



Wilmore House  
Rangemore | Burton-on-Trent | Staffordshire | DE13 9RD



# WILMORE HOUSE



*Wilmore House is a beautiful period detached family home, full of charm and character sat on wonderful grounds of approaching 8 acres in the rural setting of Rangemore, East Staffordshire.*



This is an elegant home with five reception areas featuring the most gorgeous kitchen diner and has six genuine double bedrooms over two floors and three bathrooms. The grounds are a real feature of the home with a sweeping driveway leading to a quadruple garage and large formal gardens of just over an acre and flat paddocks perfect for the equestrian enthusiast with scope to add stabling and a manège.

If you are a fan of period homes, this is a rare opportunity to purchase such a charming Country Retreat and a viewing is highly recommended



# ACCOMMODATION

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## Ground Floor

The front entrance door leads into an enclosed storm porch complete with a Minton tiled floor and further leads through a magnificent hallway. This hallway gives access to most of the ground floor reception space and has a useful coat room, formerly used as a guest cloakroom. The charm and character of the home can be instantly felt with the high ceilings, deep set skirting boards original coving, and carved newell posts on the staircase to the first floor. These features run throughout most of the home.

The hall is spacious and at the far end has a glazed lantern flooding the area with light, also featuring underfloor heating beneath the limestone tiled flooring.

There is a dining room with a sash bay window to the front elevation, a feature open fireplace, and a formal sitting room with open fire for cosy evenings. There is also a useful study room, tucked away for a quiet space to work from home.

The heart of the property is very much the outstanding Dining Kitchen. A room of magnificent proportions and ceiling heights with a lovely reception area to one side. This area has a log burner and doors leading out to the rear gardens and terrace. The kitchen itself is a lovely, handcrafted kitchen with a large central island unit and integrated appliances discreetly hidden away. There is an Aga with companion module, a Belfast sink unit and this whole room further features from underfloor heating. There is also a large walk-in larder. This room then gives access through to another snug room complete with log burner, and a second staircase to the first floor.

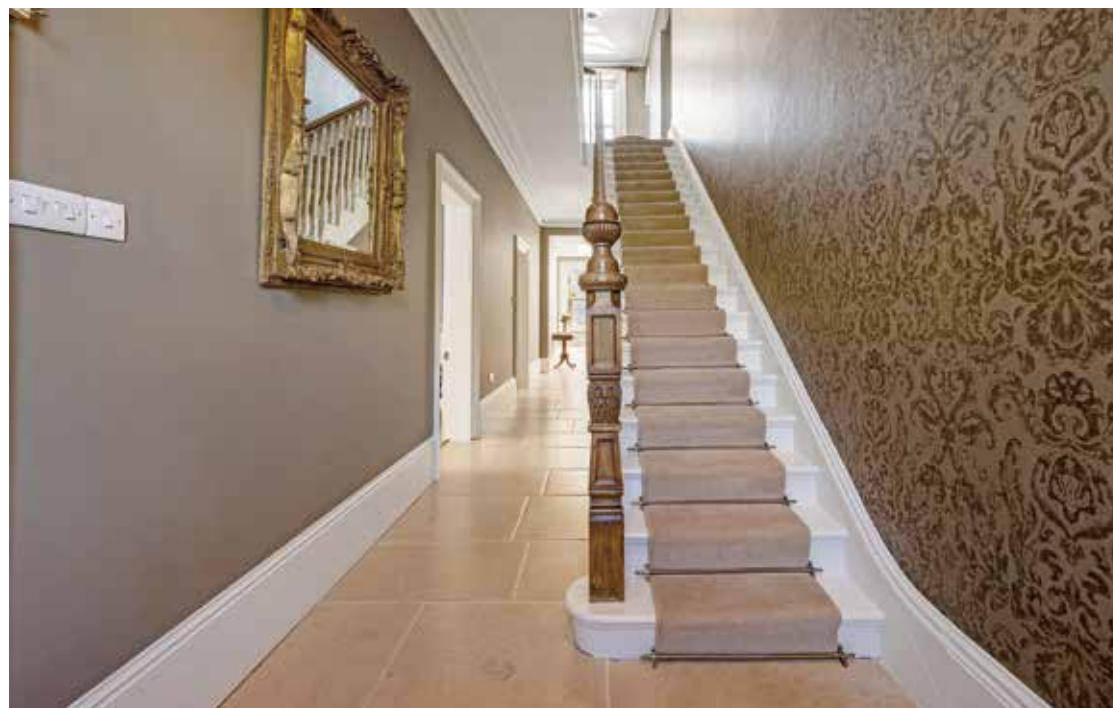
To the rear of the kitchen is a most useful boot room which gives access to a large utility room and a guest Cloakroom and to the plant room housing the air source heat pump and backup, oil-fired boiler.

