The Old Dairy

Elford Staffordshire

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Burton Road Elford B79 9BN

Delightfully positioned amidst the scenic Mease Valley is The Old Dairy, a beautifully finished five bedroom barn conversion residing within established 0.3 acre gardens. With panoramic views appreciated from all sides, this exceptional character home is set at the end of a private drive shared with just two other individual residences, enjoying both privacy and tranquillity throughout. The immaculately presented interiors offer well appointed accommodation, with three reception rooms, five bedrooms and two bathrooms presenting plenty of living and entertaining space. Manicured wrap around gardens house a fabulous outdoor kitchen and a detached office/garden room, as well as ample parking and a garage. The Old Dairy combines the ideals of an exclusive location with convenient access to both a prestigious local village and excellent commuter links.

Consideration has been given to each finish, layout and design choice, highlighting the feel of an older property with the advantages of a more modern build. The original character of the barn has been retained throughout the property, with the former milking parlour now accommodating two reception rooms and a farmhouse dining kitchen, all of which showcase vaulted ceilings and a wealth of exposed beams. The galleried reception hall offers an impressive welcome into the barn, having flagstone flooring, double height ceilings and a bespoke oak staircase rising to the first floor accommodation, and a stunning lounge with an inglenook fireplace, solid oak flooring and far-reaching rural views. Five double bedrooms extend over two floors, sharing use of two luxurious bathrooms and a first floor dressing room.

Outside, The Old Dairy owns the 0.5 mile drive which approaches Raddle Farm, which now consists of three individual homes. The gated yard houses ample parking as well as a single garage and an outbuilding, with additional private parking to a second in and out driveway. wrap around gardens house a bespoke oak framed outdoor kitchen and a detached office/garden room, both of which feature characterful beams, and the manicured gardens are bordered by outstanding rural views. The Old Dairy is serviced by a private drainage system, oak double glazed windows and an eco-conscious wood pellet central heating system.

The private driveway bordered by idyllic open views leads into the nearby Elford village, a thriving and desirable local community nestled within rolling Staffordshire countryside known as the Mease Valley.

This handsome village is home to amenities including cricket, bowls and football clubs, The Crown public house, a village hall and a highly regarded primary school. Also within the village are the Elford Hall Gardens, a community funded project which includes a sensory garden and mature grounds centred around the two and a half acre walled garden where vegetable plots are maintained by village residents. Elford is positioned beside the River Mease, with rural and riverside walks easily accessible from the property's doorstep.

Excellent secondary schools can be found nearby, including Lichfield Cathedral and Twycross, with the John Taylor Free School also being within a short drive. The village primary school feeds into Rawlett Secondary in Tamworth.

Elford lies within picturesque Staffordshire countryside mid-way between Tamworth, with its range of shops and amenities such as Venture Retail Park and the Snow Dome Leisure Centre, and the Cathedral City of Lichfield, with its regular public train and bus links to various destinations. Elford is just over 20 miles from Birmingham and its International Airport, and London can be reached from rail stations in Lichfield and Tamworth in around 80 minutes.

Village Centre & Amenities: 0.5 miles

Tamworth Rail Station: 5.5 miles
Lichfield Trent Valley Rail Station: 6.5 miles

Birmingham City Centre: 24 miles
Leicester City Centre: 32 miles
Nottingham City Centre: 38 miles

Peak District National Park: 28 miles
Cannock Chase: 13 miles

East Midlands Airport: 25 miles
Manchester Airport: 80 miles

From the central courtyard, an arched glazed door opens into the stunning **Galleried Reception Hall,** having reclaimed flagstone flooring, an oak staircase rising to the first floor and vaulted ceilings with a wealth of exposed beams. Thumb latch doors open to the **Inner Hallway** and through to the main living accommodation, as well as there being a stable door opening out to the gardens.

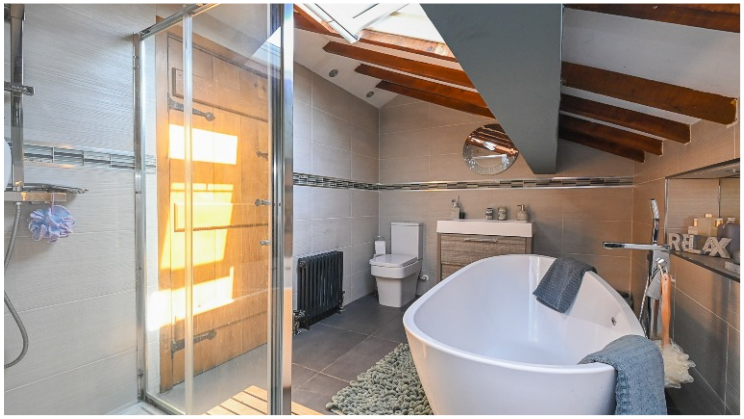
Set within the original milking parlour, the **Farmhouse Dining Kitchen** features vaulted ceilings and original exposed beams, as well as having arched full height windows to one side. A range of wall and base units with oak work surfaces over house an inset Belfast sink and ample storage, as well as comprehensive integrated appliances including dishwasher, washing machine fridge freezer, double ovens and an induction hob. Tiled flooring extends into the dining area.

