Oak View Farm

Edingale · Staffordshire



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Oak View Farm

Pessall Lane Edingale Staffordshire B79 9JL

Peacefully positioned amidst rolling Staffordshire countryside is Oak View Farm, an exceptionally well appointed equestrian property, formed by a beautifully refurbished and extended four bedroom farmhouse, paddock land totalling 5.6 acres and extensive outbuildings, stabling and equine facilities.

From this tranquil country lane, double electric gates open into the established plot, where a sweeping driveway approaches the farmhouse, yard and land. Formal gardens wrap around the farmhouse featuring a wildlife pond and an idyllic outlook over the land, and equestrian facilities include an American style barn with 5 looseboxes, a hay barn and tack/feed room, a further three brick stables, two workshops and two large agricultural barns, as well as an all-weather menage and horse walker being included in the sale. This outstanding country residence offers versatile interiors ideal to suit a growing family or multigenerational living, with the added bonus of a carefully planned equestrian site ready for either residential use or livery rental. Solar Panels are included in the sale, aiding efficient running costs, and the farmhouse is serviced by oil central heating, double glazed windows and a private drainage system.

This traditional 1950s farmhouse has been extended and beautifully refurbished, to include both double and single storey extensions, a remodel to the existing layout and the addition of a superb boot room which opens directly into the workshop and stables. An oak framed porch opens into the reception hall, leading in turn to three reception rooms, the family dining kitchen with vaulted ceilings and garden views, and to a large laundry room with ground floor shower room. A rear hall/boot room leads to a gym/fifth bedroom, study and a double bedroom suite with walk in wardrobe and en suite bathroom, being the ideal space to create ancillary accommodation. Three further double bedrooms and a family bathroom are set to the first floor, with the master having a private en suite and a stunning glazed balcony, enjoying exceptional open views over the land and countryside beyond. The driveway provides ample parking as well as access into a triple bay oak framed car port, and there is extensive additional parking ideal to accommodate larger vehicles accessed from the main drive.





Oak View Farm is approached along Pessall Lane, a quiet lane winding through picturesque open countryside. The farmhouse lies around just over a mile away from the rural village of Edingale, a peaceful community nestled within the National Forest in a scenic area known as the Mease Valley.

Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including a park and football field, a village hall which hosts regular activities and clubs, and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High in Barton under Needwood. There are also a number of reputable independent schools also in the area, including Twycross, Lichfield Cathedral and Repton School.

The local village of Harlaston is home to a post office, shop and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent, all of which can be reached in around a 20 minute drive. A number of golf and country clubs can be found in the surrounding area, local equestrian centres include Middleton, Marchington Field and Eland Lodge, and both Cannock Chase and the Peak District National Park can be reached within a short drive.

Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll. There are direct rail links to Birmingham and London at rail stations in both Lichfield and Tamworth, and the International airports of Birmingham and East Midlands are both within approximately 40 minutes drive.

Village Centre & Amenities: **1.2 miles**

Tamworth Rail Station: **6.5 miles**
Lichfield Rail Station: **9 miles**

Loughborough Town Centre: **30 miles**
Birmingham City Centre: **32 miles**
Leicester City Centre: **28 miles**

Peak District National Park: **27 miles**
Cannock Chase: **12 miles**

Birmingham Airport: **29 miles**
East Midlands Airport: **24 miles**





An oak framed gable **Porch** leads to the solid oak front door, opening in turn to a spacious **Reception Hall,** with stairs rising to the first floor, oak flooring and a thumb latch door into the **Dining Room**. The hall leads through to a **Bar Area** with a fitted oak bar and a window overlooking the rear gardens, as well as into the stunning **Lounge**. An LPG panoramic fireplace is the focal point, with this spacious reception room having bifold doors opening out to the rear terrace and gardens.

Positioned within the original part of the farmhouse, the **Dining Room** features a characterful inglenook fireplace with wood burning stove, and there are windows to both the front and rear aspects. A door opens through to the **Open Plan Dining Kitchen.**

The **Kitchen** has been refitted to a superb standard, with a range of in-frame hand painted units and granite worksurfaces. there is a Belfast sink below a window facing the rear, the island unit houses a breakfast bar and a brickwork recess houses a Stoves range cooker. There is a further integrated induction hob and electric oven, an integral dishwasher and space for a wine fridge, and doors open into two useful **Pantries**, one having fitted shelving and a second larger one having space for a fridge freezer and the original raised thrall. Flagstone flooring extends into the **Dining Room,** where vaulted ceilings feature impressive exposed beams and French doors open out to the rear gardens. A door provides a secondary entrance in to the property from the driveway.

A large Laundry Room is fitted with wall and base units housing spaces for a washing machine and tumble dryer, as well as having a Belfast sink. there is useful recessed storage, and a door opens into the Rear Hall, an ideal boot room having direct access into the stables. A **Ground Floor Shower Room** has a fitted wash basin, WC and shower.

