

Oakland

Colton Staffordshire



Oakland & Acorn

Colton Hall Farm Colton WS15 3HJ

Set within an exclusive and select private setting amidst rolling Staffordshire countryside, Oakland is an exceptional barn conversion showcasing beautifully presented and thoughtfully extended interiors, four double bedrooms plus a one bedroom annexe, and established gardens enjoying tranquillity and delightful open views. Boasting a rich history in the local area, Oakland previously formed part of the historic Colton Hall estate prior to its conversion, where a wealth of original character including beams, impressive tall ceilings and brickwork have been sympathetically retained. Modern additions include a stunning oak framed extension which offers additional living accommodation as well as the option for a self contained annexe, and this charming character home presents superb potential for multigenerational living, a live-in au pair or for those needing space for a home-based business.

This elegant countryside barn offers generously proportioned family interiors, with four reception rooms set within the main barn presenting plenty of space for entertaining or to suit a growing family. Four excellent double bedrooms are to the first floor all featuring beams and impressive vaulted ceilings, and the annexe which has affectionately been titled Acorn, comprises an open plan living and dining kitchen plus a spacious en suite bedroom, all overlooking pleasant garden views and an open aspect to the front.

Established gardens extend to both the front and rear of the barn, highlighting the peaceful location and idyllic views over surrounding countryside. The private drive leads to a gravelled parking area where there is parking for a number of vehicles as well as a single garage, and the rear gardens are bordered by both character brick walls and a post and rail fence which highlights far-reaching countryside views.

Oakland and Acorn are serviced by LPG central heating (2023 boiler), hardwood double glazed windows (2017) and a private drainage system servicing only this property.



whatthreewords:

[///croutons.velocity.outright](http://croutons.velocity.outright)

Oakland is set amidst idyllic rolling Staffordshire countryside, The rural village of Colton is within a healthy walk or a few minutes drive, and offers amenities to include traditional country pubs the Greyhound Inn and Ye Olde Dun Cow, a historic Church and the St Mary's Church of England Primary School. Further village amenities can be reached in a short drive, with the historic centre of Abbots Bromley at five miles distance offering an assortment of pubs, cafes and shops.

A location renowned for leisure pursuits, the area borders Cannock Chase, a designated Area of Outstanding Natural Beauty where many outdoor activities can be enjoyed including hiking, cycling and pony trekking. Blithfield Reservoir is also within easy reach, offering peaceful rural walks and a Sailing Club.

There are a range of independent schools including Lichfield Cathedral School, Abbotsholme, Denstone Prep and Denstone College within easy reach, and the village is also home to a highly regarded St Marys C of E Primary School, which feeds into the John Taylor School Rugeley Secondary.

The McArthurGlen shopping centre is 8 miles away and further facilities including supermarkets and boutique shops are nearby in the centres of Lichfield and Rugeley, which also offer excellent rail connections to larger commercial centres and Rugeley Trent Valley and two stations in Lichfield provide swift links to Birmingham, Stafford and London (in 80 mins). Birmingham International Airport is around 30 miles away, and the village is ideally located for commuter travel on the M6, A38 and A50.



Village Centre & Amenities: 0.5 mile



Lichfield Trent Valley Station: 11 miles
Rugeley Trent Valley Station: 1.5 miles



Lichfield City Centre: 11 miles
Stoke on Trent Centre: 22 miles
Wolverhampton City Centre: 18 miles



Blithfield Reservoir: 3 miles
Cannock Chase: 2.5 miles



Birmingham Airport: 30 miles
Manchester Airport: 60 miles

A sweeping tree lined private drive shared with three neighbouring properties approaches **Oakland**, where there is **Parking** for a number of vehicles as well as access into a **Single Garage** to the front. A pedestrian gate opens through to the foregardens leading in turn to the **Reception Hall** to the main barn. There is also a separate entrance into the kitchen of the **Annexe, Acorn**.

The **Reception Hall** features imported Spanish tiles and has stairs rising to the first floor. Oak thumb latch doors open into the first of four reception rooms, a spacious and characterful dual aspect **Lounge**, with a raised inglenook style fireplace housing a wood burning stove. A door opens out to the rear gardens, and a second reception room, also having French doors out to the garden, offers an ideal **Study** or hobby room.

Also positioned off the hallway is the **Breakfast Kitchen**, having granite work surfaces and a range of wall and base units housing an inset ceramic sink. Integrated appliances include a dishwasher and microwave, the Lacanche professional standard dual fuel range cooker is included in the sale and there is further space for an American fridge freezer. A thumb latch door opens into the **Laundry**, offering a functional space with ample storage and provisions for a washing machine and condensing tumble dryer.

