

Rangemore Hall Mews

Rangemore, DE13 9RE

John German



John German



Rangemore Hall Mews

Rangemore, , DE13 9RE

£475,000

This totally charming detached former Woodman's cottage is brimming with character, standing on a wonderful established 0.51 acre woodland plot with a large pond, in a private secluded plot, with recently added Air Source Heating & Solar PV enhancing energy efficiency - a fabulous & unique home.



Brimming with charm and character together with the recent modern additions of an air source heat pump and solar panels, this period home combines period property with modern comforts.

The setting is truly wonderful surrounded by 0.51 acres of beautiful gardens and woodland together with part of a large pond it is a stunning secluded spot with privacy, perfect for those seeking a unique home.

Accessed via Rangemore Hall Mews & on the curtilage of the Grade II listed Rangmore Hall its an outstanding location surrounded by countryside yet with the convenience of being easy reach of Barton under Needwood, Lichfield, Burton on Trent and beyond.

A canopy porch opens into a character open plan kitchen/dining/living space with windows and French doors connecting the inside and out. The lounge and dining area with revealed beams and an impressive fireplace with vaulted ceilings enhancing the space. The kitchen is well appointed with a range of oak units with granite work surfaces adding a quality feel creating a superb social space.

A rear hall leads to a lovely master bedroom with high ceilings and French doors out to a beautiful terrace with pergola. Off the hall is a period inspired bathroom with a roll top bath, basin and WC. Bedroom two, also a generous double enjoys a dual aspect with windows framing garden views.

The extensive woodland gardens offer stunning outdoors space welcoming plenty of wildlife together with a paved terrace overlooking a large pond and a summerhouse, together with a second potting shed/summer house on a superb high terrace.

For access drive all the way through Rangemore Hall Mews, past the garages is a four bar gate which opens into the property's drive.

What3words ref - ///blanked.imprinted.waving

There is no mains gas & the property is served by a septic tank, buyers are advised to check its suitability.

There is a £40 per month fee to Rangemore Hall Mews

VIEWING STRICTLY BY APPOINTMENT

Tenure: Freehold (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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Septic tank **Heating:** Air source heat pump (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 A

Useful Websites: www.gov.uk/government/organisations/environment-agency

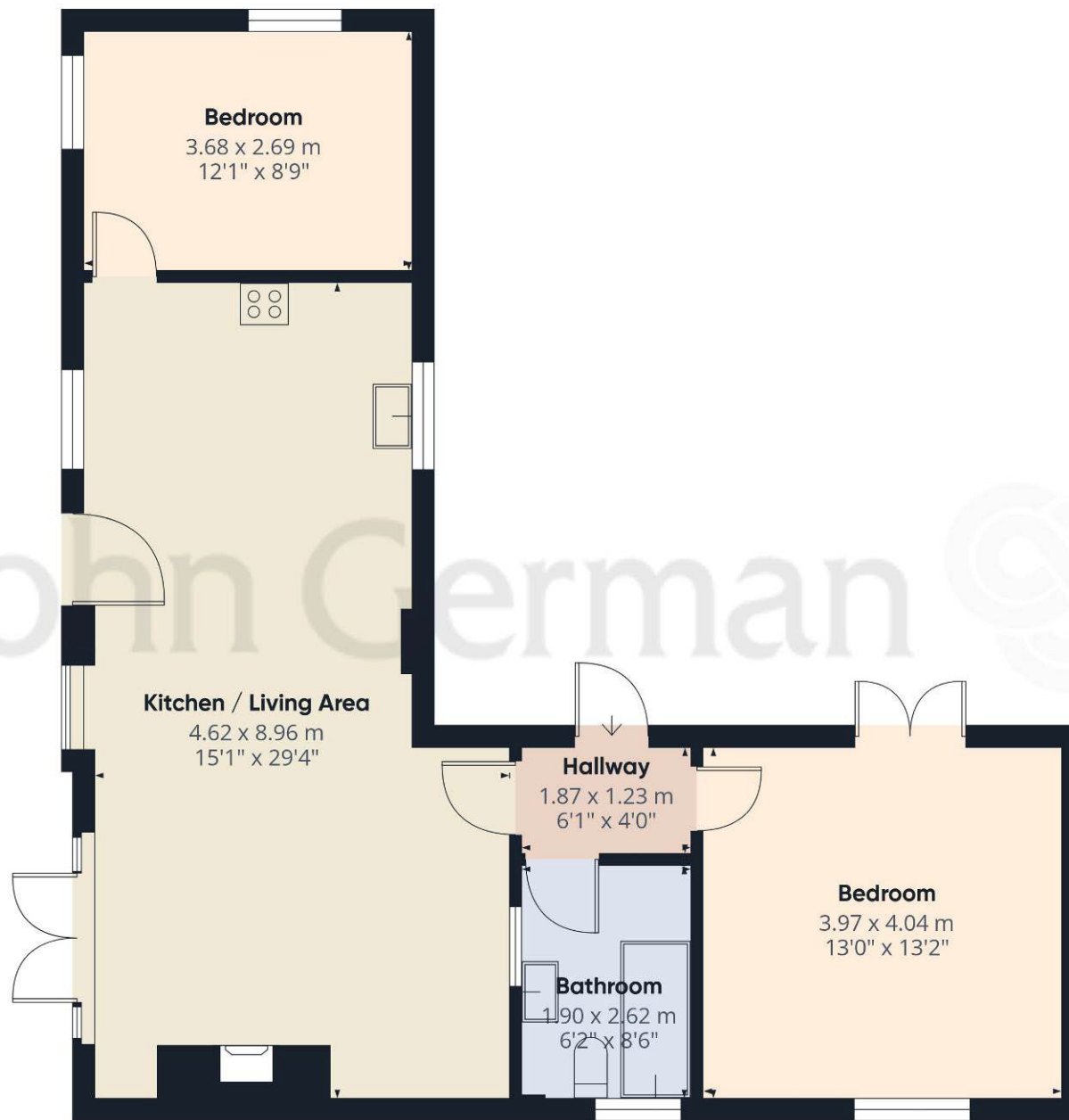
Our Ref: JGA22062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

69.5 m²
749 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



