers, dishwasher and washing machine. There are double doors out to two sides and the worktops extend to one side to create a breakfast bar

Cloakroom

Comprising fitted wash basin and WC, with tiled flooring and an obscured window



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Stairs rise to the first floor **Part Galleried Landing**, where there is a window to the side and oak doors lead into:

Master Bedroom 4.87 x 2.8m (approx. 15'11 x 9'2)
A spacious principal bedroom having dual aspect windows and a range of fitted wardrobes and storage. A door opens into:

Refitted Jack & Jill Bathroom 3.57 x 2.39m (approx. 11'8 x 7'10)
Serving as a master en suite and family bathroom, this recently refitted bathroom comprises a contemporary suite having wash basin set to vanity unit, WC, double ended bathtub and oversized walk in shower, with LVT flooring, a modern heated towel rail and an obscured window to the side

Bedroom Two 3.83 x 3.31m (approx. 12'6 x 10'10)
A spacious double room having window to the side enjoying pleasant views and a door into a useful walk in wardrobe. A staircase rises to the Mezzanine and a door opens into:

En Suite 2.8 x 1.24m (approx. 9'0 x 4'0)
With a modern suite having fitted wash basin, WC and shower, with tiled splash backs, a heated towel rail and an obscured window

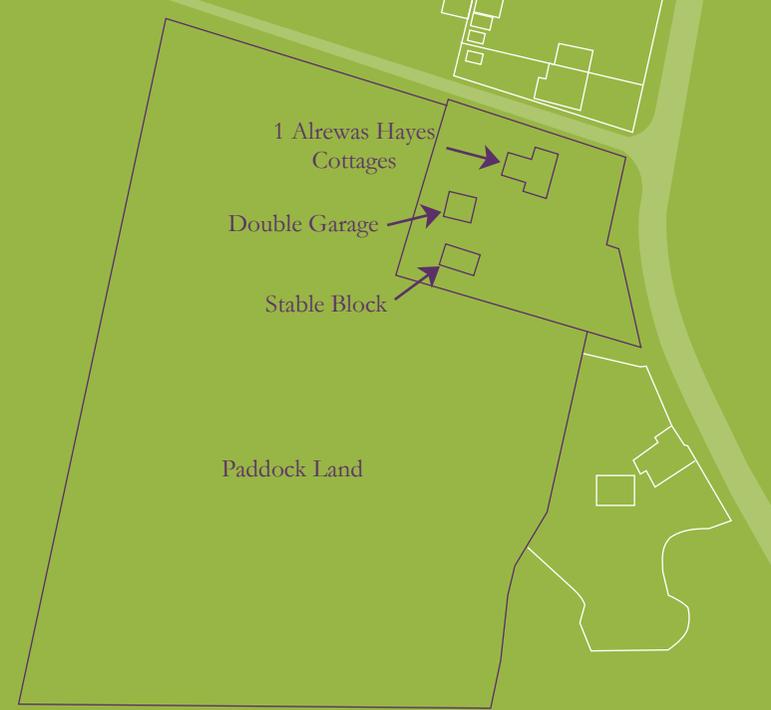
Mezzanine 4.09 x 3.23m (approx. 13'4 x 10'7) – restricted head height
With power and lighting, this space is currently used as a sitting room

Bedroom Three 3.65 x 3.46m (approx. 11'5 x 11'0)
Having a range of fitted bedroom furniture and a window to the side

Bedroom Four 3.65 x 2.79m (approx. 11'11 x 9'1)
Another double room having tall vaulted ceilings, fitted wardrobes and drawers and a window to the front









Outside & Gardens

1 Alrewas Hayes Cottages sits well within a generous wrap around garden plot which is safely enclosed. Double gates open into the tree lined avenue driveway which leads into an expansive parking area to the fore of the garage and stables. Lawned gardens extend to all sides and mature hedges provide plenty of privacy to the boundaries. Set to one side is a secluded paved terrace having access into the kitchen and lounge, where there is space for a hot tub and a large table and chairs, all overlooking idyllic views over the land and countryside beyond

Detached Garage two bays each measuring - 5.82 x 3.13m (approx. 19'0 x 10'5)
Twin sets of manual double doors open into the garages which have power and light

Office/Studio 5.82 x 4.25m (approx. 19'1 x 3.13)
This versatile room lies above the garage and is an ideal home office, studio or additional reception room. Accessed via a staircase to the rear of the garage, this room has power, lighting, skylights and a window to the side, all enjoying views over the gardens and land beyond

Stables 9.81 x 5.81m (approx. 32'2 x 19'0)
This large stable block is currently separated into two rooms and is ideal for conversion an impressive workshop, additional garaging or a games room/'Man Cave'. The block has three entrance doors, power, lighting and there is a water point to the exterior. Gated access opens into a **Paddock** which is currently held on a 999 year lease (ending in the year 2997) and is limited to livestock use

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.

