



Cutters Cottage, The Grange, Wychnor, DE13 8BU

Residing within an exclusive private community amidst tranquil Staffordshire countryside is Cutter Cottage, an exceptional barn conversion showcasing generous and recently remodelled living accommodation, four double bedrooms and charming courtyard gardens. Being immaculately presented throughout, this individual countryside home has been recently remodelled to include a high specification kitchen and an additional bedroom, with a magnificent open plan living space being the centrepiece to this characterful barn. From the courtyard gardens, a door leads into the stunning living and dining room, having vaulted ceilings with

beams and an impressive inglenook fireplace. To one side is the breakfast kitchen which gives access to the first floor fourth bedroom, with two further double bedrooms and a family bathroom to the opposite end. The principal bedroom suite is accessed via a private staircase and has useful fitted storage as well as an en suite. Outside, there is parking to a central courtyard as well as a single garage with parking to the fore, and a beautifully tended courtyard garden extends to the front. Cutters Cottage also benefits from use of a delightful area of woodland belonging to the residents of The Grange, as well as there being idyllic rural walks through surrounding countryside from

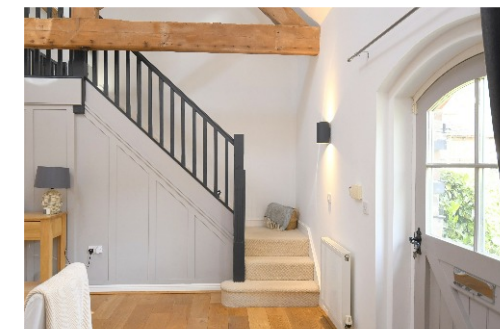
the property's doorstep. Cutters Cottage is serviced by LPG central heating and hardwood double glazed windows.

The hamlet of Wychnor is a sought after rural location enjoying a picturesque approach with rural views over surrounding farmland, woodland and countryside. The Wychnor Park Golf and Country Club offers a golf course and gym, with further facilities available in the village of Barton under Needwood where a Co-op general store, post office, pubs, a coffee shop, wine bar, pharmacy and doctors surgery can all be found. Further shopping and leisure amenities are within close reach in the market

town of Burton on Trent and Cathedral City of Lichfield, both of which are home to railway stations offering direct links to Derby, Birmingham and London (in 80 minutes from Lichfield). The property lies within the catchment area for the Ofsted rated 'Outstanding' Thomas Russell Infants, Juniors and John Taylor High in Barton under Needwood, and the John Taylor Free School is also within a short drive. Cutters Cottage is conveniently located for access to the A38, A50, M6 and M6 Toll and the International airports of Birmingham and East Midlands are both within an easy drive.



- Elegant Barn Conversion in Exclusive Courtyard
- Secluded & Tranquil Setting
- Magnificent Open Plan Living & Dining Room
- Recently Modernised Breakfast Kitchen
- Four Double Bedrooms
- En Suite & Family Bathroom
- Delightful Courtyard Garden
- Single Garage & Parking for Two
- Additional Visitors' Parking
- Shared Use of Communal Gardens & Woodland
- Prestigious & Secure Private Community
- 'Outstanding' School Catchment
- Well Placed for Local Amenities/Commuter Routes & Rail Travel





A coach house style entry leads into the communal courtyard giving access to Cutters Cottage's private garden, where the front door opens into:

**Magnificent Living & Dining Room** 8.98 x 5.18m (approx. 29'5 x 17'0)

A most impressive welcome to this elegant barn conversion, having dual aspect windows, impressive vaulted ceilings with original exposed beams and oak flooring. A characterful inglenook fireplace with Staffordshire blue brick hearth houses a wood burning stove, and an opening leads into:

**Breakfast Kitchen** 5.16 x 3.6m (approx. 16'11 x 11'10)

Having been refitted to a superb standard the kitchen comprises a range of modern wall, base and full height units with quartz worksurfaces over, housing an inset sink with side drainer and a comprehensive range of integrated appliances including dishwasher, full height larder fridge, full height larder freezer, oven, warming drawer and combination microwave oven, induction hob and a washer dryer. There is an arched window to the front aspect and a central island provides further workspace, storage and a breakfast bar. The kitchen has oak flooring and a staircase rises to the fourth bedroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		





