

The Old Vicarage Stables, Alrewas Road, Kings Bromley, DE13 7HP

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Set in the heart of Kings Bromley is The Old Vicarage Stables, an individual converted barn showcasing a wealth of character throughout, spacious accommodation including three double bedrooms and beautifully manicured gardens. Originally dating back to 1866 where it served as the coach house and stables to The Old Vicarage, this individual village home has been thoughtfully converted to highlight the historic period of the original build, with reclaimed roof tiling, traditional bathroom suites and a wealth of exposed brickwork and beams throughout. The interiors comprise briefly L shaped reception hall, generous lounge with wood burning stove, two further reception room plus conservatory, breakfast kitchen, utility and cloakroom to the expansive ground floor, with three bedrooms set off the first floor part galleried landing serviced by a master en suite and family bathroom. The ground floor study could also be utilised as a fourth bedroom if required. Outside, the gardens are set to three sides, having generous lawns to the front, a secluded courtyard to one side and a further walled garden to the rear. The driveway offers ample parking and the double garage features a useful mezzanine storage area above.

Kings Bromley is a popular village home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village hall, a Co-Op general store, The Royal Oak pub and the show field and cricket ground. Further amenities in the Cathedral City of Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield providing direct links to Birmingham and London (in 80 mins) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. Birmingham International, East Midlands and Manchester Airports are all within an easy drive. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, Repton and Denstone.

- Individual Character Barn Conversion
- Wrap Around Garden Plot
- Versatile Interiors & Wealth of Character
- Generous Reception Hall
- Two Reception Rooms & Conservatory
- Farmhouse Breakfast Kitchen
- Utility & Cloakroom
- Study/Playroom/Bedroom Four
- Three Double Bedrooms
- Master with En Suite & Walk in Wardrobe
- Family Bathroom
- Walled Garden & Separate Courtyard
- Double Garage with Mezzanine Storage
- Ample Parking & Generous Foregardens
- Central Village Location
- Walking Distance to Amenities
- 'Outstanding' School Catchment
- Mains Gas Central Heating







Reception Hall 5.68 x 4.12m (approx. 18'7 x 13'6) – max
The front door opens into this impressive L shaped hallway, having oak flooring, a window to the side and a fitted cloakroom cupboard. A galleried staircase rises to the first floor edged with a character stable divider reclaimed from the original stables, and doors open into:

Study/Snug 3.38 x 2.66m (approx. 11'1 x 8'8)
An ideal playroom, home office or occasional bedroom, having window to the side aspect and oak flooring

Dining Room 3.86 x 2.65m (approx. 12'8 x 8'8)
Another beautifully presented reception room having window overlooking the rear courtyard and oak flooring

Lounge 6.5 x 3.6m (approx. 21'4 x 11'8)
A generous reception room having windows to the front aspect, oak flooring and a beautiful character fireplace with multifuel burning stove set to slate tiled hearth. A stable door opens into:

Conservatory 3.5 x 2.4m (approx. 9'11 x 7'10)
A useful living space having tiled flooring, windows overlooking and double doors out to the walled gardens

Breakfast Kitchen 5.2 x 2.5m (approx. 16'5 x 8'2)
Refitted by the current vendors, the kitchen comprises a range of wall and base units housing an inset Rangemaster sink and integral appliances including Neff double oven, induction hob with extractor above, microwave and dishwasher. There is space for a dining table and chairs, the kitchen features impressive vaulted ceilings and exposed brickwork, and a door opens out to the rear courtyard garden. Tiled flooring extends into:

Utility 2.73 x 1.74m (approx. 8'11 x 5'8)
Having fitted base units housing an inset sink and space for a washing machine, full height storage units house space for an American fridge freezer and there is a door out to the walled gardens

Cloakroom
With fitted wash basin and WC, with tiled flooring and an obscured window















Stairs rise to the first floor **Galleried Landing**, having a wealth of exposed beams, fitted **Airing Cupboard** housing the hot water cylinder and doors opening into:

Master Bedroom 4.62 x 3.83m (approx. 15'1 x 12'6)
A stunning principal bedroom having a skylight to the rear, window to the front, a double fitted wardrobe and doors to a fabulous **Walk in Wardrobe** 1.8 x 1.36m (approx. 5'10 x 4'5), having fitted hanging and shelving and a light

En Suite 2.36 x 1.8m (approx. 7'8 x 5'10)
Comprising Savoy pedestal wash basin, WC and shower, with travertine tiled flooring, tiled splash backs and a skylight

Bedroom Two 3.64 x 3.39m (approx. 11'11 x 11'1)
Another generous double room having useful eaves storage and a window to the side aspect

Bedroom Three 3.9 x 2.65m (approx. 12'9 x 8'8)
Ideal as a small double or twin room, having window to the rear and exposed beams

Bathroom 2.8 x 1.9m (approx. 9'2 x 6'2)
Fitted with a traditional Savoy suite having pedestal wash basin, WC and bathtub, with wooden flooring, tiled splash backs and a skylight


















Double Garage
Study/ Bed Four
Dining Room
WC
Reception Hall
Kitchen
Utility
Cpd
Sitting Room
Conservatory
Bedroom Two
Bedroom Three
Landing
AC
Bath-room
Master Bedroom

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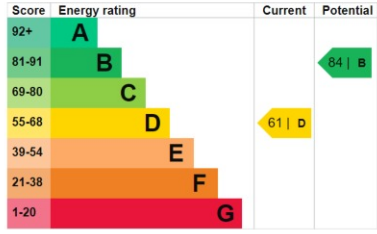
Outside

The Old Vicarage Stables is set back from Alrewas Road beyond a generous frontage laid to formal lawns, mature shrubs and hedges giving privacy from the road. A sweeping gravel drive provides parking for a number of vehicles as well as access into the garage and there is an attractive approach with a recently laid paved terrace rising to the front door

Double Garage 5.26 x 5.17m (approx. 17'3 x 16'11)
With manual entrance doors, power, lighting and housing the Worcester mains gas boiler. There is a useful mezzanine storage area above

Courtyard & Walled Garden

To one side of the property a gate opens into the charming **Walled Garden**, having been recently landscaped and featuring character brick walls, edged and neatly stocked borders and an original loggia providing a pleasant covered outdoor entertaining space. To the opposite side, gated access leads to a useful and safely enclosed **Courtyard**, being minimally overlooked and housing a garden shed. A door opens into the **Breakfast Kitchen**



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.