## First Floor

The first floor can be accessed from two separate staircases that open to a large landing area. There are three bedrooms to the first floor with the main bedroom suite having a walk-in wardrobe and access to a large ensuite with dressing area and featuring a shower, twin wash hand basins, and WC. The other two bedrooms to this floor are both double rooms and are well served by a contemporary shower room.

## Second Floor

The quality of the accommodation continues on the second floor of the home where there are three more genuine double bedrooms and a further traditional family bathroom complete with a freestanding clawfoot bath, separate walk-in shower, WC and wash hand basin. There is also access to a large loft space for further storage.













# SELLER INSIGHT

“ Situated in the glorious Staffordshire countryside, just under a mile from the charming village of Rangemore is Wilmore House, an extremely attractive period home that boasts eight acres of land and spectacular rural views. “We’ve been lucky enough to own the property for the past twenty years, and I’d say that it was a combination of the imposing and handsome Victorian house and its enviable rural location within the National Forest in the heart of the Staffordshire countryside that made us fall in love with it. We’ve always adored period homes with character, and Wilmore House, so typical of its era, met all our criteria. It has wonderful proportions, retains a great many elegant original features including high ceilings, beautiful bay windows and feature fireplaces, and it’s set within over eight acres of gardens and grounds with views to open countryside beyond, a setting that’s truly idyllic.”

“The house was in excellent structural condition when we move here and offered all the room we could possibly want. However, the downstairs space wasn’t configured for modern family living and so we removed a number of internal walls to create a spacious open-plan kitchen/living area. We’ve also installed an air-source heat pump and underfloor heating, making the house very economical to run, and everything has been finished to the highest standards, using the very best materials, from the bespoke, hand-crafted kitchen to the beautiful limestone flooring and hand-made hardwood sash windows.”

“Our lovely big open-plan kitchen/living area is a fantastic space. It’s become the social hub of the home and it’s where we tend to spend most of our time.”

“The house is positioned on the edge of the pretty village of Rangemore, with its beautiful church and village primary school. And we’re just a few minutes’ drive from Barton-under-Needwood, with its village shop, Post Office, GP surgery and numerous pubs and restaurants, so we feel we really do have the best of both worlds living here.”

“Interestingly, the property was built in the 1890s by the Bass brewing family, who also owned nearby Rangemore Hall, where they hosted King Edward VII in 1902!”

“We feel very privileged to have raised our family in this stunning home, but the time has come for us to pass it on to another family and for them to enjoy all that it has to offer,” says the owner.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



































“The outside space has real wow factor too, with mature trees, a small orchard, rolling lawns and a large terrace that’s perfect for relaxing and outside entertaining. The house and gardens are enveloped by two paddocks, and planning permission for a stable block has been granted, making the property ideal for equestrian use.”





# OUTSIDE

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The home is located at the end of a private driveway serving several homes and as you enter through the gates the driveway sweeps by the front of the home and leads to a rear parking area with a quadruple garage. The formal gardens measure just over an acre and feature a large patio area and have plenty of lawns for entertaining and for children to play. The total plot measure 7.83 Acres and the equestrian possibilities with the home are fabulous with previous planning granted under permitted development for a stable block. The grounds are completely flat and the boundaries are secure with stock fencing.





# LOCAL AREA

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The home is set in a rural location within East Staffordshire. Local amenities include St Georges Park (with Gym facilities), Byrkely Garden Centre where there is a lovely coffee shop and on-site restaurant. Within a few minutes you can reach Rangemore itself, which is an idyllic hamlet complete with social club, Rangemore C of E primary school which feeds into the highly regarded John Taylor High School in nearby Barton-Under-Needwood. The location is blessed with excellent educational establishments, both state and independent, within easy reach. There are a host of villages nearby offering more facilities and both Burton-on-Trent and Lichfield are a short drive away. For commuting, there is also a great network of roads, with the A38, A50, and M6 all within easy reach. From nearby Lichfield Trent Valley station, you can jump onto trains to Birmingham or London Euston (Approx. 1hr10mins journey time).







