



Apartment 5, West Wing, Pavilion Point, Rangemore Hall, Rangemore, DE13 9RH



Enjoying an elegant setting within the historic Rangemore Hall is this exceptional two storey penthouse, offering private lift access, superb open plan interiors, three en suite bedrooms and the benefit of no upward chain. Occupying two floors of the West Wing within the historic Grade II listed Rangemore Hall, the penthouse is accessed via a lengthy driveway through beautiful parkland and benefits from use of the surrounding communal grounds which is shared with neighbouring residents of the Hall.

The interiors comprise briefly lift access to private reception hall, open plan kitchen with living and dining areas, laundry room/second kitchen, study and cloakroom, with three double en suite bedrooms accessed off the galleried landing. The penthouse is serviced by sash windows, LPG central heating and allocated parking, and provides a rare opportunity to acquire a prestigious home in a truly unique setting.

This regal Mansion estate lies a short way from the popular village of Rangemore, home to a primary school and village club set amidst picturesque Staffordshire countryside. Nearby amenities can be found in the village of Barton under Needwood, home to an array of shops, pubs, gift stores, cafes, churches, a pharmacy and village hall, and the All Saints primary school feeds into John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating, and there are an array of independent schools also within easy reach including Smallwood Manor, Foremarke Prep, Repton School, Lichfield Cathedral and Denstone College.

The location provides convenient access to commuter routes including A38, A50, M6 Toll and M42, rail services from Lichfield provide direct links to Birmingham and London, and the International airports of Birmingham and East Midlands are both within an easy 45 minute drive.

- Two Floor Penthouse Apartment
- Regal Setting within Prestigious Hall
- Offered with No Chain
- Private Lift Access into Reception Hall
- Magnificent Open Plan Living
- Kitchen, Living & Dining Areas
- Separate Study & Guests Cloakroom
- Laundry Room/Second Kitchen
- Three Bedrooms each with En Suite
- Communal Gardens & Allocated Parking
- Beautiful Approach through Parkland
- Well Placed for Local Amenities & Commuter Routes

The Private Lift opens directly into the Reception Hall 3.81 x 3.29m (approx. 12'5 x 10'8) having Limestone flooring, panelled wooden door through to the communal hallway and additional staircase access and a window to side. A door opens to the Cloakroom

**Open Plan Living & Dining Area** 13.35 x 7.33m (approx. 43'8 x 24'0) – max  
A perfect space for entertaining, this impressive living area extends to a superb size and has part

limestone flooring, part polished oak floors, and dual aspect windows giving views over the driveway and surrounding woodland

**Kitchen** 4.10 x 3.04m (approx. 13'5 x 9'10)  
Being extensively fitted with quality wood wall and base units having complementary worktops over, housing double enamel sink with drainer and integral appliances including the AEG dishwasher and fridge. A recess houses the Rangemaster professional range cooker, a granite breakfast bar extends the lengths of two sides of the units and there are windows to the side

**Study** 3.04 x 2.37m (approx. 10'5 x 7'8)  
Fitted out with a range of Hammonds drawers, cupboards and work tops and having a window to the rear and Limestone flooring

**Laundry Room/Second Kitchen** 4.77 x 1.63m (approx. 15'6 x 5'3)  
Fitted with wall and base cupboards having Integral electric oven and hob, plumbing for washing machine, space for further appliances, wall mounted central heating boiler and further space for an American style fridge freezer





A spiral staircase ascending from the living area gives access to the **Galleried Landing**, having oak flooring, vaulted ceilings with extensive skylights and doors opening into:

**Master Bedroom** 5.48 x 4.98m (approx. 17'9 x 16'3)  
A spacious double bedroom fitted with a comprehensive range of bedrooms storage units. There is a walk in wardrobe with velux skylight, a

further built in wardrobe, windows to two sides and oak flooring. Doors open into the **Airing Cupboard** and:

**Luxury En Suite**

Fitted with wash basin set within vanity unit, bidet, WC and shower with glass door enclosure, with a skylight, half tiling to walls, tiled flooring and a heated towel rail



**Bedroom Two** 4.89 x 4.39m (approx. 16'0 x 14'4)  
A double bedroom having oak flooring, a skylight and further window to the side. A door leads to:

**En Suite Bathroom**

Comprising a white suite with wash basin set to a range of vanity units, WC and P shaped bathtub with shower unit over, with ceramic tiled flooring and partially tiled walls

**Bedroom Three** 3.8 x 2.57m (approx. 12'5 x 8'4)  
Having oak flooring, a window to the rear, built in wardrobe and loft access. With private use of:

**En Suite Bathroom**

Comprising a white suite fitted with wash basin set to vanity unit, WC and P shaped bathtub with shower over and glazed screen, having ceramic tiled flooring and walls





### Outside

The Hall is approached via a secluded entrance through maintained parkland, which the residents of Rangemore Hall have private use of. Within a shared courtyard there is allocated parking and further visitors parking is also available



Front of Rangemore Hall - no access to residents

**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.