



Springfield Cottage, Wilmore Lane, Rangemore, DE13 9RD

Set within a delightful private setting on the rural borders of Rangemore is Springfield Cottage, a charming and characterful cottage offering recently refurbished interiors, three double bedrooms and outside space including front and rear gardens, garage and private parking. Enjoying a tranquil setting on the private Wilmore Lane, this well appointed countryside home features a wealth of original and reinstated features throughout, alongside upgraded interiors to include a refitted kitchen, refitted bathrooms and new double glazed windows. The property is serviced by under floor heating, electric heaters and a wood burning stove to the lounge.

The reception hall has doors to each side into a spacious dual aspect lounge to the left and the open plan dining kitchen to the right which leads in turn into the garden room. From the dining area there is a useful walk in pantry, and a refitted cloakroom is accessed from the hall. To the first floor, character doors open into three well proportioned double bedrooms, the master having a private en suite and a range of fitted wardrobes. A refitted family bathroom services the additional bedrooms. To the rear of Springfield Cottage is a charming walled courtyard garden enjoying complete privacy and a sunny southerly aspect, with beautifully landscaped gardens to the front offering an additional outdoor space to enjoy the peaceful

surroundings. The cottage benefits from parking for three vehicles to the fore of the single garage as well as a further visitors parking space.

Springfield Cottage lies on the borders of Rangemore, a desirable rural Staffordshire village formed by a collection of countryside homes and character cottages, many of which were formerly part of the Bass family's 19th Century Estate. Rangemore lies around half a mile from the property and is home to a historic Church, the Byrkley Park Garden Centre and Rangemore Primary School which feeds into John Taylor Secondary, both of which benefit from an Ofsted 'Outstanding'

rating. The John Taylor Free School is also around two miles from the property. Convenience facilities can be found in nearby Barton under Needwood where a post office, Co-Op general store, pubs, cafes and boutique shops can be found, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shop-ping and leisure amenities. Rose Cottage is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.



- Charming Cottage in Tranquil Private Setting
- Wealth of Features & Recently Refurbished
- Parking, Garage & Private Gardens
- Sitting Room with Wood Burner
- Dining Kitchen with Aga & Garden Room
- Reception Hall & Refitted Cloakroom
- Three Double Bedrooms
- Refitted En Suite & Bathroom
- Single Garage & Parking for Three
- Further Visitors Parking
- Walled South Facing Courtyard
- Charming Landscaped Foregardens
- Historic & Desirable Rural Setting
- 'Outstanding' School Catchment

### Reception Hall

A composite door opens into the hallway, having tiled flooring, traditional panelling and a wide staircase rising to the first floor. Antique pine doors open into:

### Sitting Room 5.38 x 4.27m (approx. 17'8 x 14'0)

A beautifully presented dual aspect reception room, having a window to the front, French doors opening out to the rear garden and an inglenook fireplace housing a wood burning stove set to herringbone brickwork hearth

### Open Plan Dining Kitchen 5.46 x 4.22m (approx. 17'11 x 13'10)

The kitchen has been refitted with a range of shaker style wall and base units with granite worktops over housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, electric oven with hob over and washing machine. a character recess housing an electric Aga with mate which is as negotiation in the sale, and tiled flooring extends into the dining area where a door opens into a generous walk in **Pantry** providing plenty of shelving and storage space. The kitchen has a window to the front and leads open plan style into:

### Garden Room 5.28 x 2.34m (approx. 17'4 x 7'8)

A versatile living space having a window to the rear, two skylights and a stable door opening out to the south facing courtyard garden

### Cloakroom

Refitted with a modern suite having fitted wash basin and WC, with tiled flooring and an obscured window to the side





Stairs rise to the first floor **Landing**, having a window to the rear and doors opening into:

**Master Bedroom** 4.19 x 3.61m (approx. 13'9 x 11'10)

A spacious double room having a window to the rear and arrange of fitted bedroom furniture, storage and wardrobes. With private use of:

**En Suite**

Refitted with a modern suite having wash basin set to vanity units, WC and double shower, with tiled flooring, half tiled walls, a heated towel rail and an obscured window to the front

