



The Barn, Edingale Fields Farm, Lullington Road, Edingale, B79 9JA



Enjoying a picturesque location on the outskirts of Edingale is The Barn, an impressive detached barn conversion boasting panoramic countryside views, versatile accommodation ideal to suit an annexe/home office space and a generous garden plot of 0.8 acre. Comprising spacious living accommodation and six bedrooms, The Barn is currently configured as a single impressive country home, with unique flexibility offered to remodel to create three-bedroomed ancillary accommodation or a fabulous home office suite. Presenting stunning features throughout including exposed beams, thumb latch doors and oak flooring, The Barn has been recently upgraded to include a new oil boiler to part, a contemporary Air Source Heat

Pump with new radiators to The Barn, a refitted en suite wet room, bathroom and shower room, and a refitted kitchen with bifold doors out to the stunning gardens.

The interiors comprise briefly dual aspect reception hall with galleried staircase, sitting room, lounge, dining room, breakfast kitchen and cloakroom, with a large utility room connecting the ground floor to what was formerly a self contained annexe, where there are two additional reception rooms, a ground floor bedroom, separate entrance hall and a shower room, with two further bedrooms to the first floor. To the first floor of The Barn are three double bedrooms, a refitted master en suite and family bathroom. Outside, the

property benefit from a gravelled courtyard providing ample parking, a double garage and stunning formal gardens, totalling 0.8 acre and all overlooking breathtaking views over the surround Staffordshire countryside. Parts of the property have also been remodelled to allow for wheelchair access with additions including a spacious wet room to the master bedroom. The lift is as separate negotiation.

The Barn is set a view minutes' from Edingale, an increasingly popular rural village set 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 Village Hall, which hosts a number of group meetings and

activities, the Black Horse pub and restaurant and the Mary Howard Primary School which feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a 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 and direct rail links to Birmingham and London can be found from two train stations in Lichfield and a station at Tamworth.



- Individual Detached Barn Conversion
- Beautifully Presented & Recently Upgraded
- Idyllic Rural Setting with Panoramic Views
- Annexe/Work-from-Home Potential
- Sitting Room, Lounge & Formal Dining Room
- Refitted Kitchen & Large Utility
- Two Further Reception Rooms
- Impressive Reception Hall
- Five Spacious Bedrooms
- Refitted Master En Suite
- Refitted Bathroom & Shower Room
- Formal Gardens of 0.8 Acre
- Courtyard with Parking & Double Garage
- Private Driveway to Peaceful Location
- Breathtaking Mease Valley Views
- State of the Art Air Source Heat Pump
- New Oil Boiler & Double Glazed Windows

Reception Hall 5.16 x 3.32m (approx 16'11 x 10'10)

A spacious welcome to this character home, having flagstone flooring, staircase rising to the first floor, fitted cloaks cupboard and windows to two sides. Doors lead to the front driveway, rear gardens and **Guest Cloakroom**, and a lift ascends to the first floor to allow for wheelchair access

Sitting Room 5.15 x 4.87m (approx. 16'10 x 15'11)
Bifold doors overlook the rear gardens and views beyond, and this well presented reception room

features exposed beams, oak flooring and windows to the front aspect. Leading into:

Lounge 5.15 x 4.69m (approx. 16'10 x 15'4)

Another beautifully presented living space having oak flooring, windows to two sides, exposed beams and a traditional inglenook fireplace housing wood burning stove set to tiled hearth

Dining Room 5.4 x 3.8m (approx. 17'8 x 12'5)

A spacious reception room having window to the rear, slate flooring and vaulted ceilings with a wealth of exposed beams. There is a contemporary Opus wood burning stove with exposed flue and a door opens into:

Refitted Kitchen 5.45 x 4.1m (approx. 17'10 x 13'5)

The kitchen has been refitted with a range of wall and based units having solid oak worktops over, housing inset one and a half sink with side drainer, spaces for a dishwasher and American fridge freezer and integral Neff appliances including double ovens with hideaway doors and an induction hob. There is space for a dining table and chairs, bifold doors open out to the rear gardens and the kitchen has slate flooring and stunning exposed beams. Leading into:

