



THE ORCHARD | BRICKHOUSE LANE | ELFORD | STAFFORDSHIRE | B79









# THE ORCHARD

BRICKHOUSE LANE | ELFORD | STAFFORDSHIRE | B79 9DE

£1,190,000

A truly exceptional barn conversion country residence, set within approximately 2 acres of formal gardens and paddocks in a simply stunning location. Surrounded by rolling Staffordshire countryside, within the picturesque and highly desirable village of Elford, home to the popular Crown Inn. This delightful family home offers over 3,500 square feet of accommodation over two floors with a faultless blend of modern open plan design, contemporary styling and more traditional reception rooms. The dramatic detail of vaulted ceilings with exposed beams and historic oak frame creates great impact at every turn. Internally the sprawling ground floor offers four bedrooms, two recently refitted shower rooms, striking living room with log burner, spacious kitchen diner, family room, study, reception hallway and a guest cloakroom and utility. With many rooms having doors to the gardens. The first floor boasts the most opulent of principal bedroom suites, again with vaulted ceilings, wonderful views, a walk in wardrobe and luxury en suite bathroom.

Externally the sweeping formal lawns and extensive paddocking have been lovingly tended by the current owners for many years and the separate garden building and workshop could easily be repurposed to cater for families with equestrian requirements. The extensive gated driveway provides parking for numerous vehicles and the recent double garage with electric doors is a welcome addition.

Put very simply this magical dwelling must be viewed to fully appreciate its thoroughly impressive nature, the impossibly attractive formal gardens and the many uses the paddock and garden building can lend itself to. A 'complete package' home.





## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Kitchen Diner & Family Room
- Utility & Boot Room
- Living Room With Oak Floor & Impressive Exposed Brick Fireplace With Log Burner
- Study With Fitted Furniture & Stairs Rising To Principal Bedroom
- Inner Hallway
- Family Room With Access To Rear Garden
- Bedroom Suite Two
- Modern En Suite Shower Room
- Bedroom Three
- Bedroom Four / Gym
- Contemporary Family Shower Room









## FIRST FLOOR

- Stairs Rise From The Study To...
- Opulent Double Aspect Principal Bedroom Suite
- A Wealth Of Fitted Bedroom Furniture
- Gas Fire With Surround & Hearth
- Walk In Wardrobe
- Stylish En Suite Bathroom With Roll Top Bath & Separate Shower











## WHY WE LOVE THIS HOUSE...

"A fabulous barn conversion made into a beautiful home. All amenities local yet set properly in the countryside. Great home for entertaining with many generous family rooms and great neighbours- we will miss this homely house".









## OUTSIDE

- Extensive Gated Driveway With Electric Gates
- Recently Built Double Garage With Electric Doors
- Partially Walled Formal Lawned Gardens
- Stylishly Planted Beds & Borders
- Large Expanse Of Patio Seating Areas Enjoying The Open Views
- Attractive Pond
- Separate Paddock With Large Store / Workshop / Party Room / Stable
- Separate Vehicular Access To Extra Parking & Adjoining Barns









EPC Rating: D



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