**Bedroom Two** 3.28 x 2.74m (approx. 10'9 x 9'0)  
With a window to the rear aspect



**Bedroom Three** 3.26 x 2.6m (approx. 10'8 x 8'6)  
A third double room having a window to the front

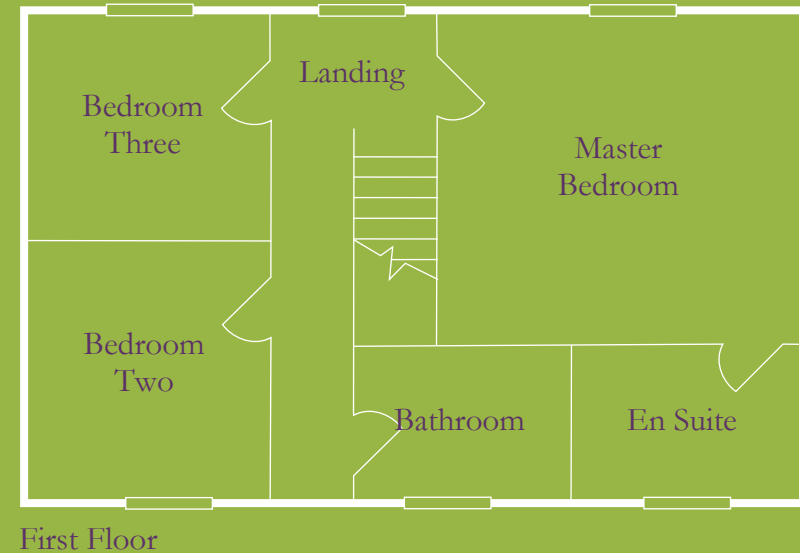
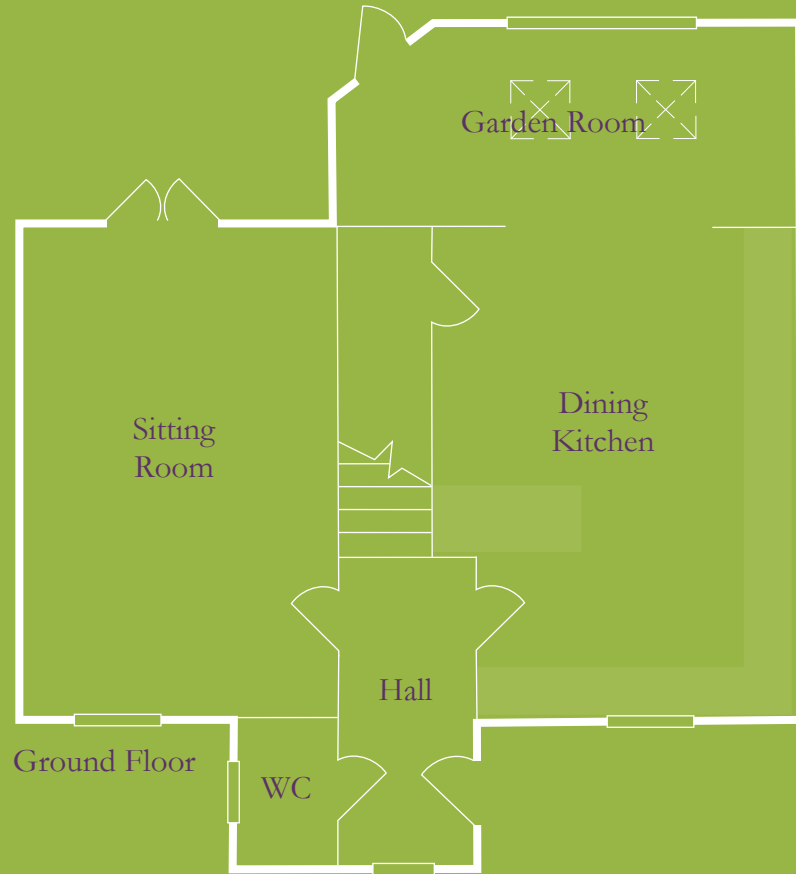
**Family Bathroom**

Another refitted bathroom suite comprising wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring and half tiled walls, a heated towel rail and an obscured window to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		







### Outside

Springfield Cottage is set within a sought after private community formed by similar character conversions and traditional residences. A lengthy drive down Wilmore Lane brings you to the cottage, where there are beautifully tended, landscaped gardens to the side of a gravel driveway with **Parking for Three Vehicles**. There is access

via both a pedestrian and an up and over door into the **Single Garage** 5.64 x 3.11m (approx. 18'6 x 10'2) which has power and lighting, and there is a wood store and a wheelie bin store to the rear of the garage. The **Foregardens** are laid out to shaped lawns, neatly stocked borders and a gravelled area, offering the ideal space to appreciate the peaceful rural setting

### South Facing Rear Garden

To the rear aspect there is a delightful **Walled Courtyard Garden** which has been beautifully landscaped to create paved and gravelled terraces edged with borders stocked with a variety of flowers and shrubs. There is exterior lighting and water, and gated access opens to a walkway back out onto Wilmore Lane

**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.