A galleried staircase rises from the ground floor to the **Landing**, where there is access to the **Airing Cupboard** (housing the boiler) as well as a fitted wardrobe set to the eaves. Impressive views over the living area below can be appreciated, and a door leads into:

**Master Suite** 5.1 x 4.38m (approx. 16'8 x 14'4) – max  
A spacious principal bedroom having vaulted ceilings with beams, three skylights and private use of:

**En Suite** 2.17 x 1.4m (approx. 7'1 x 4'7)  
Comprising fitted wash basin, WC and double shower, with tiled flooring, half tiled walls, a skylight and a heated towel rail

**Bedroom Two** 4.36 x 3.06m (approx. 14'3 x 10'0)  
Having a window to the front

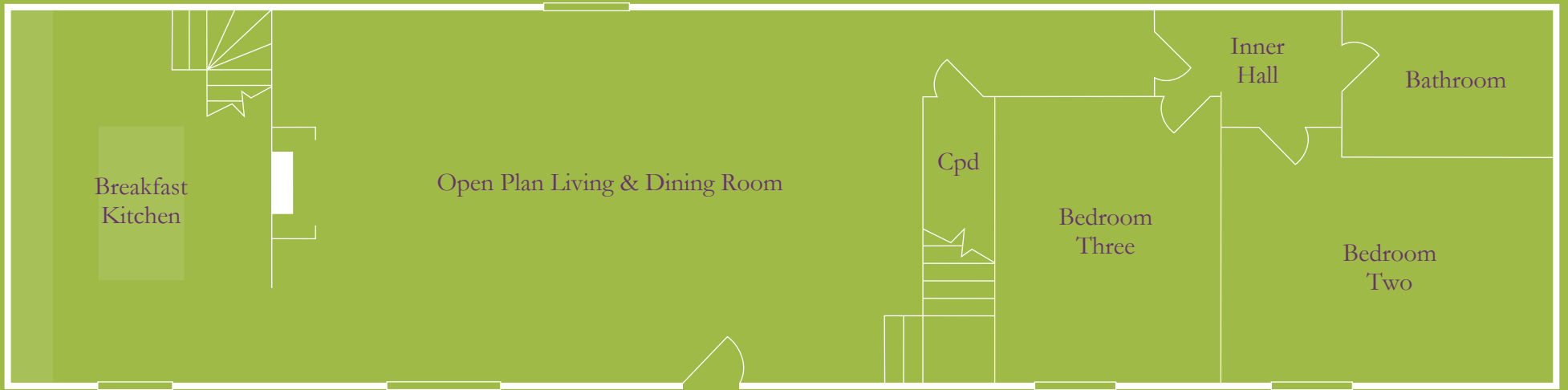
**Bedroom Three** 3.95 x 3.06m (approx. 12'11 x 10'0)  
A further double bedroom having window to the front

**Family Bathroom** 2.9 x 1.98m (approx. 9'6 x 6'6)  
Comprising pedestal wash basin, WC and freestanding roll top bathtub with shower attachment, having tiled flooring, half tiled walls and a heated towel rail

**Bedroom Four** 4.46, 3.66 x 2.77m (approx. 14'7, 12'0 x 9'1)  
Accessed via a private staircase rising from the kitchen, this ideal guest bedroom or home office has a range of fitted storage, exposed beams and a skylight opening out to the rooftop which overlooks idyllic countryside views







Ground Floor



First Floor



### Outside

Cutters Cottage lies in the prestigious private community of The Grange, a peaceful and secluded location with a thriving community set in the delightfully peaceful hamlet of Wychnor. This private development is formed by a collection of individual barn conversions, character properties and executive homes, with beautiful courtyard gardens and communal woodland shared between the residents

A tarmac drive leads into The Grange where there is designated visitors parking, with private parking for two set to the fore of the garage and within the central courtyard. The **Garage** 6.26 x 2.6m (approx. 20'6 x 8'5) has a manual entrance door, power, lighting and a generous loft storage space

### Courtyard Garden

Extending across the width of the barn, the fore garden is laid to paved terraces and neatly stocked borders, offering a pleasant space for outdoor entertaining whilst enjoying the peaceful surroundings. There is exterior lighting, a water point and an EV charger which is included in the sale



**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.