



Longacre, Cuckoo Cage Lane, Tatenhill Common, Rangemore, DE13 9RX



Set within an established 0.9 acre garden plot is Longacre, an exceptional detached country home offering extensive single storey accommodation, four bedrooms and self contained annexe potential. Presenting excellent scope to remodel and update as desired, this 1970s architect-designed home showcases a wealth of spacious accommodation ideal to suit a growing family eager to reside in a truly remarkable countryside residence in this premier setting. The interiors offer endless opportunity to remodel as desired to create contemporary open plan living with ideal space for ancillary living for a dependent relative, for Air BnB style income or for conversion into a home office. A notable feature of Longacre is the 0.9 acre garden plot which enjoys idyllic

countryside views to all aspects, and the property is serviced by oil fired central heating and full double glazing.

The interiors comprise briefly entrance hall, family room, breakfast kitchen, two further oversized reception rooms and utility to the main living area, with three bedrooms being serviced by a master en suite, bathroom and cloakroom. A fabulous studio/gallery offering ideal space as a further reception room, as additional bedroom space or as an addition to the annexe, and off the studio/gallery is a self contained annexe comprising an open plan living kitchen, double bedroom and shower room, also having the option for independent access from the outside. The beautifully maintained plot extends to 0.9 acre and offers

ample parking and formal gardens with an area of woodland, and far-reaching views can be appreciated over the surrounding tranquil countryside.

Longacre lies in the rural Tatenhill Common, a pastoral hamlet set on the outskirts of Rangemore formed by a collection of country homes and character cottages, many of which were formerly part of the significant Bass family's 19th Century Rangemore Hall Estate. Rangemore lies around a mile from the property and is home to a Social Club, historic Church, the Byrkley Park Garden Centre and the Rangemore Primary School which feeds into John Taylor High School, both of which benefit from an Ofsted 'Outstanding' rating. The recently opened

John Taylor Free School is also around two miles from the property, and an excellent range of independent schools are also nearby including Lichfield Cathedral, Repton and Denstone. Convenience facilities can be found in local Barton under Needwood where there is a post office, Co-Op general store, pubs, cafes and boutique shops, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shopping and leisure amenities. Longacre is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.



- Unique Detached Country Home
- Tranquil 0.9 Acre Plot with Panoramic Views
- Extensive Single Storey Accommodation
- Wealth of Space & Potential
- Three Oversized Reception Rooms
- Breakfast Kitchen & Utility
- Fabulous Studio/Gallery ideal as Additional Bedroom Space
- Three Bedrooms
- En Suite, Bathroom & Separate WC
- Annexe with Living Kitchen, Fourth Bedroom & Shower Room
- Established Gardens with Woodland
- Gated Entrance & Ample Parking
- Idyllic Setting with Countryside Views
- 'Outstanding' School Catchment
- Oil Central Heating & Full Double Glazing

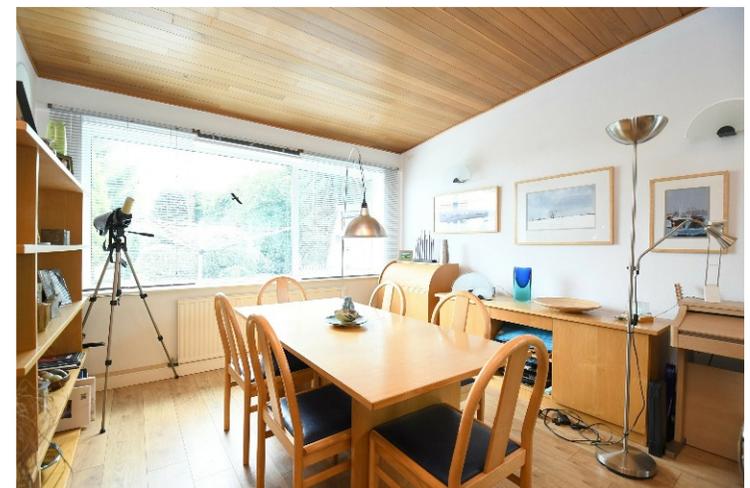
A storm porch leads to the entrance door which opens into the **Hallway**, leading in turn into:

Family Room 4.37 x 3.15m (approx. 14'4 x 10'4)
A sunny reception room having windows and sliding doors to the rear overlooking idyllic views over the gardens and towards countryside beyond. A part glazed door opens into:

Breakfast Kitchen 5.0 x 4.29m (approx. 16'4 x 14'0)
This spacious kitchen comprises a range of wall and base units with complementary worksurfaces over, housing an inset Franke sink with side drainer and integral appliances including dishwasher, Bosch double oven and Bosch induction hob with extractor over. A window to the rear enjoys tranquil garden views and the island unit provides additional workspace, storage and a breakfast bar. Double doors open into:

Impressive Living & Dining Room 8.84 x 4.28m (approx. 29'0 x 14'0)
Extending to a magnificent size, this space offers ample room for both a formal dining area and living room. There are windows to two sides enjoying views over the gardens and an open fire is set to tiled hearth and a feature exposed brickwork

Garden Room 5.86 x 3.92m (approx. 19'2 x 12'10)
With tall vaulted ceilings, a brickwork fireplace housing a wood burning stove and sliding doors with full height windows overlooking the gardens



Utility 3.16 x 2.4 (approx. 10'4 x 7'10)

Fitted with wall and base units having complementary worksurfaces over, housing an inset sink with side drainer and spaces for an American fridge freezer, washing machine and tumble dryer. A door leads into a useful walk in Store, where a sliding pocket door opens through to the **Studio/Gallery**

Studio/Gallery 6.2 x 5.0m (approx. 20'4 x 16'4)

A fabulous space ideal as a further reception room, as an extension to the **Annexe** or for conversion into additional bedrooms, this generous space has formerly been utilised as a gallery and has windows to the side, twin sets of sliding doors to the front and high level loft storage. A door leads into:

Self Contained Annexe

A door from the **Studio/Gallery** leads into this versatile ancillary accommodation, being ideal as a guest suite, annexe for a dependent relative or for use as Air BnB style income

Open Plan Living Kitchen 5.4 x 4.06, 3.27m (approx. 17'8 x 13'3, 10'8)

A door from the rear gardens gives independent access into this versatile space, having an open plan living area and fitted kitchen. The **Kitchen** comprises a range of wall and base units housing an inset sink and spaces for an oven and fridge, and there is a window to the side enjoying countryside views. The **Living Area** has a window to the side and sliding doors out to the gardens

Shower Room 1.85 x 1.74m (approx. 6'1 x 5'8)

Fitted with pedestal wash basin, WC and shower, with an obscured window to the side, tiled flooring and walls

Bedroom 3.52 x 2.73m (approx. 11'6 x 8'11)

A double bedroom having window to the side enjoying idyllic views



From the **Garden Room**, doors open into:

Master Bedroom 5.38 x 3.34m (approx. 17'7 x 10'11)

A spacious principal bedroom having window to the rear aspect and doors opening into the **En Suite** and to a **Separate WC** with obscured window to the side

En Suite 3.06 x 2.26m (approx. 10'0 x 7'5)

Comprising twin wash basins set to vanity unit and a large walk in shower, with tiled flooring and an obscured window

Bedroom Two 3.36 x 2.42m (approx. 11'0 x 7'11)

Having window to the side aspect and a double fitted wardrobe

Bedroom Three 3.35 x 2.42m (approx. 11'0 x 7'11)

With a double fitted wardrobe and a window to the side aspect

Bathroom 3.3 x 1.83m (approx. 10'9 x 6'0)

