Brookfields

Brickhouse Lane Elford Staffordshire

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Approached along a regal avenue driveway is Brookfields, an exceptional barn conversion nestled within manicured ground totalling 2 acres on the idyllic borders of this sought after Staffordshire village. Presenting magnificent open plan living, a wealth of character and five bedrooms, Brookfields resides within this premier collection of rural homes and conversions, enjoying secluded and extensive private outside space alongside open rural views. The versatile layout offers accommodation to suit a growing family, multigenerational living and an impressive venue for entertaining, with oversized interiors complemented by vaulted ceilings, exposed beams and traditional finishings. Sliding doors extend across the barn overlooking the established and immaculately tended formal gardens, with a large paddock home to a variety of specimen trees and a topiary-lined avenue driveway enjoying views over the grounds and to countryside beyond.

This exquisite countryside home showcases all the appeal of a character residence without the constraints of a listed status. The windows and doors have been replaced with aluminium double glazing, and a range of Solar Panels including three batteries have been installed to encourage reasonable running costs. EV charging points in the garages are included in the sale, the barn has private drainage and an oil boiler and replaced pressurised water cylinder provide the hot water and central heating.

Brookfields lies on the idyllic borders of the prestigious village of Elford, set along a secluded lane home to a handful of luxurious countryside homes and agricultural estates. The barn combines the ideals of a delightful rural setting with convenient access to local amenities and nearby commuter connections.

whatthreewords:

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Being within a healthy walk of the Elford village centre, Brookfields is part of a thriving and desirable local community nestled within idyllic Staffordshire countryside. Eflord 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: 0.8 mile

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 Brickhouse Lane, an electric gate opens into the 2 acre grounds to Brookfields, leading to the **Topiary Lined Avenue Driveway** which sweeps around the edge of the boundary, enjoying a pleasant outlook over the garden and views beyond. A second electric gated entrance opens into the **Driveway** where there is parking for a number of vehicles, as well as access into the **Double & Single Tandem Garages**. The drive leads to the front door and in turn to the **Reception Hall.** The hallway has slate flooring as well as doors into the **Gym** and **Double Garage,** which houses a useful **Utility Space.**

A beamed opening leads into the **Open Plan Drawing Room,** a most impressive space showcasing a wealth of exposed beams to double height vaulted ceilings. Double doors open out to the **Courtyard Garden**, and the focal point is a magnificent inglenook fireplace with a wood burning stove set to stone hearth. An open balustrade overlooker the **Lower Hallway** leading to the bedroom and having stairs rise to the **Games Room,** and an oak framed opening leads into the **Breakfast Kitchen.**

This spacious **Kitchen** is fitted with a range of solid oak painted wall and base units with granite worksurfaces over, housing an inset sink and an Aga range which is included in the sale. Integrated appliances include a dishwasher, microwave, two fridges, a freezer and an electric hob, and an extensive range of units provide ample storage and workspace. There is space for a dining table and chairs to one side of the kitchen, and the kitchen has slate flooring. An oak framed opening leads into the **Dining Room,** where an ornate spiral staircase rises to the mezzanine **Library** above.

Extending across the width of the barn with sliding doors overlooking the immaculately landscaped formal gardens and paddock beyond, this fabulous formal **Dining Room** has slate flooring and offers another impressive entertaining space. Feature open shelving provides definition between the living and dining areas, and there is ample space for a living area as well as a large formal dining space.

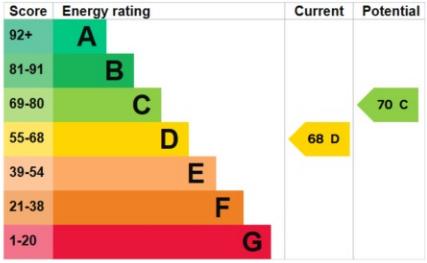
The cast iron staircase rises to the **Library** mezzanine level above, enjoying views down into the living area and a picture window high-lighting idyllic garden and rural views. To the opposite end of the barn, the **Lower Hallway** has a galleried staircase rising to the **Games Room,** a versatile reception room or living space also having an impressive aspect down into the **Drawing Room.**

The **Inner Hallway** leads through to the first three bedrooms and the bathroom which are set to the ground floor. The **Master Suite** has been refurbished to a superb standard with an array of bespoke wardrobes and a beautifully refitted **En Suite Bathroom** with walk in shower, separate bathtub with a Corian topped vanity wash basin and Corian storage cupboards.

Next door, to the master, the **Fifth Bedroom** has been fitted out as a stunning **Walk in Wardrobe** with ample hanging space and storage, or alternatively the furniture could be removed to allow for another good sized bedroom.

The **Second Bedroom,** another generous double, has a window overlooking the central courtyard, and the **Family Bathroom** is fitted with a quality suite having wash basin set to vanity unit, WC, spa bathtub and separate double shower. the curved wall of the bathroom has been highlighted with feature tiling.

