



The Old Coach House, Bell House Lane, Anslow, DE13 9PA



Enjoying a tranquil setting on the rural outskirts of Anslow is The Old Coach House, a magnificent barn conversion showcasing impressive and generously proportioned interiors, four double bedrooms plus office/bedroom five, and a stunning 0.3 acre plot including both lawned gardens and a south facing courtyard. Offering oversized living and bedroom accommodation ideal to suit a growing family, this exceptional countryside home has been thoroughly and thoughtfully remodelled throughout, with one wing of the U-shaped barn designed to serve as an annexe or Air BnB with private courtyard garden, and a fifth bedroom being an ideal home office. The third of an acre plot is laid to beautifully manicured fore gardens, landscaped terraces

and ample parking beyond an electric gated entrance, as well as having a second gated driveway leading to a detached garage. A Mediterranean style south facing courtyard lies to the rear, offering further space to appreciate the idyllic location of this countryside residence.

The front door opens into the impressive reception hall, featuring vaulted ceilings and a solid oak staircase rising to the gallery above. A fabulous bar/family room offers a further entertaining space, and a door opens through to the stunning open plan kitchen, having generous living and dining areas, all enjoying idyllic views over the courtyard and fore gardens. Also set to the ground floor is a superb Annexe or Air BnB, comprising a fitted kitchen

(doubling as a utility), shower room and a large double bedroom, as well as a private entrance and walled courtyard garden. Two further double bedrooms each with en suite are set to the opposite wing of the barn and there is a further home office offering space for either a home-run business or for use as a fifth double bedroom. The stunning master suite features a sitting area with projector screen and a gallery overlooking the reception hall, and the large double bedroom benefits from private use of a dressing room and luxury en suite. Views towards the idyllic church tower can be appreciated from the driveway and gardens, and The Old Coach House benefits from an integral speaker system which is included in the sale.

Nestled within idyllic Staffordshire countryside, The Old Coach House lies on the rural outskirts of Anslow, a popular village offering amenities including a popular pub, a picturesque Church and garden centre and café. The Mosely Academy Primary School feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a range of excellent independent schools also within easy reach including Repton and Lichfield Cathedral.

The village has excellent links to local communities including Tutbury and Barton under Needwood where there are further amenities available including shops, pubs, cafes and a post office, and the market town of Burton on Trent offers further convenience, health and leisure facilities as well as a railway station giving access to both Birmingham and Derby. The location is ideal for commuters having swift access to the A515, A38, M42 and M6 toll, Birmingham and East Midlands airports are both within a convenient 40 minute drive. For outdoor pursuits there are an assortment of Golf Clubs and Equestrian Centres nearby, and both Cannock Chase and the Peak District National Park are within easy reach.

- Individual Detached Converted Barn
- Tranquil Countryside Setting
- Wealth of Character & Superb Specification
- Floor Area: 3,014ft<sup>2</sup> / 280m<sup>2</sup>
- 0.3 Acre Gardens & Two Driveways
- Work-from-Home & Annexe/Air BnB
- Galleried Reception Hall
- Bar/Family Room
- Magnificent Open Plan Living & Dining Kitchen
- Annexe Kitchen/Utility & Shower Room
- Principal Bedroom Suite with En Suite Bathroom & Dressing Room
- Three Further Double Bedrooms
- Home Office/Bedroom Five
- Four Refitted En Suites
- Electric Gated Access & Ample Parking
- Second Driveway to Garage & Parking
- Generous Lawned Gardens
- South Facing Courtyard Garden
- LPG Heating & Double Glazed Windows
- 'Outstanding' School Catchment
- What3Words: [october.spoons.extremely](https://www.what3words.com/)





**Reception Hall** 4.8 x 4.0m (approx. 15'8 x 13'1)  
Doubling as a charming snug, having a glazed entrance door to the front, slate flooring and impressive vaulted ceilings with exposed beams and an oak staircase rising to the principal bedroom suite. A wood burning stove with exposed flue lies to one side, an opening leads into the **Bar/Family Room**, and a door opens through to:

**Stunning Living & Dining Kitchen** 13.0 x 5.26m (approx. 29'6 x 15'2)  
This glorious open plan space is formed by a bespoke designed kitchen and extensive dining and living rooms, all featuring stunning exposed A frame beams and solid oak and slate flooring which defines each area. Windows overlook both the gardens to the front and the south facing courtyard

The **Kitchen** comprises a range of contrasting base, full height wall cupboards and island units with quartz worksurfaces over, housing an inset double Belfast sink and a recess housing a dual fuel Aga with gas hob and feature splashback, which was created as a commission to a local artist. There is an integral dishwasher, the central island features a breakfast bar and the kitchen has dual aspect windows