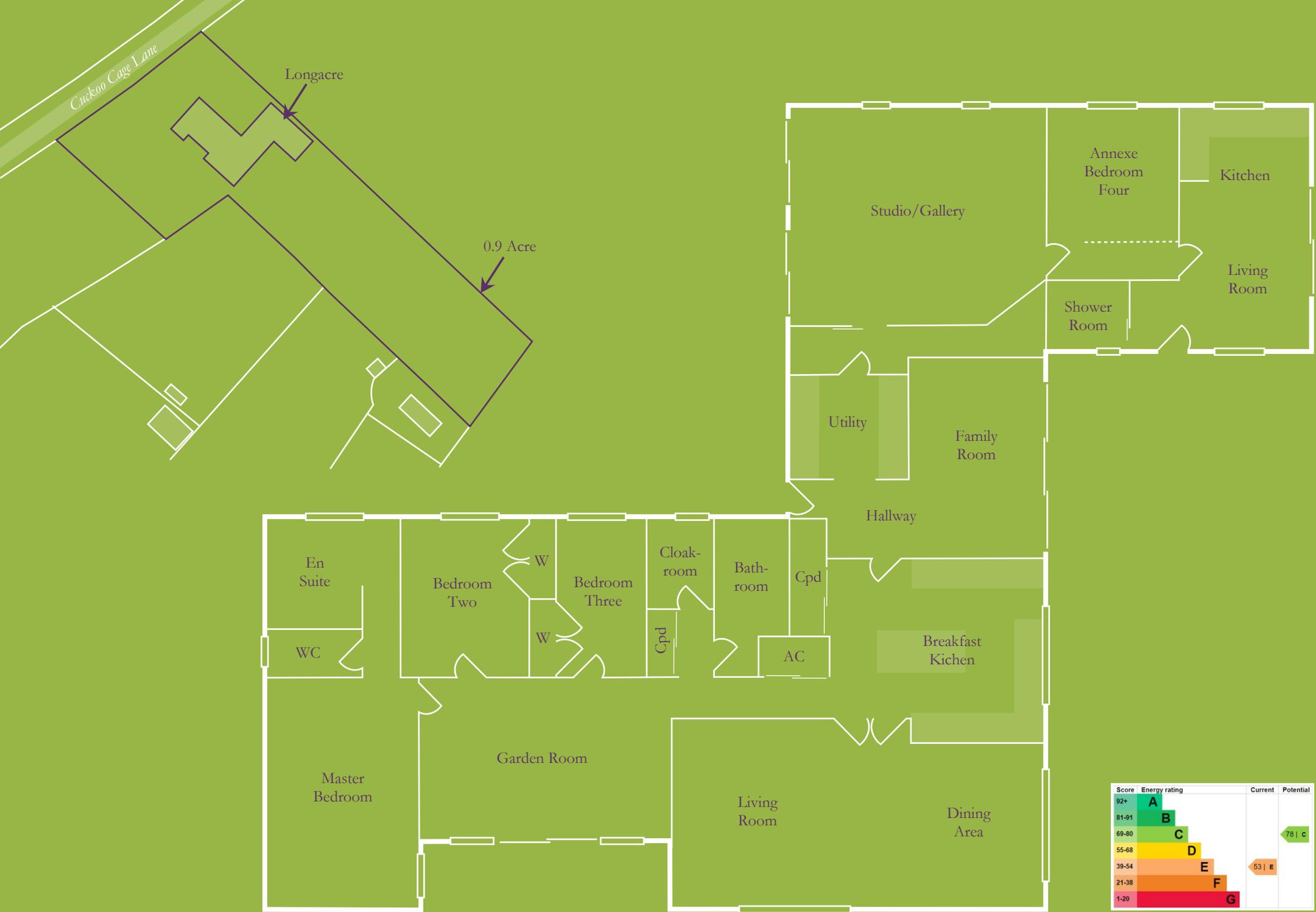
Comprising a white suite having wash basin set to vanity units and bathtub with shower unit over, with tiled walls, tiled flooring and an obscured window. Outside the bathroom there is ample fitted storage and a door opening into:

Cloakroom

Doubling as a guest's WC, having an obscured window, pedestal wash basin, WC, tiled flooring and tiled splash backs







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	78 C
21-38	F		
1-20	G		



Outside

Longacre lies along a peaceful country lane in Tatenhill Common. Gated access opens into an expansive driveway where there is parking for numerous vehicles. A canopy leads to the front door and the oil tank is housed to one side

Established Grounds

Extending to a generous **0.9 Acre**, the gardens extend to the front, side and rear of the property and enjoy complete privacy and plenty of sunlight to all aspects. The fore gardens are laid to well tended lawns, mature trees and feature borders stocked with a variety of shrubs and flowers, and gated access opens into the rear gardens. A summer house is included in the sale

Set to the is a charming terrace with a pergola, rockery style borders and paved terraces providing a variety of outdoor relaxation and entertaining areas. The terraces lead onto beautifully tended lawns featuring mature trees and further neatly stocked borders, with hedging to the side highlighting the views beyond. There is a summer house to one side and the lawns lead down to a small area of woodland where a decked terrace provides a viewing platform overlooking far reaching countryside views



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 2014 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.