

Broadacre House, Winterdyne Lane, Harlaston

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Broadacre House is a perfect example of a restoration done right. As an elegant countryside residence offering generous, thoughtfully designed accommodation conveniently placed in Harlaston South Staffordshire. At its heart is an exceptional open-plan kitchen, dining and living space, complemented by five principal bedroom suites.

The spacious entrance hall opens through double glass framed doors to the bespoke kitchen/living area. Designed for both family life and entertainment, it offers extensive cabinetry, integrated appliances, a large range cooker alongside a substantial island finished in smoked quartz, with matching splash back and discreet power points and island pop up power point.

Picture windows, bi-fold doors and sky lights flood the vaulted kitchen and dining area with natural light, while original steel trusses add fine architectural character. A dual-aspect guillotine Belgium Struv log burner defines the adjoining snug without interrupting the flow.

Concealed behind the cabinetry, the utility room provides additional storage, integrated appliances, garden access and an adjoining toilet and shower room.

A separate lounge and office/library provide adaptable living space. Sliding doors allow the rooms to be used together or independently, while picture windows, fitted storage and a beautifully crafted fire mantle provide a comforting cosy feel.

Carefully considered bedrooms provide a range of options to suit family needs including a bedroom suite complemented by an adjoining room, currently arranged as a sensory room but equally suited to use as a study or fifth bedroom. Built-in wardrobes, a wet-room en-suite and picture windows complete this versatile space.

A further bedroom makes excellent use of the vaulted ceiling and original steel trusses, with a mezzanine large enough for a double bed. A walk-through dressing room with fitted wardrobes leads to a private en-suite bathroom with a bath and shower over.

- **Bespoke kitchen with hidden utility room**
- **Widened doors and step-free access**
- **Undisturbed farmland views through every window**
- **Baulogic home automation system**
- **Stand-out master bedroom suite**
- **Approached by a sweeping entrance driveway**
- **Outdoor kitchen, bespoke pizza oven and barbeque**
- **Ensuite to every bedroom**
- **Fantastic garden with multiple seating areas**
- **Mezzanine level in second bedroom**





The garden bedroom enjoys direct access to the terrace and Jack and Jill access to the family bathroom, which includes both a bath and a wet-room style shower area.

The principle suite is an impressive private retreat, distinguished by a vaulted ceiling, original steel trusses, remote controlled sky lights, handmade remote-controlled curtains and blinds and multi sliding patio doors onto a terrace with uninterrupted views across the surrounding farmland.

A built-in vanity station leads to the walk-in dressing room and luxurious ensuite with twin basins and a dual shower completes the master bedroom. A fitted coffee station with integrated fridge adds a considered finishing touch.

The house combines character with modern convenience. An integrated control system manages lighting, heating and entrance gates access. Two air-source heat pumps serve under floor heating, while mains water and a Klargester waste water treatment plant supports the property. Wide doorways and an almost entirely step-free layout (apart from the mezzanine in the second bedroom) have been carefully considered for flow and accessibility.

Outside, wrap around gardens frame uninterrupted views across neighbouring farmland. A sweeping entrance drive passes through woodland, creating privacy and a memorable sense of arrival. To the right of the property is a raised lawn and several terraces providing a choice of places to enjoy the setting, while the principal terrace incorporates a brick-built outdoor kitchen with hot and cold water, a pizza oven and barbecue and to the left a selection of carefully curated raised beds offering a variety of uses from home grown produce to ornamental plants and flowers. A large, insulated workshop provides outdoor storage with a proportion of the drive and front area being prepared with approved planning permission for a triple garage including a car port and first-floor accommodation.





Broadacre House occupies a peaceful rural position with convenient access to Tamworth, Lichfield and Burton upon Trent. Local schooling and dining are within easy reach, while the A38, A5, M42 and M6 Toll provide excellent regional connections and just a 70-minutes from Tamworth to London by rail.

A distinctive country home of generous proportions, Broadacre House brings together original steel trusses, vaulted ceilings, contemporary comfort and beautifully framed countryside views providing stunning morning sunrises and evening sunset to all aspects.











Hallway
A widened timber entrance door opens to a welcoming hall with hexagonal tiled flooring, and two roof lights. Double decoratively glazed doors lead directly to the kitchen and dining space.

Kitchen Diner (12.08x6.24)
The bespoke kitchen offers extensive cabinetry, smoked quartz worktops and matching splash backs, integrated appliances and a substantial island with discreet power points. A picture window, bifold doors, and skylights fill the vaulted room with natural light, while original steel trusses retain its architectural character. Concealed cabinetry leads to the utility room, and a dual-aspect bespoke log burner separates the adjoining snug.

Utility Room (3.29x2.27)
The utility room provides garden access and connects to the shower room.

Shower Room
Fitted with an independent electric shower, wash basin and WC.

Snug (4.46x2.86)
A comfortable retreat with a fitted media wall, original steel trusses, a picture window and the dual aspect log burner shared with the kitchen and dining room.

Lounge (4.29x3.78)
Opening from the kitchen and dining room, the lounge features a picture window, faux chimney with space for an electric fire and sliding doors to the office/library.

Office/Library (3.36x3.34)
Fitted cupboards and a picture window make the room an appealing private workspace, with sliding doors allowing it to connect seamlessly with the lounge.

Bedroom 5/Sensory Room (3.78x2.58)
Currently arranges a sensory room, this adaptable space adjoins Bedroom 4 and could easily serve as an occasional bedroom, nursery or study.

Hallway
Double doors open to the bedroom hallway, with access to the principal bedrooms, family bathroom and a storage cupboard housing the home's electrical and digital control systems. This also provides a hatched access to a large loft space fully boarded with lighting and power.

Bedroom 4 (3.78x3.25)
Accessed from the hall or the adjoining sensory room, Bedroom 4 includes a dressing room and a wet-room style ensuite, creating a particularly flexible suite.

Dressing Room and Ensuite
A sliding door separates the dressing area from the ensuite, which includes a wet-room shower, wash basin and WC.

Guest Bedroom (3) (3.80x3.25)
This inviting guest bedroom opens directly to the garden and enjoys Jack-and-Jill access to the family bathroom.

Bathroom
The Jack and Jill bathroom includes a bath and a wet room style shower, wash basin and WC.

Bedroom 2 (6.05x3.30)
Bedroom 2 forms a characterful retreat beneath original steel trusses. Its private mezzanine, the only area reached by a staircase, which comfortably accommodates a double bed and side table, while a walk through dressing room leads to the ensuite.

Dressing Room and ensuite
The dressing room includes fitted wardrobes, while the ensuite is appointed with a bath, shower, wash basin and WC.

Master Bedroom (9.99x4.70)
The principle bedroom is a striking retreat with vaulted ceilings, original steel trusses, skylights and a fitted coffee station with integrated frdige, a built-in vanity leading through to the walk-in dressing room and ensuite. Patio multi sliding doors open onto a private terrace overlooking extensive undisturbed views over the surrounding farmland.

Dressing Room and ensuite
Fitted wardrobes provide excellent storage, and the ensuite features twin shower, twin wash basins and a WC.













