



THE HOLLIES | 67 MAIN STREET | ALREWAS | STAFFORDSHIRE | DE13

Downes
&
Daughters
ESTATE AGENCY



THE HOLLIES

67 MAIN STREET | ALREWAS | STAFFORDSHIRE | DE13 7AE

£795,000

A thoroughly impressive family home, dating back some 200 years, occupying an enviable 0.16 acre plot at the heart of one of Staffordshire's most popular villages. Having undergone major extension and refurbishment by previous owners, the property has been finished in a sympathetic style, preserving the historic charm of the building and blending it with some more contemporary twists. The incredibly flexible accommodation extends to over 2,212 square feet, boasting five reception rooms and laid out over just two floors. The welcoming reception hall with a patterned tiled floor gives glimpses of the rooms awaiting you and a delightful display of some of the original timber beams and inglenook fireplace with log burner. A double aspect living room, also with log burner, a day room with access to the rear garden and a large study or playroom give the flexibility rarely found in a property of this age and an extension and reconfiguration of the rooms to the rear has created a showpiece, triple aspect, kitchen diner and family room with utility and guest cloakroom.

The first floor is equally impressive with the principal bedroom boasting a Juliet balcony and large en suite shower room, with the further three bedrooms being served by an opulent family bathroom. The external attributes of this delightful property create that 'complete package' home. Sitting behind a pretty low level boundary wall with a cobbled and gravel private driveway for a number of vehicles, a detached garage with covered porch approach and an extensive walled rear garden. the entire plot extending to 0.16 of an acre, with all of Alrewas's vast range of amenities on your doorstep.

Viewing is essential to appreciate the sheer size of accommodation, its inherent charm and enviable central location, falling within the John Taylor catchment area.



GROUND FLOOR

- Entrance Porch
- Reception Hall / Sitting Room With Log Burner
- Vast Kitchen Diner & Family Room With Access To Rear Garden
- Utility Room
- Guest Cloakroom
- Day Room With Access To Rear Garden
- Double Aspect Living Room With Log Burner
- Study / Playroom





FIRST FLOOR

- Landing
- Triple Aspect Principal Bedroom With Juliet Balcony Overlooking Rear Garden
- Spacious En Suite Shower Room
- Bedroom Two With Built In Wardrobe
- Bedroom Three With Fitted Wardrobe
- Bedroom Four
- Family Bathroom With Roll Top Claw Footed Bath & Separate Shower







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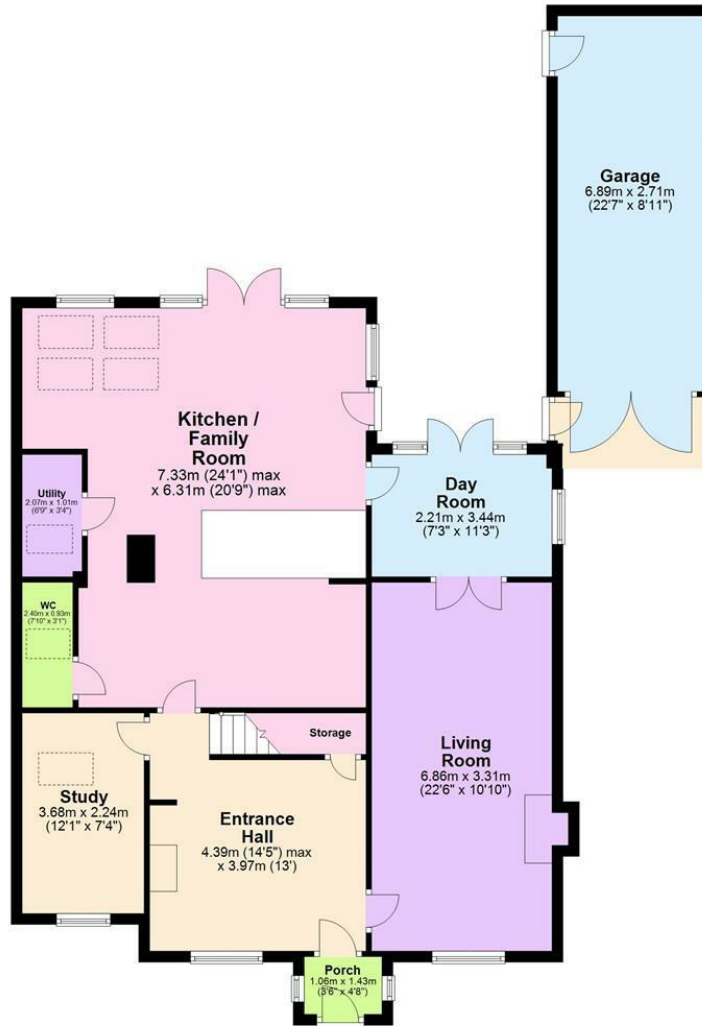
OUTSIDE

- Gravelled Front Garden With Low Level Boundary Wall
- Cobbled & Gravel Private Driveway For A Number Of Vehicles
- Detached Garage With Covered Porch Approach
- Substantial Walled Rear Garden
- Shaped Lawn With Patio & Decked Seating Areas
- Raised Borders
- Side Storage Areas & Gated Access To Front

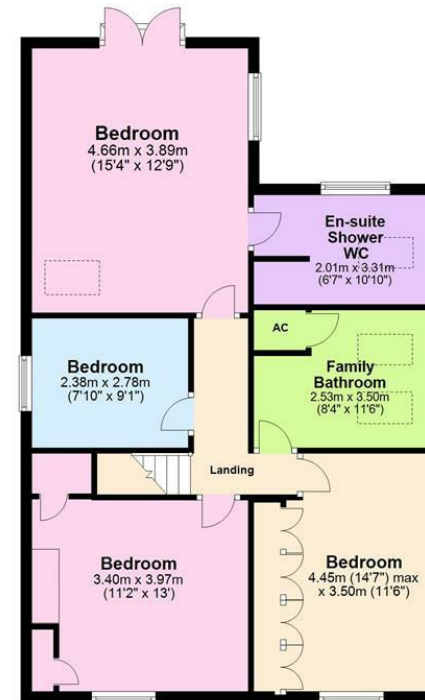




Ground Floor
Approx. 127.6 sq. metres (1373.0 sq. feet)



First Floor
Approx. 78.0 sq. metres (839.1 sq. feet)



Total area: approx. 205.5 sq. metres (2212.1 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk

