

# Rangemore Hall Mews

Rangemore, Burton-on-Trent, Staffordshire, DE13 9RE



Nestled within the beautiful and highly sought-after grounds of Rangemore Hall, this elegant and truly unique Grade II listed two-bedroom mews home offers a rare opportunity to acquire a characterful residence in an idyllic semi-rural setting.

Guide Price £295,000

John German 

Forming part of the exclusive Rangemore Hall Mews, this charming home enjoys a wonderful sense of privacy and community, set within tranquil surroundings that are truly a step above the rest. Beautifully presented throughout and ready to move straight into, the property seamlessly combines period charm with stylish modern living, all offered to the market with no upward chain.

#### Dining Kitchen

Entrance is from an elegant, sheltered recessed porch way, through the wooden front door, into a welcoming kitchen diner, thoughtfully fitted in a timeless country-style shaker design with an attractive range of wall and base units, drawers, and a double ceramic sink positioned beneath the window. Integrated appliances include a fridge freezer, dishwasher and washing machine, while a stylish square-tiled splashback and tiled flooring add a contemporary touch. This room also benefits from the added comfort of underfloor heating, creating a warm and inviting space throughout the year. Full of charm, the room is further enhanced by picture rails, characterful sash windows with wooden shutters, a stained-glass window above the door, and ample space for a dining table and chairs, making it ideal for both everyday living and entertaining.

#### The Drawing Room

The generously proportioned drawing room is equally impressive, offering an elegant and inviting atmosphere. Rich in period features with ornate coving, a decorative ceiling rose, a feature fireplace and large front aspect window complete with bespoke wooden shutters - allowing natural light to flood through the room while forming delightful views of the courtyard setting.

#### Landing

Stairs rise to the first floor landing which offers four floor to ceiling storage cupboards, plus separate triple shelving along the hallway. Spacious laundry cupboard which houses - combi-boiler, fitted shelving and radiator. Loft space above, accessed by loft ladder leads to two room walled loft space, offering excellent potential for conversion (STPP).

#### Bedrooms

The landing leads to two generous sized bedrooms both enjoying front-facing windows fitted with bespoke wooden shutters, overlooking the picturesque courtyard and charming water fountain, enhancing the peaceful and tranquil feel of this special home.

Master Bedroom - offers two double wardrobes and generous bedside drawers.

Bedroom two - double - with fully fitted wardrobes, desk space, shelving and drawers.

#### The Family Bathroom

The family bathroom is beautifully appointed and comprises a large double ended bath, separate corner shower cubicle, WC, and hand wash basin set to vanity unit - all finished with full tiling, complemented by a heated towel radiator and cosy underfloor heating.

#### Outside

Externally, the property continues to impress with the benefits of maintained communal grounds and gardens, wildlife pond, single garage and allocated parking and visitors car park providing practicality alongside its undeniable charm. Rangemore Hall Mews is perfectly positioned within the stunning grounds of Rangemore Hall, renowned for its pretty, idyllic and tranquil surroundings, creating a wonderful private community atmosphere. Despite its peaceful rural feel, the property remains conveniently placed for a range of local amenities, including nearby shops, schools, countryside walks, and excellent transport links to Burton upon Trent, Branston and surrounding villages.

This is a truly rare and beautiful home that effortlessly combines character, elegance and lifestyle in one exceptional setting.

**Tenure:** Leasehold. 999 years from 1 January 1990. Annual estate charge: £2,185. Annual block charge: £1,053. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Designated parking & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Sewage plant

**Heating:** Gas & underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13042026

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AWAITING EPC MEDIA



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

[barton@johngerman.co.uk](mailto:barton@johngerman.co.uk)

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