Utility 3.93 x 3.53m (approx. 12'11 x 11'7)

Ideal for use as a kitchen for an annexe or home office suite, the utility is fitted with a range of wall and base units housing inset Belfast sink, spaces for both a washing machine and tumble dryer and a breakfast bar with space for stools below. A door opens out to the gardens, the utility has slate flooring and a door opens into:

Hallway

With a door to the front offering a separate entrance into the property for business or annexe purposes. Leading into:

Family Room 5.89 x 3.17m (approx. 19'4 x 10'5)

A versatile reception room ideal as a playroom or third sitting room, having window to the front, double doors out to the rear and a marble effect fireplace. Doors open to the fourth bedroom and:

Snug/Home Office 3.68 x 2.92m (approx. 12'1 x 9'9)

An ideal study or snug, having window to the front and stairs rising to the first floor with fitted storage below







Stairs rise to the **First Floor Landing**, where windows overlook the front aspect, there is a fitted **Airing Cupboard** and thumb latch doors lead into:

Master Bedroom 4.19 x 3.88m (approx. 13'8 x 12'8)

A spacious principal suite having fitted wardrobes, oak flooring, vaulted ceilings with beams and a window to the rear enjoying spectacular countryside views. Private use of:

En Suite Wet Room 2.79 x 2.63m (approx. 9'1 x 8'7)

Comprising wash basin set to vanity unit, WC and wet room shower, with tiled flooring, a window to the rear and exposed beams

Bedroom Two 4.68 x 2.52m (approx. 15'4 x 8'3)

Another spacious double room having window to the rear, oak flooring and exposed beams

Bedroom Three 3.67 x 2.52m (approx. 12'0 x 8'3)

With window to the front, oak flooring and exposed beams

Refitted Bathroom 2.64 x 2.24m (approx. 8'7 x 7'4)

Comprising wash basin set to vanity unit, WC, freestanding bathtub and large walk in shower, with tiled flooring, traditional painted panelling and an obscured window to the side and loft access point

Bedroom Four 3.71 x 2.97m (approx. 12'2 x 9'9)

Accessed from the **Family Room** in The Stables having window to the rear aspect with views, oak flooring and ample fitted wardrobe space

Shower Room

Comprising wash basin set to vanity unit, WC and oversized walk in shower, having tiled flooring, half tiling to walls and an obscured window

From the **Snug/Office** in The Stables, stairs rise to the first floor accommodation:

Bedroom Five 5.3 x 3.45m (approx. 17'5 x 11'4)

A galleried landing rises to this useful bedroom, having a door to an expansive loft storage area and skylights to the rear. A door leads into:

Bedroom Six 5.03 x 3.45m (approx. 16'6 x 11'4)

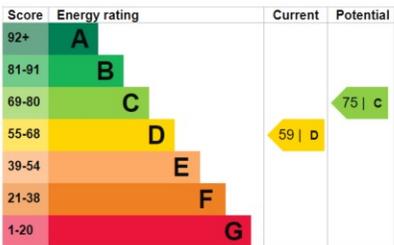
Another spacious double room having a skylight with idyllic views, oak flooring and a door into a **Cloakroom**, having fitted wash basin and WC





