



Crabtrees, Mill Lane, Edingale, B79 9HQ



Residing within a picturesque rural setting bordering the National Forest is Crabtrees, an immaculately maintained and beautifully presented countryside residence showcasing generously proportioned interiors, four double bedrooms plus study/fifth bedroom and an outstanding 0.77 acre gardens. Having received a thorough refurbishment in recent years, this extensive detached home offers ideal accommodation to suit either a growing family or those looking for single storey living, alongside a superb standard of finish and an extensive garden plot. Crabtrees has benefitting from upgrades to include a remodel and refit to the kitchen, refitted utility room, two new en suites and a new bathroom, as well as a new oil tank and boiler in 2021.

The idyllic setting of Crabtrees combines the ideals of peaceful rural living with close proximity to nearby amenities and commuter routes, and this exceptional, individual home must be visited to have the secluded location truly appreciated.

The generously proportioned interiors extend mainly over a single level, with the reception hall firstly leading into the luxuriously remodelled dining and living kitchen. The breakfast area features an Orangery skylight and pleasant views over the gardens, there is access into the laundry room and double doors lead into the formal dining room. There are two further reception rooms including a magnificent lounge with inglenook fireplace and a versatile

study which is ideal as a family room or fifth double bedroom. Three double bedrooms are set to the ground floor being serviced by two refitted en suites and a family bathroom and stairs rise to the first floor where there is a fourth double bedroom and a cloakroom enjoying elevated rural views to the front aspect. Crabtrees lies within an exceptional garden plot totalling 0.77 acre, having been landscaped to create extensive lawns and beautiful entertaining areas offering the ideal space to appreciate the secluded and tranquil location. The electric gated entrance opens into a driveway able to accommodate numerous and larger vehicles, and one manual and two electric doors open into the detached triple bay garage to the rear.

Crabtrees lies on the rural outskirts of Edingale, a peaceful village community nestled within the scenic Mease Valley and National Forest. A past winner of Staffordshire Best Kept Village, Edingale offers amenities including 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 and M6 Toll, direct rail links to Birmingham and London can be found from train stations in both Lichfield and Tamworth and the International airports of Birmingham and East Midlands are both within approximately 30 to 40 minutes drive.

- Detached Countryside Residence
- Generous Proportioned Interiors
- Idyllic Setting with Stunning Views
- 2021 Refurbishment to Excellent Standard
- Generous 0.77 Acre Formal Gardens
- Refitted Open Plan Breakfast Kitchen
- Two Spacious Reception Rooms
- Study/Fifth Double Bedroom
- Reception Hall & Laundry Room
- Four Double Bedrooms
- Refitted En Suites & Family Bathroom
- First Floor Cloakroom
- Electric Gated Entrance to Ample Parking
- Detached Triple Bay Garage
- Established Wrap Around Gardens with Summer House & Arbour
- Idyllic Setting with Countryside Views
- 2021 Boiler & Oil Tank
- Well Placed for Rural Pursuits, Local Amenities & Commuter Routes





Reception Hall 3.5 x 3.45m (approx. 11'6 x 11'4)
The front door leads into this spacious hallway, having wooden flooring, obscured window to the front aspect and stairs rising to the fourth bedroom. A partially glazed door opens into:

Open Plan Breakfast Kitchen 6.96 x 3.89m (approx. 22'10 x 12'9)

A beautifully remodelled and refurbished space formed by a comprehensively fitted kitchen and Orangery style breakfast room. The **Kitchen** comprises a range of wall and base units housing an inset one and a half sink with boiling water tap and integrated appliances including Neff oven and combination microwave oven with hideaway doors and a warming drawer, Neff induction hob, dishwasher, fridge and double wine fridge. The island houses further workspace and storage and the kitchen has windows to two sides and a door into a useful cupboard giving access to the **Boiler Room** (oil boiler & tank refitted 2021). Tiled flooring extends into the **Garden Room** 3.8 x 1.75m (approx. 12'6 x 5'9) which offers a charming breakfast area featuring a ceiling lantern and double doors opening out to the gardens. From the **Kitchen**, glazed double doors lead into:

Formal Dining Room 5.6 x 4.93m (approx. 18'4 x 16'2)

A generously proportioned L shaped room having windows to the front and double doors opening out to the rear gardens and

Laundry 2.84 x 2.11m (approx. 9'4 x 6'11)

Refitted with units and worksurfaces complementing those of the kitchen, housing an inset sink and integrated appliances including washing machine, tumble dryer and fridge freezer. The laundry has tiled flooring, a window to the rear and a door opening out to the gardens and driveway

Study 3.66 x 3.45m (approx. 12'0 x 11'4)

An ideal family room, home office or fifth bedroom, having a range of fitted shelving and storage and a window to the front enjoying a pleasant outlook

Lounge 6.9 x 5.92m (approx. 22'8 x 19'5)

An impressive and spacious reception room having windows to the front, double doors out to the terrace and gardens and a characterful inglenook housing a wood burning stove set to tiled hearth. Double doors open back into the **Hallway**





The **Hallway** has automatic lighting and doors opening into:

Master Suite 4.8 x 4.5m (approx. 15'9 x 14'9)
A spacious principal bedroom having double doors opening out to the gardens and a range of fitted bedroom furniture and wardrobes. With private use of:

En Suite 2.34 x 1.85m (approx. 7'8 x 6'1)
Comprising a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side

Bedroom Two 4.27 x 3.73m (approx. 14'0 x 12'3)
Another double room having window to the rear, fitted wardrobes and private use of:

En Suite 4.67 x 2.95m (approx. 15'4 x 9'8)
Another refitted washroom having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls and a heated towel rail

Bedroom Three 4.67 x 2.95m (approx. 15'4 x 9'8)
A third double room having window to the rear and a range of fitted wardrobes

Family Bathroom 2.5 x 2.36m (approx. 8'3 x 7'9)
Comprising a modern suite having wash basin set to vanity unit, WC and freestanding claw foot bath, with tiled flooring, tiled walls, an obscured window to the side and a chrome heated towel rail

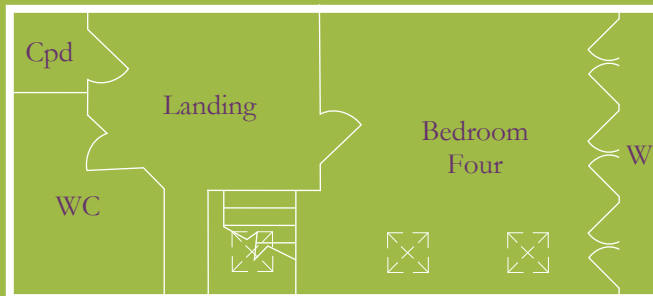
Stairs rise from the reception hall to the **First Floor Landing**, having a skylight and doors opening into:

Bedroom Four 3.45 x 3.3m (approx. 11'4 x 10'10)
A fourth double room having a range of fitted wardrobes and skylights enjoying open rural views to the front. Also accessed from the **Landing** is a **Cloakroom** with vanity wash basin and WC











Outside

Crabtrees lies in a fully secluded garden plot on the rural Mill Lane, being a few minutes outside of the village of Edingale. Electric gates open from the front into the expansive tarmac driveway where there is parking and turning space for numerous vehicles to both the front and rear aspects, and immaculately tended gardens extend to the front aspect. The driveway leads to the side of the property where there is access into:

Detached Triple Bay Garage 8.4 x 6.3m (approx. 27'7 x 20'8)

Having power, lighting, ample loft space storage, and two electric and one manual up and over entrance doors

0.77 Acre Formal Gardens

The established and immaculately tended gardens extend to a generous size, enjoying complete privacy and plenty of sunshine throughout the day. Shaped lawns feature neatly stocked borders paved terraces and walkways, and there is a beautiful arbour to one side offering a delightful space for entertaining whilst enjoying views over the garden. The log cabin style summer house and greenhouse are included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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.