



Woodside Barn, Mill Lane, Edingale, B79 9HQ



Enjoying a generous plot with idyllic open views is Woodside Barn, an exceptional detached converted barn showcasing beautifully presented and spacious interiors, four double en suite bedrooms and an enviable 2.3 acre garden plot. Having been finished to a superb specification, this individual country residence lies on the tranquil outskirts of the village and was completed as a self build in 2019 designed by award winning architect David Granger, offering impressive open plan interiors alongside generous bedroom space ideal to suit a growing family, those needing a work-from-home space and anyone needing ancillary accommodation. Woodside Barn is serviced by LPG under floor heating and double glazed windows and doors throughout.

The stunning interiors comprise briefly entry

way, open plan living and dining room, kitchen with pantry and integral Neff appliances, separate lounge, study/playroom, laundry room and family bathroom, with four double bedrooms each having fitted wardrobes and being serviced by a private en suite. A glazed hallway provides a secondary entrance and potential to create ancillary accommodation. Outside, the secluded gated entrance and sweeping driveway lead to ample parking and a detached double garage, and the garden extend to the front and rear aspects overlooking idyllic rural views.

The property lies on the outskirts of the popular rural village of Edingale, a peaceful community nestled within the National Forest in a scenic area known as the Mease Valley. Edingale, a past winner of Staffordshire Best

Kept Village, offers amenities including the Black Horse Inn, Bar & Grill, a park and football field, the village hall which hosts regular activities and clubs the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High in Barton under Needwood. The local village of Harlaston is home to a post office, shop and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll, direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth and the International airports of Birmingham and East Midlands are both within approximately 30 to 40 minutes drive.

- Exceptional Detached Country Residence
- Superb Specification & Beautifully Presented
- Idyllic Setting with Open Views
- Generous 2.3 Acre Plot
- Potential Ancillary Accommodation
- Contemporary Open Plan Living
- Impressive Family & Dining Rooms
- Kitchen with Integral Appliances & Pantry
- Laundry Room with Integral Appliances
- Separate Lounge & Study/Playroom
- Four Spacious Double Bedrooms
- Four En Suites & Family Bathroom
- Stunning Gardens & Woodland of 2.3 Acres
- Detached Double Garage, Ample Parking & Electric Gated Entrance
- LPG Under Floor Heating & Double Glazed
- Well Placed for Commuter Routes, Rail Travel & International Airports



The front door opens into the **Entrance Hall**, having tiled flooring, a vaulted ceiling and door opening to a fitted cloaks cupboard. Leading into:

Impressive Open Plan Living & Dining Room 8.63 x 6.5m (approx. 28'3 x 21'3)

This exceptional space extends to a superb size and features flexibility to create a family living area and formal dining space next to the comprehensively fitted kitchen. To the **Family Room** there is a Faber remote control LPG gas fireplace, and bifold doors extend across the width of the room opening out to a spacious paved terrace from both the living and dining areas. The **Kitchen** 5.47 x 3.76m (approx. 17'11 x 12'3) is fitted with a range of wall, base and island units having marble effect Quartz worktops over, housing integral Neff appliances including double ovens with retractable doors, induction hob with extractor above, fridge, dishwasher and two wine coolers. The island provides a breakfast bar and houses an inset Franke sink with Franke boiling water tap, and kitchen opens into a useful **Pantry** where there are further fitted base units with Quartz worktops and an integral fridge freezer

Lounge 6.73 x 4.78m (approx. 22'1 x 15'8)

A generous reception room having dual aspect bifold doors out to the gardens enjoying rural views, and a traditional wood burning fireplace set to stone hearth

The l shaped **Inner Hall** features vaulted ceilings and a lantern provides plenty of natural light. Doors open into the bedrooms, bathroom and:

Study 4.4 x 3.31m (approx. 14'5 x 10'10)

An ideal home office or additional reception room, having window to the side, vaulted ceilings and a range of bespoke fitted shelving

Laundry Room 5.12 x 2.12m (approx. 16'9 x 6'11)

Fitted with base units having quartz worktops over and inset Franke sink, with integral appliances including washing machine and tumble dryer. There is a window to the side, tiled flooring and an extractor fan, and doors open to a useful shelved cupboard and into a control room housing the boiler, water cylinder and controls for the CCTV. A door opens into:

Entrance Hall 2.73 x 2.6m (approx. 8'11 x 8'6)

Having windows to the rear and a door to the front, this glazed hallway creates a second entrance to the property and offers ideal potential to create a self contained annexe within the fourth en suite bedroom





Doors from the **Inner Hall** open into:

Master Bedroom 5.37 x 4.08m (approx. 17'7 x 13'4)

A stunning principal suite having bifold doors extending to the rear enjoying a rural outlook over the garden and views beyond. Doors open into a **Walk in Wardrobe** 2.65 x 1.64m (approx. 8'8 x 5'4)

En Suite 3.26 x 1.84m (approx. 10'8 x 6'0)

A modern suite comprising wash basin set to vanity unit, wall hung WC and walk in level access shower, with tiled flooring, tiled walls and an obscured window

Bedroom Two 4.97 x 3.75m (approx. 16'3 x 12'3)

Another spacious bedroom having bifold doors to the rear, fitted wardrobes and a door into:

En Suite 2.2 x 1.6m (approx. 7'1 x 5'2)

Comprising wash basin and WC set to vanity unit and a level access walk in shower, with tiled walls, tiled flooring and an obscured window to the side

Bedroom Three 4.61 x 3.98m (approx. 15'1 x 13'1)

Another oversized double bedroom having window to the front, a double fitted wardrobe and private use of:

En Suite 2.11 x 1.8m (approx. 6'11 x 5'10)

Another modern white suite comprising wash basin and WC set to vanity unit and walk in level access shower, with tiled flooring and tiled walls

Family Bathroom 2.85 x 1.8m (approx. 9'4 x 5'11)

Doubling as a guests WC, the bathroom comprises wash basin and WC set to vanity unit and contemporary double ended bathtub, with tiled walls and flooring and a sun pipe providing natural light

A door from the **Entrance Hall** opens into;

Bedroom Four 5.78 x 4.1m (approx. 18'11 x 13'5)

A spacious double bedroom having window to the front, bifold doors to the front and a range of fitted wardrobes. Electric radiators provides the heating in this part of the property and a door opens into:

En Suite 2.09 x 2.06m (approx. 6'10 x 6'9)

A modern suite comprises wash basin and WC to vanity unit and a level access walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window









Outside

Woodside Barn lies beyond a secluded gated entrance and a lengthy private drive. The driveway leads to a generous parking area with centre border providing turning space as well as access to an oak framed **Double Garage**, gated access opens into the rear garden, and beautifully presented lawned gardens extend to the front aspect. Mature woodland and hedges line the driveway and provide privacy

Stunning Gardens

Extending to a generous 2.3 acres, the garden plot is laid to a paved terrace leading onto extensive lawns. A post and rail fence encloses the boundary and views over open countryside can be enjoyed to all sides. There is an ornamental garden pond with a bridge over, and the paved terrace wraps around the property where there are various seating and entertaining areas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.