### **Services**

Air Source Heat Pump and Oil-Fired Boiler as a backup for heating and hot water.

Electricity and water mains as standard.

Private Drainage by means of septic tank.

Mobile Phone Coverage – There is limited mobile signal available in the area we advise you to check with your provider.

Broadband Availability - FFTC – Super Fast Broadband Speed is available in the area, with the predicted highest available download speed of 80 Mbps and the highest available upload speed of 20 Mbps. Star Link is available to serve the home with Speeds up to 220Mbps

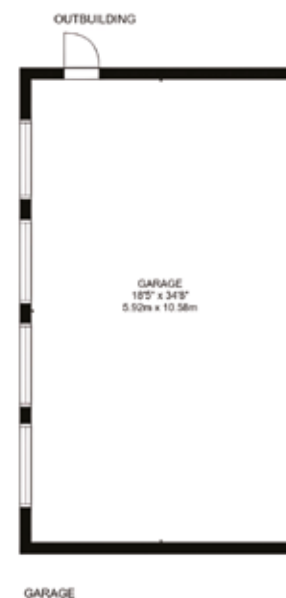
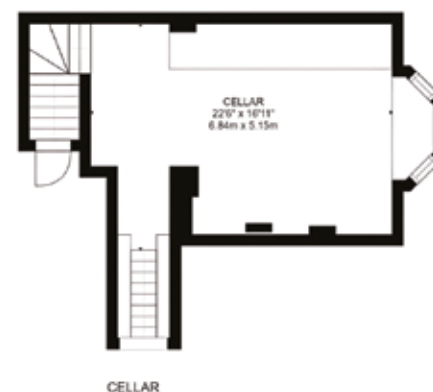
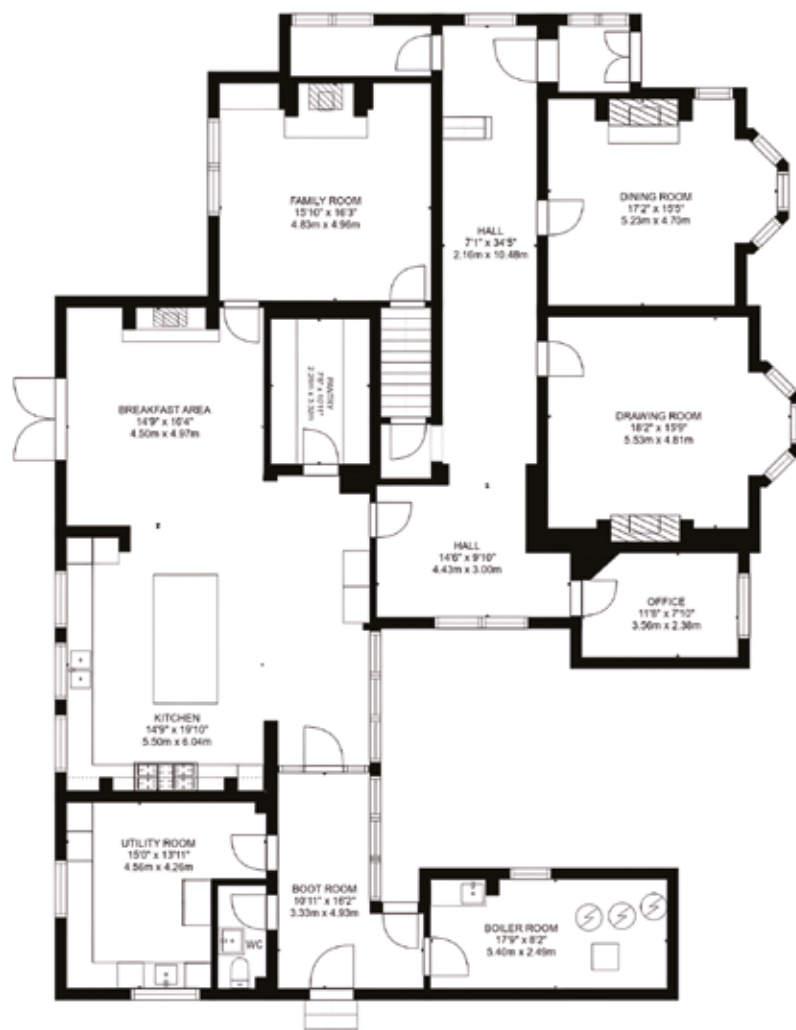
### **Local Authority**

East Staffordshire Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: F



GROSS INTERNAL AREA  
 Cellar: 435 sq. ft, 40 m2  
 Ground Floor: 2799 sq. ft, 260 m2  
 First Floor: 1427 sq. ft, 133 m2  
 Second Floor: 1391 sq. ft, 129 m2  
 Net Internal Area House: 6052 sq. ft, 562 m2

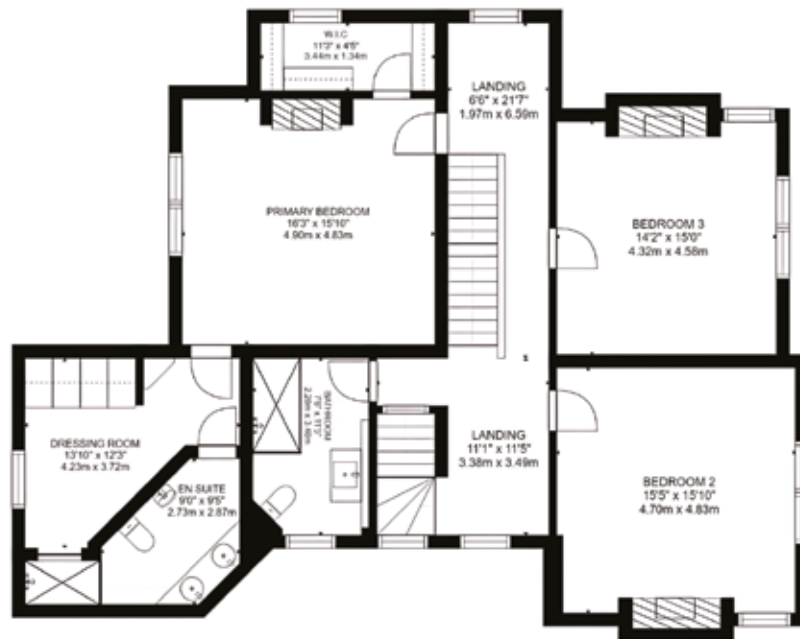
Garage: 673 sq. ft, 62 m2  
 Outbuilding: 355 sq. ft, 33m2  
 Excluded Areas: Garage: 673 sq. ft, 62 m2

Total: 6407 sq. ft, 595 m2

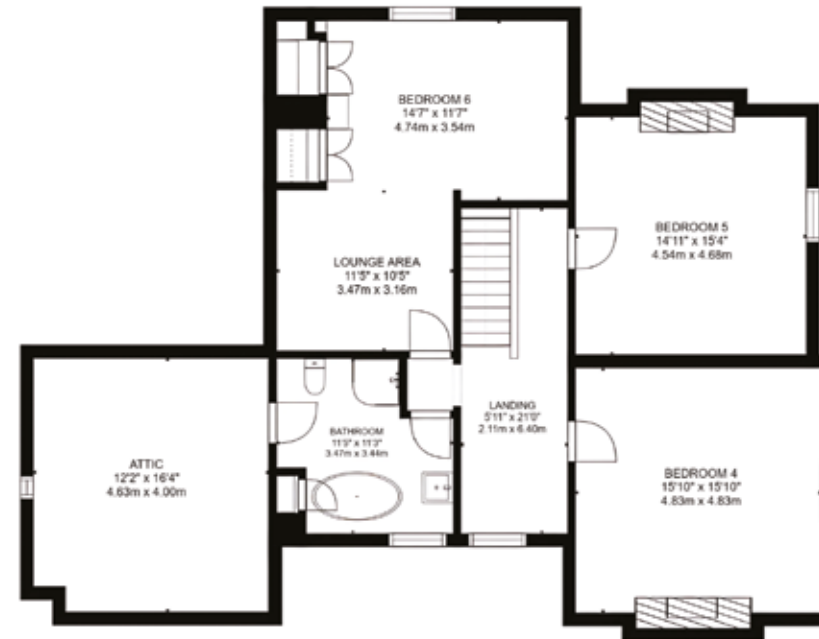
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	29 F	
1-20	G		







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## LEE ARMSTRONG

PARTNER AGENT

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.

THE FINE & COUNTRY  
FOUNDATION

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