The **Rear Hall/Boot Room** has doors opening into the ground floor bedroom suite, as well as into a **Study** and a **Gym**, being ideal as fifth bedroom. This space could also be remodelled to create a self contained annexe.

Twenty eight 365W **Solar Panels** which are owned by the property are included in the sale, along with a battery with 19.2KW of storage. The solar panels also generate the hot water to one of the two emersion heaters.













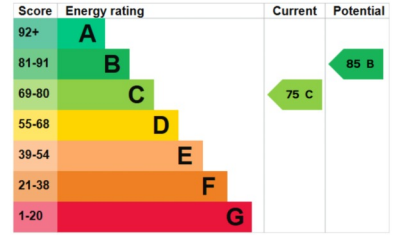






From the **Rear Hall/Boot Room,** doors open into a fabulous **Ground Floor Bedroom Suite,** having French doors opening out to the rear garden.

This bedroom suite also has a fully fitted **Walk in Wardrobe,** as well as an **En Suite Bathroom** fitted with a contemporary four piece suite having wash basin set to vanity unit, freestanding bathtub and an oversized walk in shower.











Stairs rise to the **First Floor Landing,** leading into three additional bedrooms and the family bathroom. The **Master Suite** features impressive vaulted ceilings, as well as having sliding doors opening out to a **Balcony**, with composite decking, glazed balustrading and a stunning rural outlook over the gardens and land beyond. There is also a private en suite with large walk in shower servicing this bedroom.

Two Further Double Bedrooms are also accessed from the **Landing**, with one bedroom having fitted storage and an **En Suite Shower Room.** The **Family Bathroom** is fitted with a traditionally styled suite, having pedestal wash basin, WC and roll top claw foot bathtub.





Electric Double Gates open from Pessall Lane into a sweeping gravel driveway, leading in turn to ample parking and the **Oak Framed Triple Car Port** with a 22KV EV car charger. To one side there is an **Orchard** planted with a variety of fruit trees, and gated access opens onto the **Paddock Land.**

Wrap Around Formal Gardens extend to the rear of the property, being laid to paved terraces, shaped lawns and an ornamental pond, with hedged boundaries overlooking the land beyond.











From the main driveway, a second gate leads to the **Yard**, where there is a large **Six Bay Pole Barn** and a further **Three Bay Dutch Barn** housing ample storage space and a muck heap. A **Horse Walker** is included in the sale, and the yard opens into the first of the outbuildings, **Three Brick Stables**.

The stables lead in turn into an **American Barn** housing a further six looseboxes, a wash down station and two grooming pens, as well as a large open **Hay Barn**. A **Tack Room & Feed Store** leads in turn to the former **Dairy**, which is arranged into two rooms currently used as workshops. there is power, lighting and water throughout the **American Barn, Tack Room** and **'Dairy' Workshops.**

Accessed from the gardens, yard and stables is a large **Field**, bordered by open countryside views. The overall plot totals **5.6 Acres,** including an **All Weather Menage** which measured 60 x 40m.