The **Dining Area** is currently positioned to the centre of the space, having dual aspect French doors opening out to both the fore gardens and to the rear courtyard and oak flooring extending into the spacious **Sitting Room**, having a feature fireplace housing wood burning stove and dual aspect windows



**Bar/Family Room** 5.0 x 4.8m (approx. 16'4 x 15'8)

A statement entertaining space having a solid oak bar, dual aspect windows and a wealth of exposed beams. A door opens through to:

**Annexe Kitchen** 3.6 x 2.75m (approx. 11'9 x 9'0)

Doubling as a utility room for the main house, this beautifully appointed kitchen comprises a range of wall and base units with quartz worksurfaces over, housing Belfast sink, an integral electric oven with induction hob and space for a washing machine. Double doors open into the south facing courtyard and the worktops extend to one side to create a breakfast bar. A door opens out to the side aspect and further doors lead into:

**Annexe Bedroom** 4.86 x 3.87m (approx. 15'11 x 12'8)

A spacious double bedroom having windows to two sides and a door opening out into the courtyard. This room would make a stunning bedroom, or is easily large enough to accommodate half living, half bedroom facilities

**Shower Room** 2.48 x 1.46m (approx. 8'1 x 4'9)

A modern suite comprises wash basin set to vanity unit, WC and double shower, with slate flooring and marble tiling to splash backs



An oak staircase rises from the **Reception Hall** to this stunning first floor **Master Suite**, with a gallery overlooking the vaulted ceilings and entrance below

**Master Bedroom** 4.95 x 4.8m (approx. 16'2 x 15'11)  
A magnificent bedroom featuring beams, windows with shutters, a skylight and a seating area. A fitted projector with retractable screen is included in the sale, and dual openings lead into:

**Dressing Room** 4.87 x 2.67m (approx. 15'11 x 8'9)  
A fabulous space having a skylight and a door opening through to:

**Luxury En Suite Bathroom** 4.85 x 3.84m (approx. 15'10 x 12'7)  
A luxurious bathroom having feature freestanding wash basin, WC, traditional claw foot bathtub and oversized walk in shower, with tiled splash backs and flooring, an integrated TV and windows with bespoke shutters to three sides. A door opens into the **Airing Cupboard**

From the **Sitting Room**, a hallway has doors opening into:

**Bedroom Two** 4.8 x 3.8m (approx. 15'8 x 12'6)  
A spacious double room having windows to the central courtyard and private use of:

**Refitted En Suite** 3.34 x 1.4m (approx. 10'11 x 4'6)  
A contemporary suite comprises wash basin set to vanity unit, WC and walk in shower, with slate flooring, marble tiling to splash backs and a chrome heated towel rail

**Home Office/Bedroom Five** 4.98 x 3.86m (approx. 16'3 x 12'7)  
A fabulous home office space having windows to two sides, a range of oak fitted storage and a door opening to the side aspect. There is potential to either utilise this as another bedroom, or to add a corridor in to bedroom two to give separate access into this room

**Bedroom Three** 4.7 x 3.38m (approx. 15'5 x 11'1)  
Another spacious double room having window to the front aspect and a range of oak fitted storage and private use of:

**En Suite Bathroom** 3.34 x 1.4m (approx. 10'11 x 4'6)  
A refitted suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring and tiled splash backs













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	61   D
39-54	E		
21-38	F		
1-20	G		





### Outside & Gardens

The Old Coach House lies on the rural outskirts of the village along the rural Bell House Lane, a tranquil lane home to rural farms and countryside homes. Double electric gates open into the expansive driveway where there is parking for a number of vehicles and landscaped terraces provide space for outdoor seating whilst overlooking tranquil views over the gardens. An arched gate providing a private entrance and walled courtyard garden to the **Annexe**

A post and rail fence and gate leads into the lawned fore gardens, being safely enclosed to all sides and enjoying pleasant views towards the historic church tower and surrounding farmland. A second gated entrance opens from a neighbouring lane gives vehicular access to a second gravel driveway having parking and access into the detached **Garage**

Set to the rear of the barn is a beautifully landscaped **Courtyard**, enjoying a sunny southerly aspect and being laid to paved terraces, a recently installed deck, an oak pergola and a variety of shrubs and planting. The wood fired hot tub is as separate negotiation in the sale. This wonderful Mediterranean inspired space offers a secluded and charming space for alfresco dining and entertaining whilst appreciating the tranquil surroundings. Including the driveway, lawns and courtyard, the overall plot extends to an established **0.3 Acre**, and there is exterior power, lighting and water



**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.