



Oakwood Barn, Lullington Road, Edingale, B79 9JA



Nestled within tranquil Staffordshire countryside is Oakwood Barn, an exquisite Grade II Listed countryside home showcasing a wealth of beautifully preserved character, four double bedrooms (one above the garage) and established, wrap around grounds totalling 0.65 acre including a wildlife pond. Overlooking far-reaching rural views to all aspects, Oakwood Barn resides within a most secluded setting having a secure electric gated entrance and a lengthy avenue driveway approach through surrounding countryside. This individual barn conversion dates back to the 1500s and offers characterful interiors

highlighting original feature including beams, vaulted ceilings and exposed brickwork. Full height windows from the impressive galleried landing overlook exceptional countryside views, and the generously proportioned interiors offer plenty of space for a growing family, for those looking for multigenerational living, or to provide rental income. The barn is serviced by LPG central heating, solar panels with a feed in tariff and a private drainage system.

The front door opens into a grand reception hall, featuring full height ceilings and an oak and glass staircase leading to the first floor

accommodation. The hallway doubles as a formal dining room, leading in turn into a cosy sitting room having an inglenook fireplace and dual aspect windows overlooking the gardens and views beyond. The farmhouse dining kitchen features an Aga range and impressive beams framing the entrance to a second reception room having access out to the gardens. Also to the ground floor is a double bedroom suite with bathroom, having the option for a separate access from the garden. From the first floor landing, idyllic and far-reaching views can be appreciated from full height windows, and thumb latch doors open

into two double bedrooms, each with a private en suite. Outside, a tree lined avenue driveway approached the barn, having electric gates opening into the driveway. There is ample parking to the driveway, twin car port and the detached double garage, which also houses a fourth en suite bedroom being ideal as ancillary accommodation or an Air BnB style rental. Formal gardens extend to the sides and rear aspect, with a beautiful pond being the centrepiece and a haven for local wildlife. Formal lawns are bordered by rolling farmland and the hedged boundary highlights far-reaching views beyond.



Oakwood Barn is delightfully positioned on the rural outskirts of Edingale, an increasingly popular rural village set within the National Forest in a scenic area known as the Mease Valley.

Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including the Village Hall, which hosts a number of group meetings and activities and the Mary Howard Primary School, which feeds into the highly regarded John Taylor High School. There are also an array of independent schools nearby including Twycross, Lichfield Cathedral & Repton.

The local village of Harlaston is home to a village shop and the popular White Lion pub and restaurant, and additional amenities can be found in Tamworth, Lichfield and Burton on Trent.

For leisure pursuits, the barn is ideally placed to enjoy the surrounding public footpaths and bridleways, there are a number of nearby golf and country clubs including Branston, Wychnor and The Belfry, and both Cannock Chase and the Peak District National Park can be reached in around 50 minutes.

Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll and direct rail links to Birmingham and London can be found from two train stations in Lichfield and a station at Tamworth.

A porch with stained glass sidelights leads in turn to the front door, opening into:

Reception Hall 4.8 x 4.31m (approx. 15'9 x 14'2)
An impressive welcome to this characterful home, having stunning vaulted ceilings, a wealth of exposed beams and double doors opening out to the rear gardens. A galleried staircase leads to the landing above, and thumb latch doors open into:

Sitting Room 4.75 x 4.14m (approx. 15'7 x 13'7)
A beautifully presented reception room having dual aspect windows and an inglenook fireplace with beam lintel above

Dining Kitchen 4.3 x 4.14m (approx. 14'1 x 13'7)
this farmhouse style dining kitchen comprises a range of bespoke wall and base units with granite worksurfaces over, housing a double Belfast sink and integrated appliances including fridge, oven and LPG gas hob. An inglenook houses the LPG fired Aga, and the kitchen has windows to two sides and tiled flooring. An opening framed with exposed beams leads into:

Family Room 6.32 x 3.76m (approx. 20'9 x 12'4)
Another beautifully presented reception room having dual aspect windows with shutters, double doors opening out to the rear terrace and gardens and impressive vaulted ceilings. A wood burning stove is set to slate hearth, and a thumb latch door opens to:

Inner Hallway

Having a window with shutters to the rear and doors opening into the vestibule leading to a ground floor bedroom suite, and into:

Utility

with fitted base units, an inset sink and spaces for both a washing machine and tumble dryer. There is a window to the front