A door opens to a cosy **Snug**, being an ideal second lounge or playroom, showcasing a wealth of exposed brickwork and original beams. An oak step leads down into the fabulous **Oak Framed Dining Room**, having a continuation of imported Spanish tiles to the floor and full height windows overlooking the fore gardens. French oak double doors open out to the side and Orangery style ceiling lanterns provide plenty of natural light. A door which could be closed off opens through to the bedroom of Acorn, connecting the main house to the annexe or offering potential to create a larger open plan space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	59 D
39-54	E		
21-38	F		
1-20	G		







Stairs rise to the first floor **Part Galleried Landing**, with front facing windows enjoying idyllic countryside views. The first floor accommodation showcases impressive vaulted ceilings and original beams throughout, with oak thumb latch doors opening into the **Four Bedrooms** and **Family Bathroom**.

Positioned to one end of the barn, the **Master Suite** enjoys dual aspect windows overlooking the gardens and views beyond, as well as two fitted wardrobes. The private **En Suite Bathroom** features an inset double ended bathtub with granite surround plus a separate double shower. A fabulous **Walk in Wardrobe** provides fitted hanging space and storage, and there is also potential to rearrange interior doors to allow for the walk in wardrobe to be converted into an additional bathroom if desired.





Three Further Double Bedrooms featuring vaulted ceilings are set off the landing, with the second and third bedrooms enjoying fitted wardrobes. Two of the bedrooms enjoy a pleasant outlook over the rear gardens, with the second bedroom facing the front aspect.

The **Family Bathroom** is fitted with a four piece suite having corner shower and a double ended bathtub with granite surround. A skylight provides plenty of natural light.





Annexe - Acorn

Benefitting from both a private exterior entrance and access to the main house, this luxurious oak framed addition has been converted from previous outbuildings to an exceptional standard, being an ideal self contained annexe suite, home office or as further living accommodation to Oakland.

A door from the garden opens into the **Open Plan Living & Dining Kitchen**, a beautifully appointed space having French oak double doors to the front enjoying a pretty rural outlook.

The **Kitchen** is fitted with a range of shaker style wall and base units with marble finish Quartz work surfaces over, housing an inset ceramic sink and integrated appliances including slimline dishwasher, fridge freezer, electric oven with induction hob over and a washer/dryer. A central island provides a breakfast bar, and tiled flooring extends throughout. A thumb latch door opens into the **Annexe Bedroom**.

With oak framed windows overlooking the gardens, this spacious **Double Bedroom** features an Orangery style ceiling lantern and has private use of an **En Suite**, with marble tiling and a double walk in shower. A door from the bedroom connects through to the **Dining Room**, allowing for the annexe to be easily utilised as part of the main house, or as a self contained suite for a dependent relative, au pair or guests.

Please Note: The annexe remains part of the main property and as such, planning permission would need to be obtained from the local authority if the annexe is to be rented as an independent separate dwelling.



Colton Hall Farm Barns enjoys a secluded private setting, with each property benefitting from independent outside space including a private entrance and gardens. A gravel driveway to the fore of the barn provides **Parking** for a number of vehicles as well as access to the **Single Garage** via manual double doors. There is an expansive loft space above the garage and annexe kitchen providing a useful storage area.

Established and beautifully tended gardens extend to both the front and rear, enjoying tranquillity and open views. **To the front**, a gate from the driveway leads to a gravel pathway and lawns edged with neatly stocked borders and a variety of mature shrubs and trees.

To the rear are further beautifully maintained gardens extending to a good size and being walled to either side. A gravelled terrace next to Oakland offers a perfect space for alfresco dining, and shaped lawns lead to the top for the garden where a post and rail fence allows for idyllic views over surrounding Staffordshire countryside to be appreciated.



Total Floor Area: TBC

Ground Floor

Reception Hall 5.87 x 2.68m (approx. — max

Lounge 6.33 x 6.23m (approx. 20'9 x 20'5)

Study 3.98 x 3.23m (approx. 13'0 x 10'7)

Breakfast Kitchen 4.54 x 4.4m (approx. 14'10 x 14'5)

Snug 4.45 x 2.9 (approx. 14'7 x 9'5)

Dining Room 6.84 x 2.85m (approx. 22'5 x 9'4)

First Floor

Master Bedroom 6.3 x 4.1m (approx. 20'7 x 13'5)

En Suite Bathroom 3.27 x 2.45m (approx. 10'8 x 8'0)

Walk in Wardrobe 2.42 x 1.73m (approx. 5'8 x 7'11)

