



Monument House, Church Lane, Wychnor, DE13 8BY

Set amidst picturesque English Heritage land is Monument House, an impressive detached 17th Century barn benefitting from a wealth of stunning character, four double bedrooms and the option of a 4.3 acre paddock which is available by separate negotiation. Enjoying immaculately presented interiors, Monument House was sympathetically converted in 2006 and offers generously proportioned living accommodation and impressive vaulted ceilings showcasing a wealth of exposed brickwork, beams and vaulted ceilings. The barn has been refurbished to include an upgraded kitchen, refitted bathroom and master en suite, landscaping to the gardens and a recently installed Air Source Heat Pump, all overlooking far-reaching countryside views. The ground floor offers an open plan style lounge and dining room, family breakfast kitchen, a study, boot room, utility, cloakroom and gym, with four double bedrooms (two with en suite) to the first floor as well as a mezzanine style office. Outside is a detached garage with wood store, and ample parking is set beyond the private gated entrance. Landscaped gardens wrap around the property with the rear aspect being south facing, and Monument House enjoys a stunning outlook over English Heritage protected land. The barn benefits from a eco-friendly Air Source Heat Pump and internal insulation, contributing to the reasonable running costs of this individual home.

The sought after hamlet of Wychnor enjoys a rural approach having views over farmland, woodland and countryside. The Wychnor Golf and Country Club hosts a bar and restaurant, golf course and gym and further facilities are available in the village of Barton under Needwood where a Co op general store, pubs, a coffee shop, boutique stores and more can be found. Further shopping and leisure amenities are close by in Burton on Trent and Cathedral City of Lichfield. The property lies within the catchment area for the highly regarded John Taylor High School and private schools in the area include Repton School, Denstone College, Abbots Bromley Girls School and Lichfield Cathedral School. The location is well placed for access to the A38, A50, M6 and M6 Toll.

- Impressive Detached Barn Conversion
- Beautifully Presented & High Specification
- Wealth of Beams & Original Features
- Open Plan Lounge & Dining Room
- Snug/Playroom & Gym/Studio
- Dining Kitchen with Quartz Worktops
- Master with En Suite & Walk in Wardrobe
- Guest Bedroom with En Suite
- Two Further Double Bedrooms
- Refitted Family Shower Room
- Electric Gated Entrance, Detached Oak Garage & Wood Store
- South Facing Gardens with Stunning Views
- 4.3 Acre Paddock as Separate Negotiation
- 'Outstanding' School Catchment

Reception Hall

A spacious reception showcasing character beams and features, having stairs rising to the first floor, a useful fitted storage cupboard and tiled flooring. Doors off to:

Open Plan Lounge & Dining Room 9.13 x 5.21m (approx 29'11 x 17'0) – max measurements

A stunning room benefitting from oak flooring throughout, a wealth of beams, brickwork and character, windows to two sides and double doors opening from the **Dining Room**. The lounge enjoys a stunning inglenook fireplace with beam lintel over housing log burning stove set to tiled hearth. Both rooms benefit from doors off

the **Reception Hall** making it ideal to separate into two separate reception rooms

Study 2.68 x 2.68m (approx 8'9 x 8'9) – max measurements

An ideal playroom or home office, having exposed beams, a Dovecote window to the rear and two interior windows providing additional natural light

Cloakroom

Fitted with a traditional suite having vanity wash basin with storage beneath and low level WC, having feature tiled splash backs, tiled flooring and a Dovecote window to front



Breakfast Kitchen 4.91 x 4.69m (approx 16'1 x 15'4)

This spacious family dining kitchen has recently been upgraded and features a comprehensively fitted kitchen comprising a range of painted wall and base units with quartz work surfaces over, housing an inset sink, integral appliances including dishwasher, fridge and freezer. There is space for an Aga set to tiled recess and a central island provides a breakfast bar, further workspace and storage. The kitchen enjoys character beams, tiled flooring, a window to the rear and double doors opening out to the gardens enjoying views over surrounding English Heritage land. A door opens into:

Utility Room 2.09 x 1.98m (approx 6'10 x 6'6)

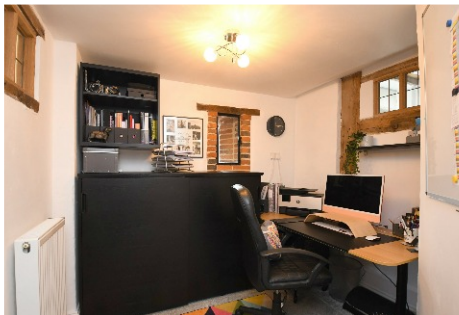
Fitted with wall and base units housing an inset sink with side drainer and spaces for washing machine and fridge, having tiled flooring, tiling to splash backs and a window to the rear. A door opens into:

Boot Room 2.50 x 1.7m (approx 8'2 x 5'6)

Also being fitted with a range of wall and base units with space for a tumble dryer, with tiled flooring, and a door opens into:

Gym/Studio/Home Office 4.11 x 2.67m (approx 13'5 x 8'9)

Offering a variety of potential uses and having Karndean flooring, windows to the rear, a fitted storage cupboard and a door opening to the front





Master Suite 5.16 x 4.77m (approx 16'11 x 15'07)

A stunning principal bedroom suite featuring a magnificent oak framed apex to the vaulted ceiling, windows to two sides, exposed beams and a range of fitted wardrobes and bedroom furniture. Doors open into:

Walk in Wardrobe 2.90 x 1.64m (approx 9'6 x 5'4)

Having Dovecote window to the rear, fitted hanging and shelving space, a chrome heated radiator and exposed beams

Refitted En Suite 2.46 x 1.36m (approx 8'0 x 4'5)

Comprising a contemporary suite having wash basin set to vanity unit, wall hung WC and walk in shower, with tiled flooring, tiled walls and a Dovecote window

Bedroom Two 5.06 x 2.77m (approx 16'7 x 9'1)

Having exposed beams, windows to the rear and a range of fitted wardrobe. With private use of:

En Suite 2.40 x 1.07m (approx 7'10 x 3'5)

Comprising a refitted suite having wash basin, low level WC and double shower, with tiled floor, tiling to walls, chrome heated towel rail and beams

Bedroom Three 4.77 x 2.37m (approx 15'7 x 7'9)

Having skylight, vaulted ceiling with exposed beams, and an additional feature window to the rear. There are a range of fitted wardrobes as well as a further fitted cupboard

Bedroom Four 3.55 x max 2.81 min 2.07m (approx 11'7 x max 9'2 min 6'9)

A fourth double bedroom having window to the front and exposed beam

Shower Room 2.65 x 1.68m (approx 8'8 x 5'6)

Another refitted bathroom, having wash basin set to vanity unit, wall hung WC and walk in shower, with tiled flooring and walls, a chrome heated towel rail and a Dovecote window to the rear

A thumb latch door opens from the **Landing** to a staircase rising to the second floor mezzanine style:

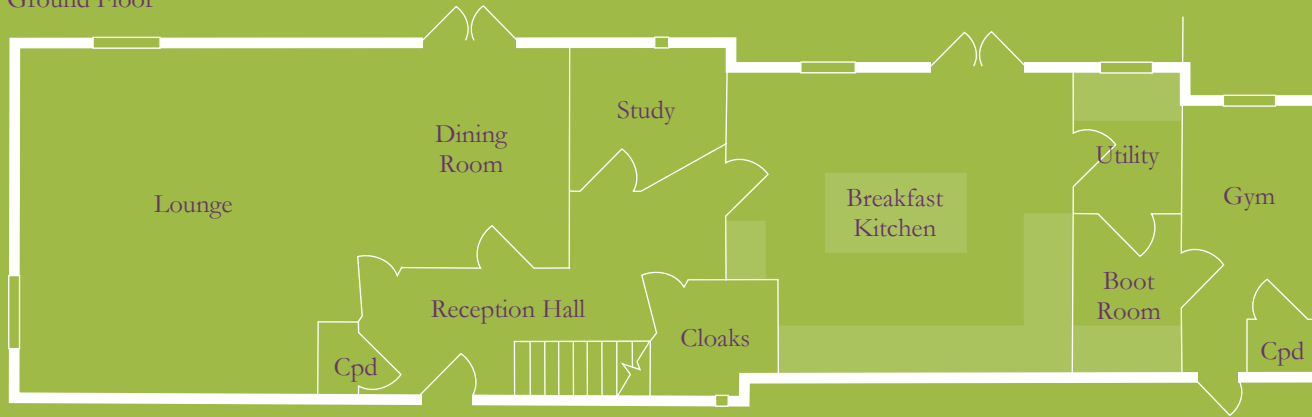
Office 4.50 x 4.31m (approx 14'10 x 14'1) – max measurements into eaves

Ideal as a further work-from-home space, a master sitting room or as storage, featuring a skylight, exposed beams and doors overlooking the **Master Suite**

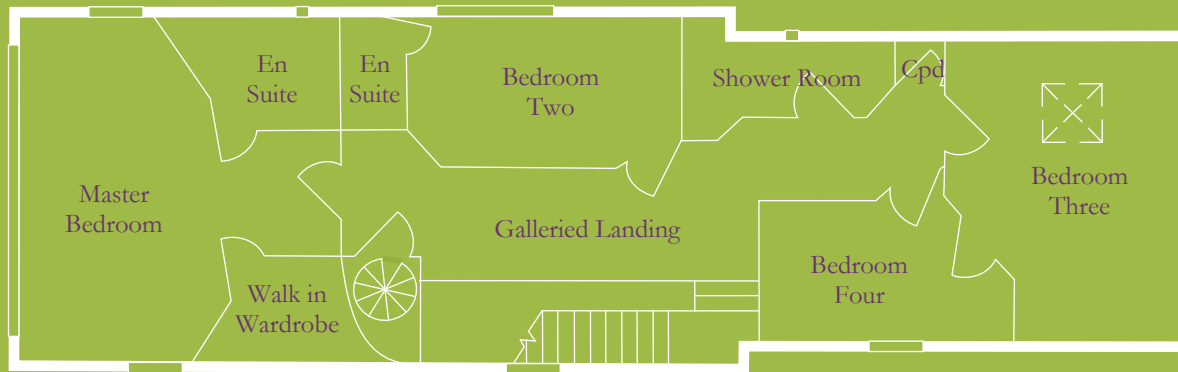




Ground Floor



First Floor



Second Floor
Mezzanine





Outside

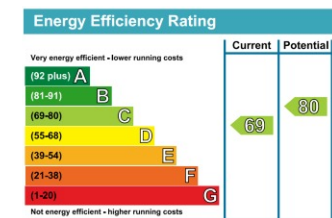
Accessed off Church Lane, Monument House lies beyond a private recently installed electric gated entrance which leads to the expansive driveway having parking for a number of vehicles. A detached timber **Double Garage** lies to the front aspect also housing storage. There are lawned gardens to the front which overlook farmland. Opposite the driveway is gated access into a generous **Paddock** totalling **4.3 Acres** which is available by separate negotiation

South Facing Gardens

To the rear, landscaped gardens overlook further rural views and a paved patio extends across the rear and to the side, offering plenty of space for outdoor entertaining whilst overlooking the stunning views. There is a timber summer house included in the sale and the gardens overlook English Heritage land to the rear

Directional Note

From the Alrewas direction, take the A38 northbound towards Barton under Needwood. Take the exit signposted to Wychnor (with Caution). Continue along the lane into Wychnor, turning left onto Church Lane. Monument House is the first turning off Church Lane on the right hand side



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.