A contemporary oak and glass staircase rises to the first floor **Galleried Landing**, featuring a wealth of exposed beams and an impressive gallery overlooking the reception hall below. From the landing, windows to the rear enjoy tranquil garden, pond and countryside views, and doors open to two useful storage cupboards on the landing, one of which houses the LPG boiler (refitted 2024)

Master Bedroom 4.75 x 3.35m (approx. 15'7" x 11'0")

A spacious principal bedroom having windows to two sides overlooking far-reaching countryside views. The bedroom is fitted with a range of bespoke oak wardrobes, drawers and a window seat with storage below, and has private use of:

En Suite

Fitted with a white suite having pedestal wash basin, WC and double shower, with tiled splash backs, fitted mirror with vanity lighting and a chrome heated towel rail

Bedroom Three 4.06 x 3.35m (approx. 13'4" x 11'0")

Another bedroom suite enjoying countryside views from a window to the side. A thumb latch door opens into:

En Suite

Comprising pedestal wash basin, WC and shower, with tiled splash backs, a fitted mirror and a heated towel rail



The ground floor **Inner Hallway** has double doors opening out to the gardens, being ideal to provide independent access for an Air BnB style rental/ancillary accommodation. Doors lead into:

Bedroom Three 3.71 x 3.35m (approx. 12'2 x 11'0)

Another generous double room having a picture window with shutters overlooking the pond, gardens and views beyond.

Bathroom

Comprising a modern suite having marble wash basin set to vanity unit, WC, bathtub and separate shower, with tiled flooring, tiled walls, a mirror with vanity lighting, heated towel rail and a window with shutters

Stairs rise to the side of the **Detached Double Garage** giving access to a fourth double bedroom, being ideal an a guest suite, Air BnB style rental or annexe to the main property

Bedroom Four 5.94 x 4.04m (approx. 19'6 x 13'3) – max

A spacious double bedroom having a window to the side and a further dormer window to the front, both enjoying idyllic views. Bespoke oak cupboard open to ample storage space, and a door opens into:

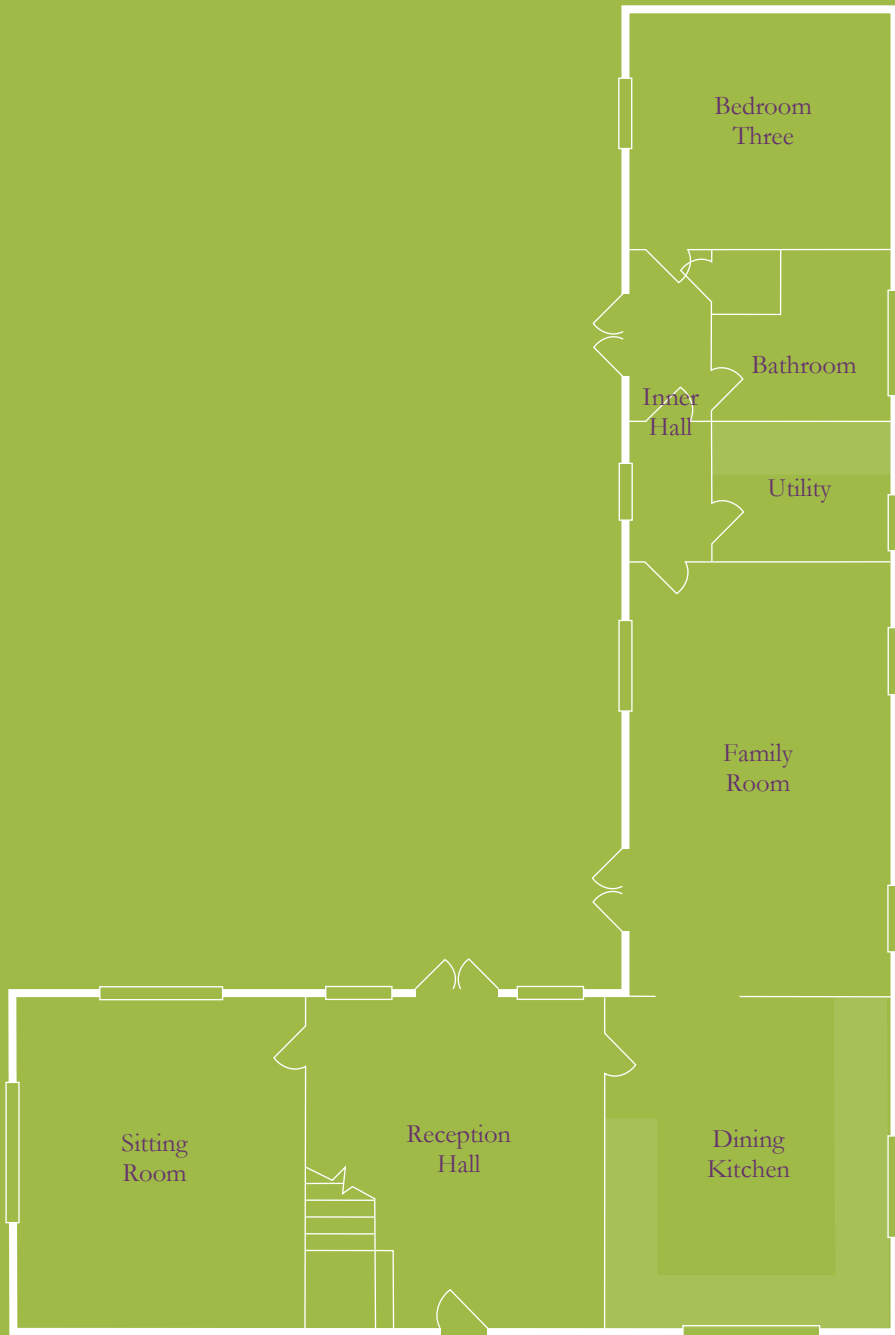
En Suite

Comprising pedestal wash basin, WC and corner shower, with tiled flooring, tiled walls, an electric heated towel rail and a sun pipe providing natural light

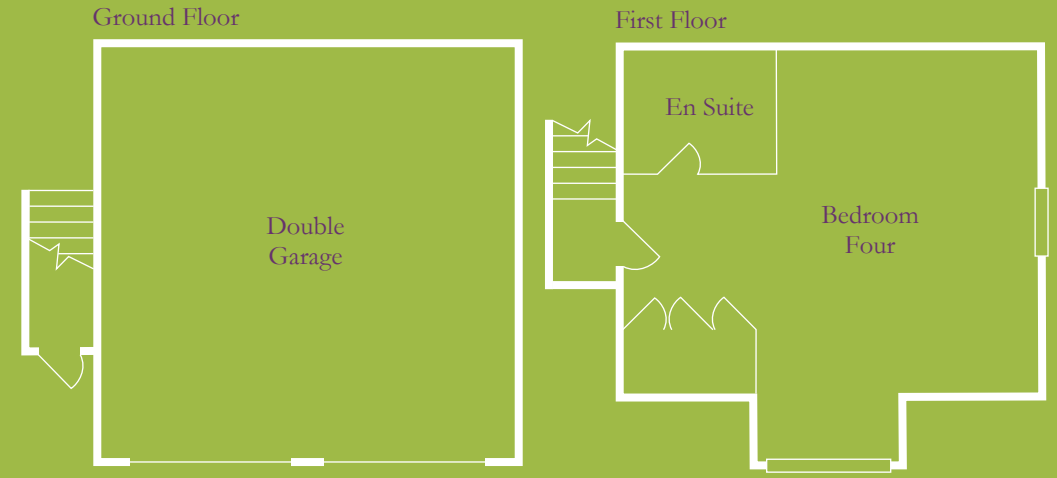








Ground Floor



First Floor



First Floor



Outside

Oakwood Barn lies within a secluded and tranquil setting overlooking far reaching countryside view to all sides. A lengthy, private driveway lined with mature trees approaches the property's electric gated entrance which opens into an expansive block paved driveway. There is parking for a number of vehicles to both the driveway and to a twin car port, and gated access opens to either side of the property leading into the rear gardens. Electric entrance doors opens to the **Detached Double Garage** which has power and lighting, as well as useful storage accessed from the exterior

Wrap Around Gardens

Extending to all sides of Oakwood Barn, the formal gardens extend to **0.65 Acre** and are laid to a brick paved terrace, neatly tended lawns and borders stocked with a variety of shrubs, flowers and mature trees. The centrepiece to the garden is a delightful pond being a haven for local wildlife and having a decked landing to one side. To one side there is a charming arbour which lies next to a rose garden, and there is a small orchard home to an assortment of fruit trees. The gardens are enclosed with mature hedging to all sides, highlighting the idyllic farmland and countryside views beyond



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.