Bedroom Two 5.67 x 2.87m (approx. 18'7 x 9'4)

Bedroom Three 3.88 x 3.35m (approx. 12'8 x 10'11)

Bedroom Four 3.9 x 2.6m (approx. 12'9 x 8'6)

Family Bathroom 2.9 x 2.5m (approx. 9'6 x 8'2)

Annexe, Acorn

Open Plan Living & Dining Kitchen 5.43 x 5.0m
(approx. 17'9 x 16'5)

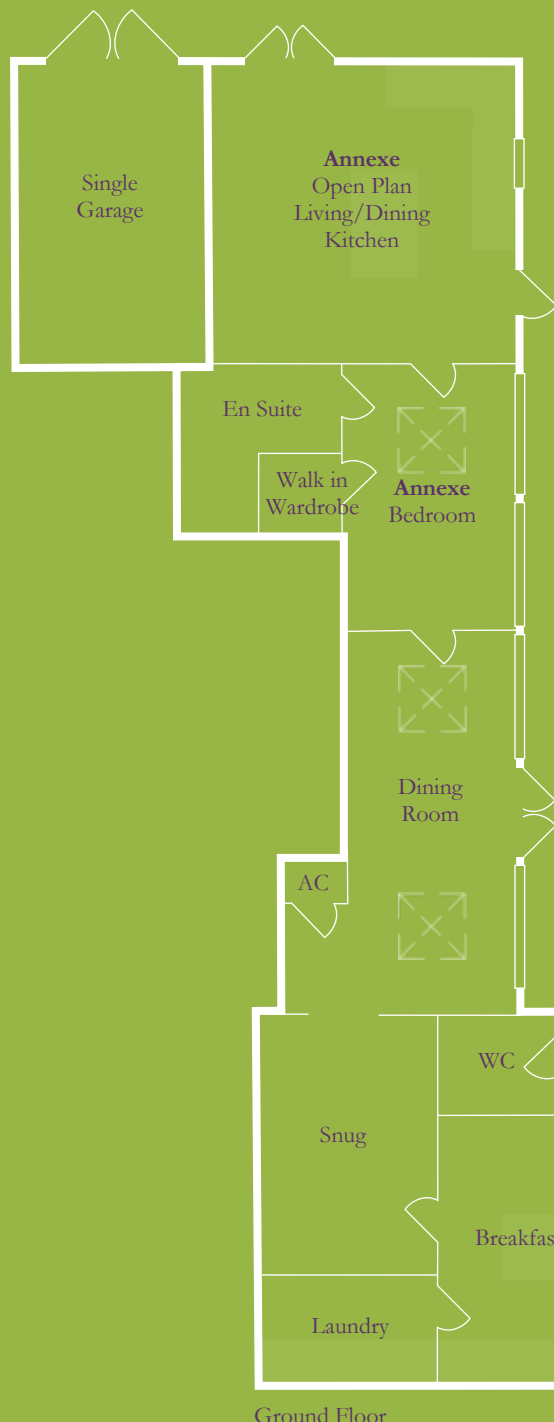
Bedroom 4.6 x 2.89m (approx. 15'0 x 9'5)

En Suite 2.68 x 2.56m (approx. 8'9 x 8'4)

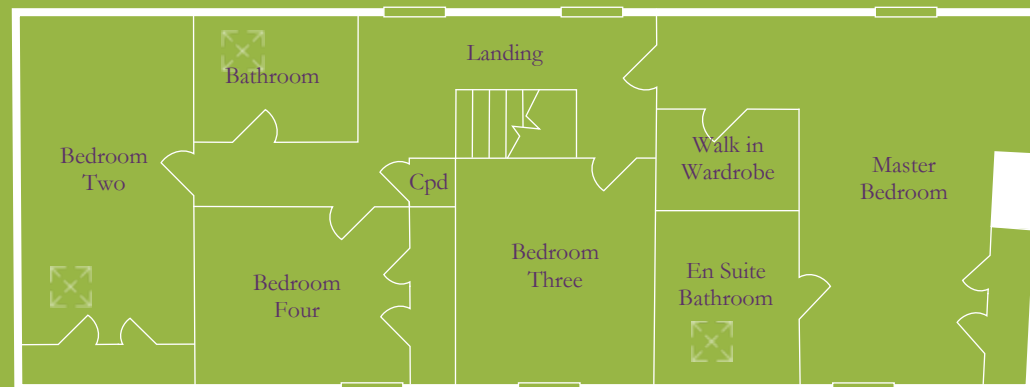
Outside

Single Garage 5.3 x 3.3m (approx. 17'4 x 10'9)





Ground Floor



First Floor

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