Floor Area: 299 ft² / 3218 m²
5.6 Acres

Ground Floor

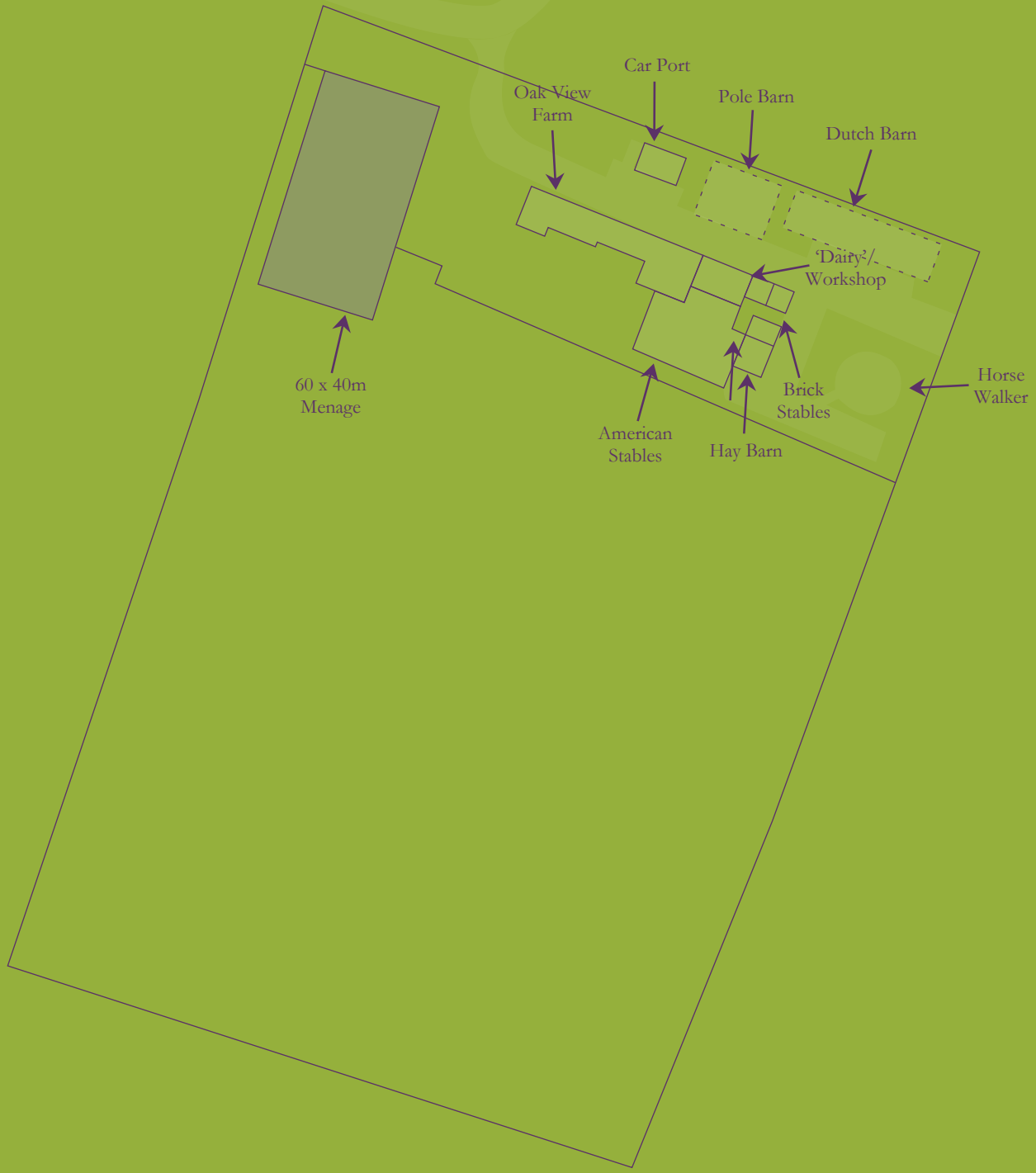
Reception Hall 6.2 x 2.06m (approx. 20'3 x 6'9)
Lounge 7.2 x 4.98m (approx. 23'6 x 16'4)
Bar Area 3.64 x 3.32m (approx. 11'11 x 10'11)
Dining Room 5.3 x 5.18m (approx. 17'5 x 16'11)
Family Dining Kitchen 8.97 x 4.54m (approx. 29'5 x 14'10) – max
Laundry 5.27 x 3.34, 2.16m (approx. 17'3 x 10'11, 7'1)
Shower Room 3.04 x 1.05m (approx. 9'11 x 3'5)
Gym/Bedroom Five 3.8 x 3.5m (approx. 12'5 x 11'5)
Study 3.5 x 1.97m (approx. 11'6 x 6'5)
Ground Floor Bedroom (Two) 5.02 x 4.07m (approx. 16'5 x 13'4)
Walk in Wardrobe 3.46 x 1.62m (approx. 11'4 x 5'3)
En Suite Bathroom 4.52 x 2.46m (approx. 14'9 x 8'0)

First Floor

Master Bedroom 4.58 x 3.43m (approx. 15'0 x 11'3)
En Suite 2.83 x 1.71m (approx. 9'3 x 5'7)
Bedroom Three 4.13 x 3.34m (approx. 13'7 x 10'11)
En Suite 3.22 x 1.46m (approx. 10'6 x 4'9)
Bedroom Four 3.37 x 2.82m (approx. 11'1 x 9'3)
Family Bathroom 3.05 x 2.1m (approx. 10'0 x 6'10)

Outside

Triple Bay Car Port 8.28 x 5.0m (approx 27'2 x 16'4)
Workshop 5.9 x 4.45m (approx. 14'7 x 14'3)
'Dairy' 9.95 x 3.67m (approx. 32'7 x 12'0)
American Stables 14.7 x 9.55m (approx. 48'2 x 31'3)
Tack Room/Feed Store 4.44 x 3.83m (approx. 14'6 x 12'6)
Hay Barn 6.11 x 4.4m (approx. 20'0 x 14'5)
Stable One 4.3 x 3.6m (approx. 14'0 x 11'10)
Stable Two 4.1 x 3.75m (approx. 13'5 x 12'3)
Stable Three 4.1 x 3.5m (approx. 13'6 x 11'5)
6 Bay Pole Barn & 3 Bay Dutch Barn
Horse Walker
60 x 40m Menage




Balcony
Bedroom Three
En Suite
Bedroom Four
Master Bedroom
Landing
Bathroom
En Suite
En Suite Bathroom
Walk in Wardrobe
Master Bedroom
Rear Hall/Boot Room
Gym/ Bedroom Five
Study
Laundry Room
Shower Room
Open Plan Dining Kitchen
Dining Room
Bar Area
Lounge
Reception Hall

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