Two spacious reception rooms are accessed from the kitchen, with the first being a beautifully presented **Family Room**. There is a panoramic electric fireplace set to the chimney breast (which could be reinstated for a wood burner), arched windows face the courtyard and a thumb latch door leads into the **Dining Room**. Another generously proportioned reception room, this formal dining room has windows to the side and showcases a continuation of the original exposed beams.

The **Inner Hallway** leads to the opposite end of the barn, where there is a stunning **Lounge**, where double doors enjoy open views as well as access onto a seating and entertaining area housing an inset hot tub. A wood burning stove is set to an impressive inglenook fireplace and an ornate wrought iron staircase rises to the first floor accommodation.

Two staircases rise to the first floor accommodation, which is laid to **Two Double Bedrooms,** a **Dressing Room** and a luxurious **Bathroom**. An elegant wrought iron staircase leads to the **Dressing Room**, which is fitted with a range of wardrobes and drawers, with thumb latch doors opening in turn into the bedrooms and bathroom.

The **Master Bedroom** overlooks exceptional rural views to the side, whilst also having a wealth of original exposed beams. A **Second Double Room** presents a nursery or lounge to the master suite, having eaves storage, a wealth of exposed beams and a door opening out to the galleried oak staircase which leads down into the **Reception Hall.** The bedrooms share use of a well appointed **Bathroom,** having a contemporary freestanding bathtub and separate shower, useful fitted storage and further eaves storage.



Three Further Double Bedrooms are set from the ground floor **Inner Hallway,** two of which benefit from double fitted wardrobes. The second bedroom also benefits from a study/dressing area, and there is another **Family Bathroom** servicing the three ground floor bedrooms, having a walk in double shower, wash basin set to vanity unit and a traditional claw foot bathtub.

Please Note: the below pinpoints the access lane to the property

what3words:

///credible.quiz.overgrown

Leading from Burton Road, a **Private Lane** owned by The Old Dairy approaches Raddle Farm, a bespoke courtyard home to just two additional homes, each of which benefits from private outside space and parking. A brick pillared entrance leads in turn to the double gates of an **'In and Out' Driveway,** with a second gate leading into the **Courtyard**, which also belongs to the property (with one neighbour having a right of way over). Within the courtyard is ample further parking, and there is a **Single Garage** and an **Outbuilding**, providing storage and the wood pellet boiler.

The **Wrap Around Gardens** extend to **0.3 Acre**, being bordered by rolling countryside and far-reaching views. The main formal gardens enjoy a sunny westerly aspect and are laid to shaped lawns, neatly stocked borders and mature foliage, with a paved terrace next to the barn leading to a bespoke **Oak Framed Outdoor Kitchen**. A BBQ and has hob are set to granite worksurfaces, with a brickwork arched fireplace housing a wood burning stove. There is power and lighting throughout, and a fitted seating area with glazed screening overlooks fabulous garden and rural views.

Leading to the side of the property is an area of decking accessed from the main **Lounge**, housing an inset hot tub which is included in the sale. Further lawned gardens extend to the east side of the property where there is an oak framed **Office/Garden Room** providing an ideal work-from home or additional entertaining space, and a kitchen garden area lies to one side. throughout the garden there is exterior lighting, water and power and all boundaries overlook outstanding countryside views

Floor Area: 2,780 ft² / 258 m²

Garden Size: 0.3 Acre
Overall Plot: 0.45 Acre

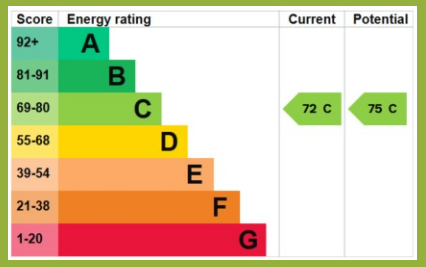
Ground Floor

Reception Hall 5.02 x 3.2m (approx. 16'5 x 10'5)
Farmhouse Dining Kitchen 7.1 x 3.2m (approx. 23'3 x 10'6)
Family Room 5.72 x 3.2m (approx. 18'9 x 10'6)
Dining Room 5.3 x 3.3m (approx. 17'4 x 10'10)
Lounge 7.37 x 5.52m (approx. 24'2 x 18'1)

Bedroom Three 4.78, 3.2 x 3.45m (approx. 15'8, 10'6 x 11'4)
Bedroom Four 4.8 x 2.84m (approx. 15'8 x 9'3)
Bedroom Five 4.0 x 3.5m (approx. 13'2 x 11'5)
Bathroom 3.53 x 2.83m (approx. 3.53 x 2.83

First Floor

Master Bedroom 5.65 x 3.34m (approx. 18'6 x 10'11)
Dressing Room 4.9 x 2.1m (approx. 16'2 x 6'11) (max into wardrobes)
Bathroom 3.35 x 2.28m (approx. 11'0 x 7'5)
Bedroom Two 5.6 x 3.6m (approx. 18'5 x 11'9)


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

Master Bedroom
Eaves Storage
Dressing Room
Eaves Storage
Bathroom
Eaves Storage
Bedroom Two
Landing
Lounge
Bedroom Three
Bedroom Four
Bathroom
Bedroom Five
Dining Room
Family Room
Dining Kitchen
Cpd
Reception Hall

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