



PARTRIDGE BARN | BRICKHOUSE LANE | | STAFFORDSHIRE | B79 9DE

Downes
&
Daughters
ESTATE AGENCY



PARTRIDGE BARN

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£1,000,000

A truly exceptional barn conversion home, built by Samuel Wyatt who was renowned for outstanding buildings throughout England. Dating back to 1765 and possibly one of the longest barns in Staffordshire and then forming part of the original Park Farm. The idyllic rural location is surrounded by rolling Staffordshire countryside on all sides, yet still only a short drive or picturesque walk from the popular village of Elford. One of only a handful of homes in the area to offer such vast and sumptuous family accommodation perfectly blending practical family living spaces with the opulent twists of grandeur that a building of this importance should possess. The property's elegance and resplendent history is evident at every turn and extends to over 3,874 square feet of accommodation arranged over two floors with a the sprawling first floor open plan contemporary living space contrasting elegantly with the inherent charm and history of the building. The height of the building is immediately evident on entering the property and the layout takes full advantage of this with a triple height ceiling visible from the entrance hall galleries.

The ground floor offers four bedrooms, two with access to the rear garden, three bathrooms and a spacious utility and boot room with access to the carport. The galleried first floor showcases open plan living at its finest with kitchen, dining, study and seating areas a plenty. The attractive exposed brick fireplace is almost dwarfed by the dimensions of this space and the double height window provides the classic characteristics a barn should have. Externally the property sits on a manicured plot of lawned formal gardens extending to half an acre. There is allocated parking within the courtyard for a number of vehicles, a double carport with stairs to loft room above and a second gated access at the foot of the garden to Brickhouse Lane.

Downes & Daughters is proud to be associated with the marketing of this outstanding home.



GROUND FLOOR

- Grand Reception Hallway With Polished Flagstone Floor & Gallery To First Floor Living Space
- Bedroom Three
- En Suite Shower Room
- Principal Bedroom With Doors To Garden & Fitted Wardrobes
- En Suite Bathroom
- Bedroom Three
- Bedroom Four With Fitted Wardrobes & Door To Garden
- Family Shower Room
- Utility & Boot Room With Access To Carport
- Impressive Central Hallway With Oak Staircase Rising To Triple Sided Gallery





FIRST FLOOR

An even more impressive space taking full advantage of the intricate web of exposed beams and vaulted ceilings. Open plan living at its finest with living spaces only determined by what you put in them.

- Gallery Landing On Three Sides • Kitchen With Informal Dining Area • A Number Of Comfortable Seating Areas • Formal Dining Space • Study Area • Second Gallery Looking Down To Entrance Hallway • Living Area With Exposed Brick Fire Place, Staffordshire Blue Hearth & Log Burner







WHY WE LOVE THIS HOUSE...

"We have cherished our beautiful and characterful home for over 20 years and have enjoyed every moment of living here. It has been the perfect family home, offering generous space and comfort for entertaining friends and loved ones, with ample parking for everyone. One of the things we love most about our home is its stunning views, stretching across fields to the horizon, especially at sunrise. The setting is wonderfully peaceful, with the soothing sounds of birdsong and regular visits from pheasants and partridges. The orchard area has been a joy, providing an abundance of plums, greengages, pears, and apples, while the espalier fig tree at the front of the property—thriving in its sheltered spot—yields delicious figs every year. The village of Elford is a delightful community with much to offer, including its cricket and football fields, an excellent local school, a welcoming pub, a historic church, a vibrant village hall, and the renowned Walled Gardens".





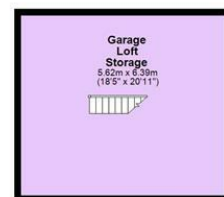
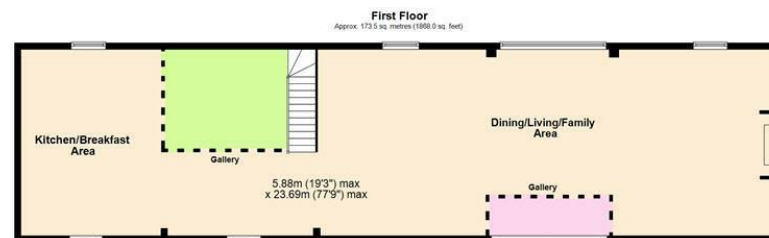
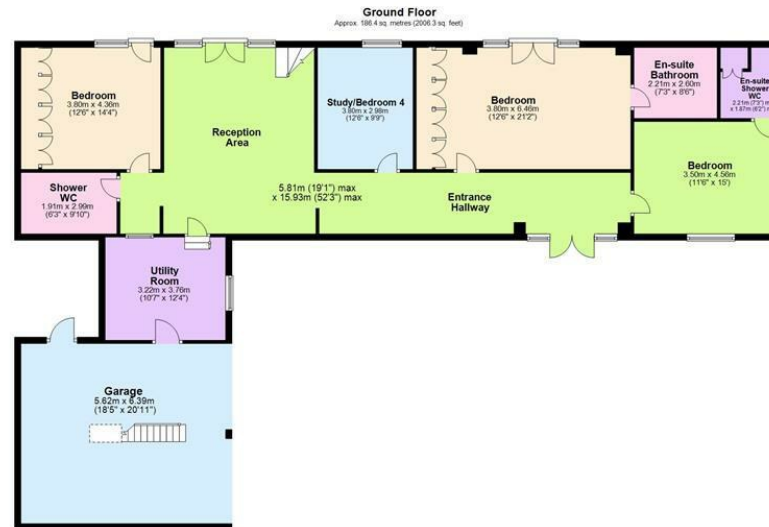
OUTSIDE

- Extensive Courtyard Allocated Parking For A Number Of Vehicles
- Open Double Car Port With Stairs To Loft Room (formerly hosting a toy train layout)
- Beautifully Manicure Formal Lawned Gardens Extending To Half An Acre
- Stylishly Planted Beds & Borders & Neat Boundary Hedging
- Large Expanse Of Patio Seating Areas Enjoying The Open Views
- Large Central Gravelled Section With Endless Future Potential
- Second Lawned Area / Paddock With Separate Access To Brickhouse Lane
- Timber Summer House & Selection Of Fruit Trees





EPC Rating:



Total area: approx. 359.9 sq. metres (3874.3 sq. feet)



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