A galleried staircase rises to the first floor **Games Room,** which leads in turn to **Two Spacious Double Bedroom**s and a **Shower Room.** Both the **Third** and **Fourth Bedroom**s have windows to the side, a wealth of exposed beams and large fitted wardrobes extending into the eaves, with the **Shower Room** having a white suite with pedestal wash basin, WC and shower. Double doors also open to the **Airing Cupboard** which houses the replaced pressurised water cylinder



Outside, the **Regal Avenue Driveway** is accessed via a **Fob/Intercom Electric Gate**, with two intercom points positioned in the property (in the **Reception Hall** and **Games Room**). The sweeping gravel driveway which is lined with manicured topiary bushes leads to a second gate into the parking area, with a pedestrian gate opening into the **Formal Gardens**.

From the driveway, electric up and over doors open into the **Double** and **Single Tandem Garages,** with a useful **Utility Area** set within the **Double Garage.** The utility has base units housing spaces for a washing machine and tumble dryer, and both garages have EV charging points which are included in the sale. Three batteries linked to the Solar Panels are also housed in the garage.

The **Stunning Gardens** are laid to a slate terrace leading onto shaped lawns, with sliding doors opening into the main living area of the barn. The centrepiece of the lawns is a remote/app controlled water feature, and the lawns are edged with flower beds stocked with a variety of herbaceous and evergreen shrubs, trees and foliage. Included in the sale is a **Breeze House** with power and lighting, and an ornate gate at the bottom of the garden opens to a lower level terrace with idyllic views over the **Paddock**. To the rear of the barn there is a **Landscaped Courtyard,** having mature planting, walled boundaries and access into the **Single Garage.**

The **Paddock** is laid to grass and a variety of mature and specimen trees, with hedging to the boundaries highlighting views over rural countryside and farmland beyond. There is gated access at the bottom of the field opening into a kitchen garden/composting area bordered by a small brook (which remains dry most of the year). A large shed/workshop is included in the sale, providing a useful outside storage space. The entire plot totals **2 Acres,** being secluded to all sides and enjoying sunshine and tranquility throughout the day.

Floor Area: 4,015 ft² / 373 m²
Garden & Paddock: 2 Acres

Ground Floor

Reception Hall 2.85 x 2.57m (approx. 9'4 x 8'5)
Open Plan Drawing Room 11.33 x 4.49m (approx. 37'1 x 14'8)
Breakfast Kitchen 8.66 x 3.07m (approx. 28'4 x 10'0)
Dining Room 7.7 x 5.92, 3.27m (approx. 25'2 x 19'5, 10'8)
Library 4.02 x 3.66m (approx. 13'2 x 12'0)
Lower Hallway 4.47 x 3.48m (approx. 14'7 x 11'5)
Games Room 7.68 x 7.28m (approx. 25'2 x 23'10)
Gym 4.37 x 2.57m (approx. 14'3 x 8'5)

First Floor

Master Bedroom Suite 5.77 x 4.86m (approx. 18'11 x 15'11)
En Suite Bathroom 3.9 x 2.08m (approx. 12'9 x 6'9)
Bedroom Two 5.76 x 3.75m (approx. 18'10 x 12'3)
Dressing Room/Bedroom Five 5.92, 3.35 x 3.56m (approx. 19'5, 11'0 x 11'8)
Family Bathroom 3.4 x 2.9m (approx. 11'2 x 9'6)
Bedroom Three 4.78 x 3.76m (approx. 15'8 x 12'4)
Bedroom Four 4.76 x 3.83m (approx. 15'7 x 12'6)
Shower Room 3.6 x 3.1m (approx. 11'9 x 10'1)

Outside

Double Garage 7.27 x 6.15m (approx. 23'10 x 20'2)
Tandem Garage 7.27 x 3.88m (approx. 23'10 x 12'8)