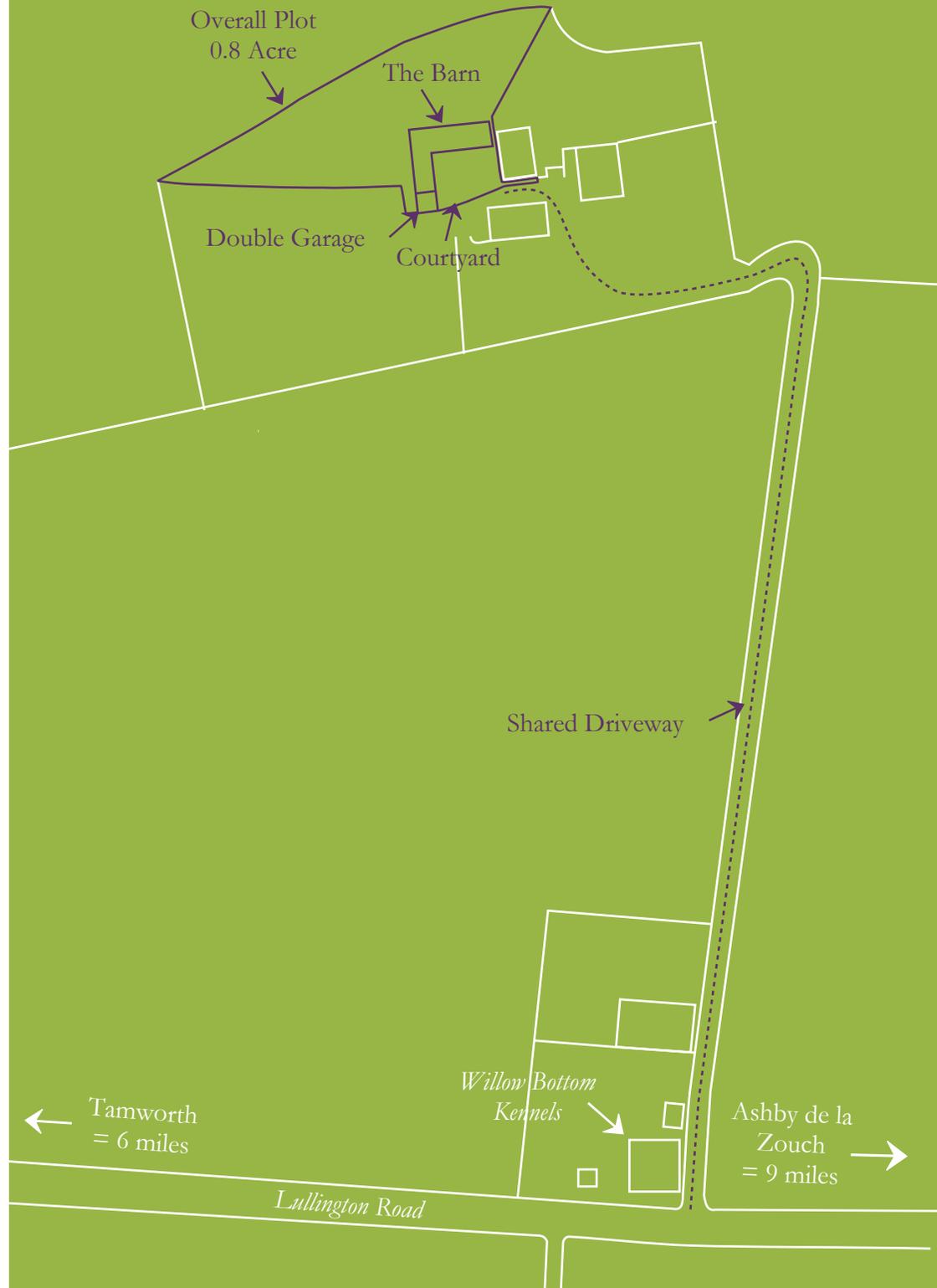






The Barn

'The Stables'







Outside

The Barn is accessed via a lengthy private drive surrounded by scenic countryside, servicing just two additional properties. To the front is a spacious gravelled courtyard belonging to The Barn, where there is parking for a number of vehicles as well as access into the **Double Garage** 5.95 x 5.83m (approx 19'6 x 19'1), having manual entrance doors and access into the rear gardens

0.8 Acre Gardens

The beautifully tended gardens wrap around the property and extend to an excellent size. Expansive lawns feature neatly stocked borders and paved seating areas, with mature hedges to the boundaries providing pleasant views over countryside beyond. There is a terrace next to the kitchen providing an ideal space for alfresco dining, and a pathway leads up to an ornamental garden pond with water feature

Directional Note

Drive out of Edingale onto Lullington Road. Proceed for half a mile and the turning for Edingale Fields Farm will be on your left hand side, proceed along the private drive, follow the road past the first property and bear left into the courtyard to The Barn and The Stables

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.