





An outstanding equestrian property in the heart of the Staffordshire countryside.

Equestrian Property ** Stables ** 3.51 Acres ** 20 x 40 Menage ** 2482 sq ft Detached Barn

This remarkable equestrian property features a private gated drive leading to ample parking, a stone terrace, and an elegantly appointed reception hallway. The exquisite, open-plan family room and dining area provide a stunning focal point with leaded stained glass porthole windows. The bedrooms are uniquely decorated, and the principal bedroom is elegant with a luxurious en-suite shower room. The gardens and grounds extend to 3.51 acres with a large decked terrace, stables, and a newly installed menage. The property is ideally located for access to both the M1 and M6, with nearby amenities and excellent schooling options.



ABODE
SALES & LETTINGS

DESCRIPTION

This remarkable equestrian property features a private gated drive leading to ample parking, a stone terrace, and an elegantly appointed reception hallway. The exquisite, open-plan family room and dining area provide a stunning focal point with leaded stained glass porthole windows. The bedrooms are uniquely decorated, and the principal bedroom is elegant with a luxurious en-suite shower room. The gardens and grounds extend to 3.51 acres with a large decked terrace, stables, and a newly installed menage. Planning for ancillary accommodation in the form of a detached bungalow.

KITCHEN/BREAKFAST ROOM

18'11" x 18'10"

DRAWING ROOM

16'3" x 14'8"

DINING AREA/FAMILY AREA

43'10" x 11'10"

BEDROOM 2

19'5" x 10'2"

BEDROOM 3

9'10" x 7'7"

BEDROOM 4

11'3" x 9'5"

MASTER BEDROOM

15'0" x 13'5"

GARAGE

19'1" x 17'1"



HAY BARN

20'8" x 9'6"

WOOD STORE

10'10" x 9'8"

FIELD SHELTER

10'7" x 9'11"

STABLE

16'4" x 11'2"







STABLE
11'8" x 11'3"

STABLE
11'9" x 11'3"

PLANNING - ANNEX

Planning permission for the erection of ancillary accommodation in the form of a detached bungalow.

Planning Reference: P/2021/00518

Erection of detached building to form an ancillary residential annex The Lodge, Wilmore Lane, Rangemore, DE13 9RD



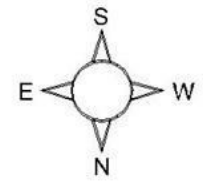




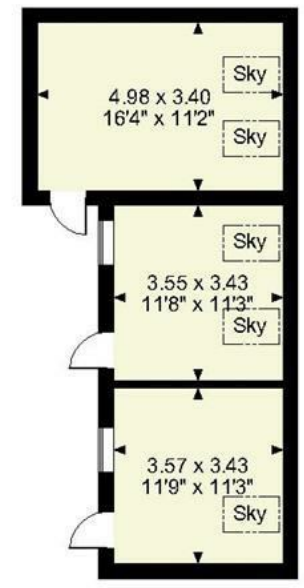




The Lodge, Wilmore Lane, Burton-on-Trent
Approximate Gross Internal Area
Main House = 2482 Sq Ft/231 Sq M
Garage = 326 Sq Ft/30 Sq M
Wood Store & Field Shelter = 409 Sq Ft/38 Sq M
Stables = 462 Sq Ft/43 Sq M



Ground Floor

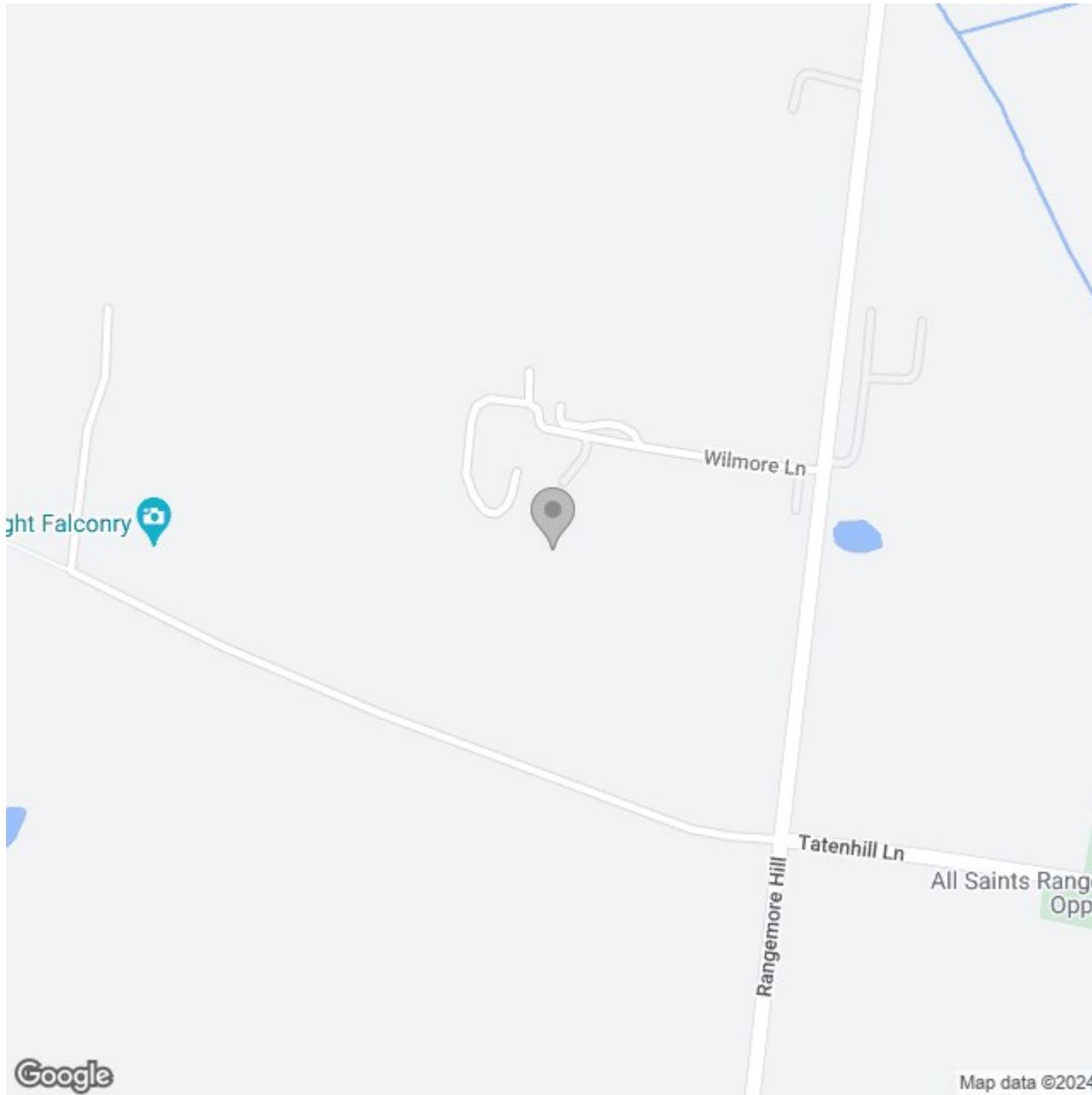


Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8505273/MKB



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	