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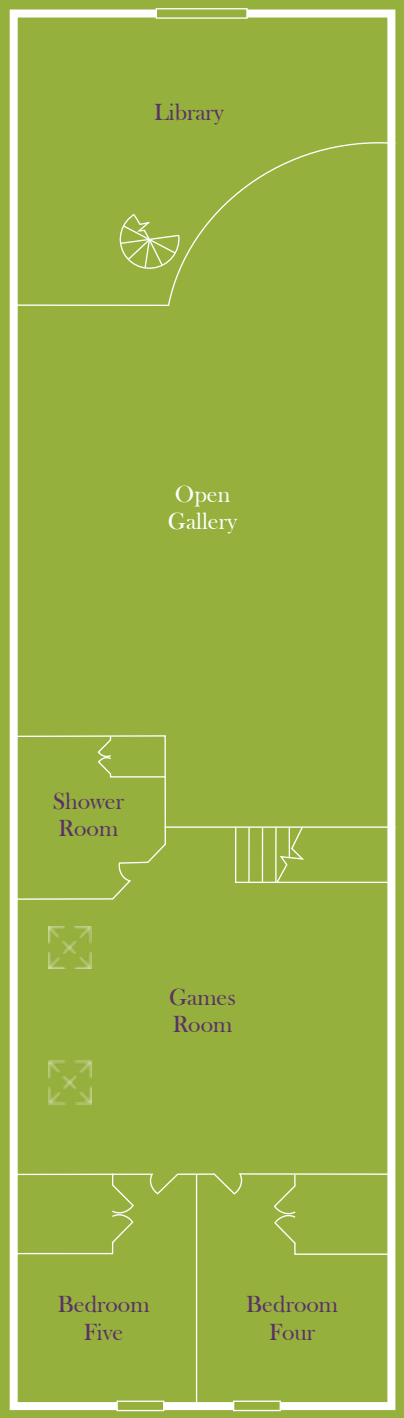
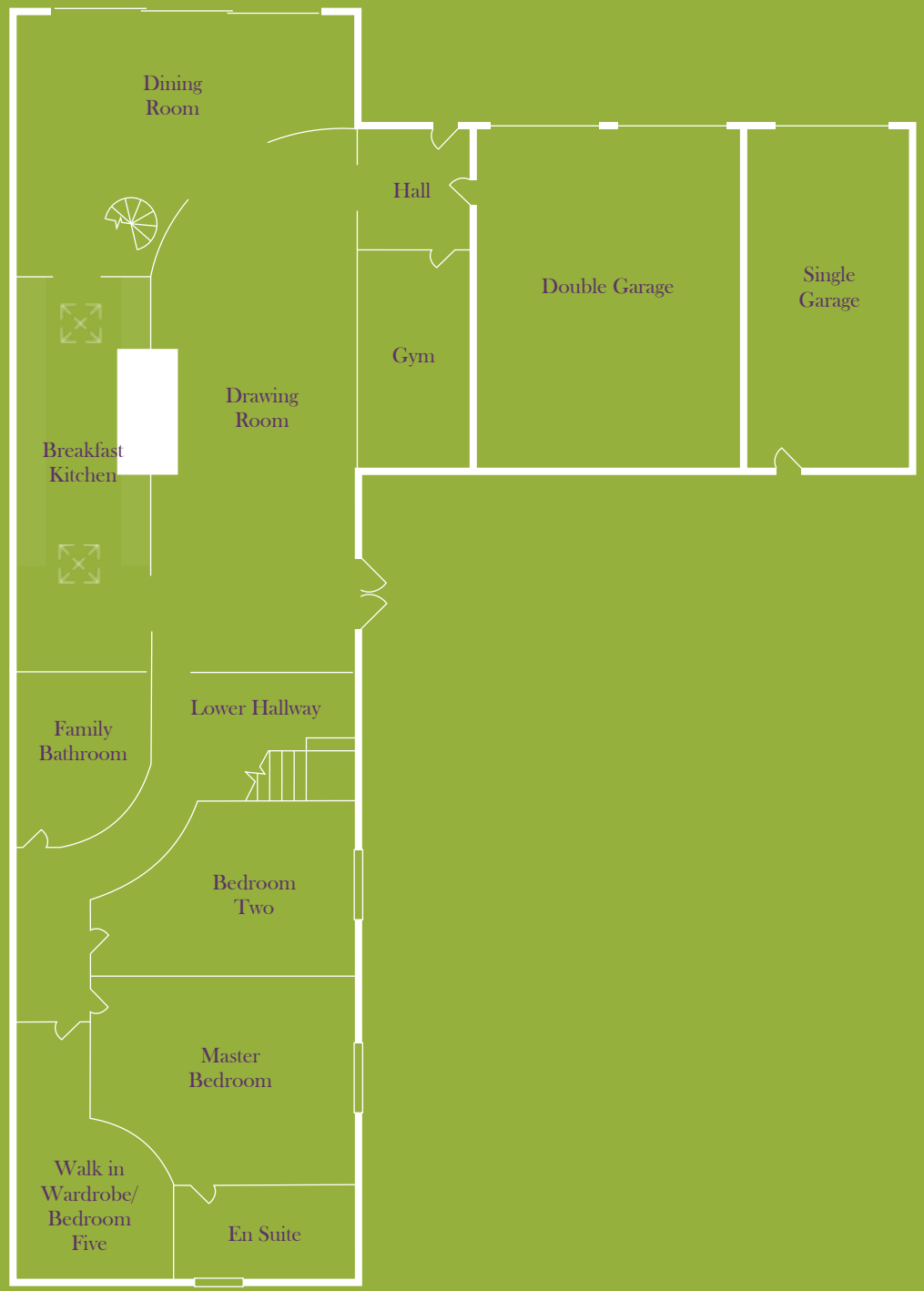

Library
Open Gallery
Shower Room
Games Room
Bedroom Five
Bedroom Four


Dining Room
Hall
Double Garage
Single Garage
Gym
Drawing Room
Breakfast Kitchen
Family Bathroom
Lower Hallway
Bedroom Two
Master Bedroom
Walk in Wardrobe/ Bedroom Five
En Suite

Brickhouse Lane
2 Acre Grounds
Garaging
Brookfields

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