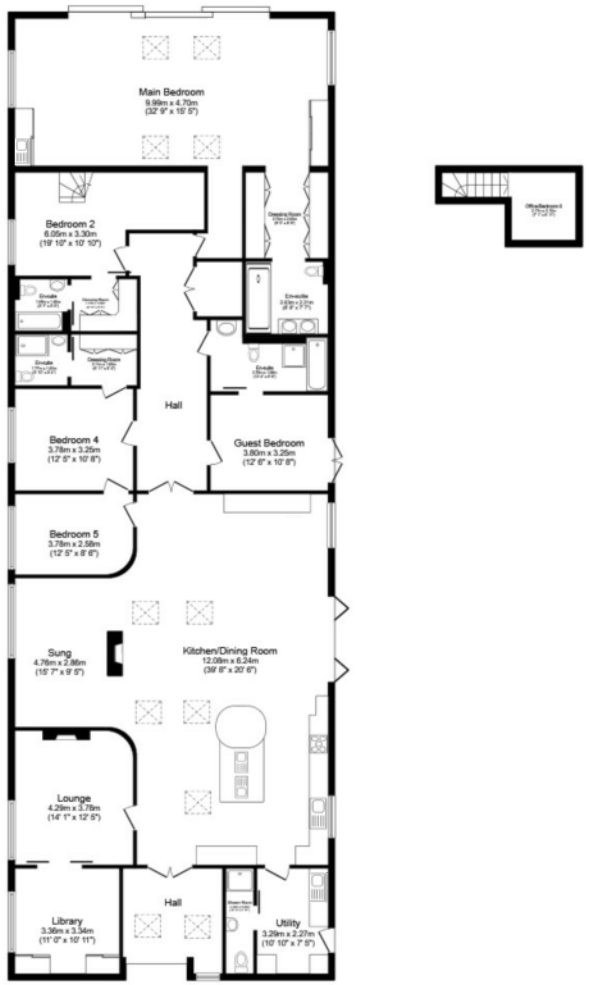








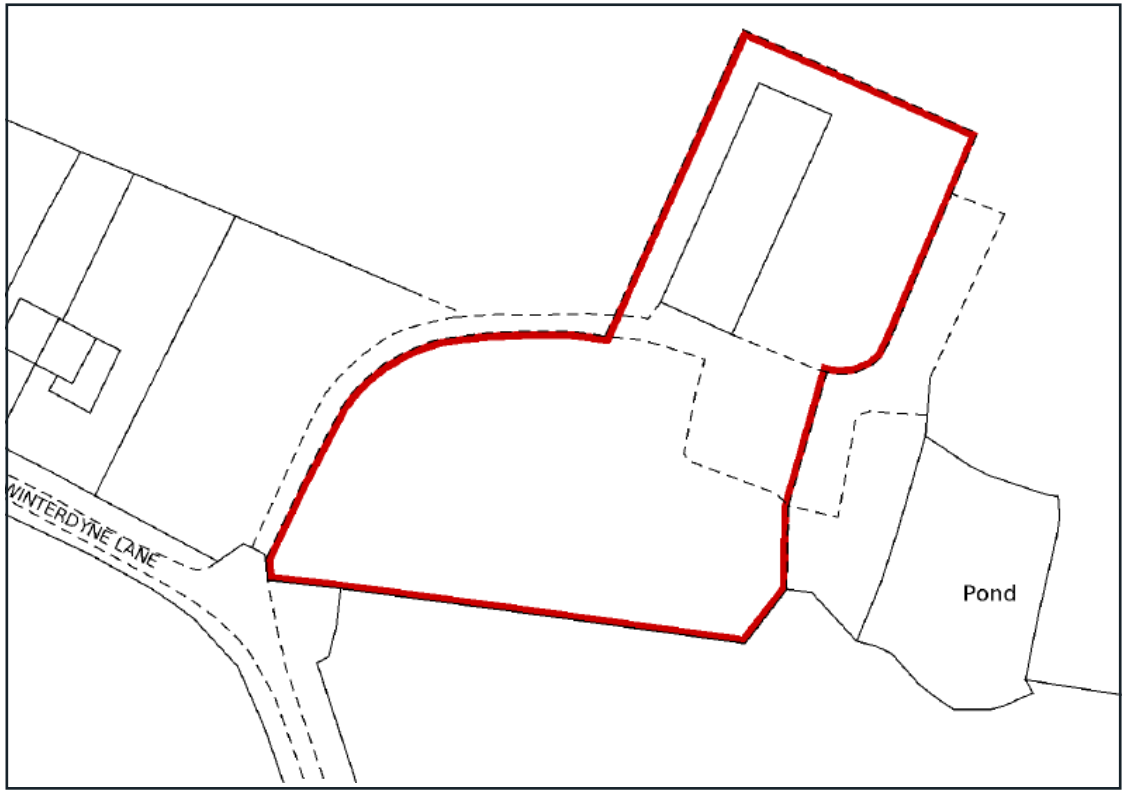




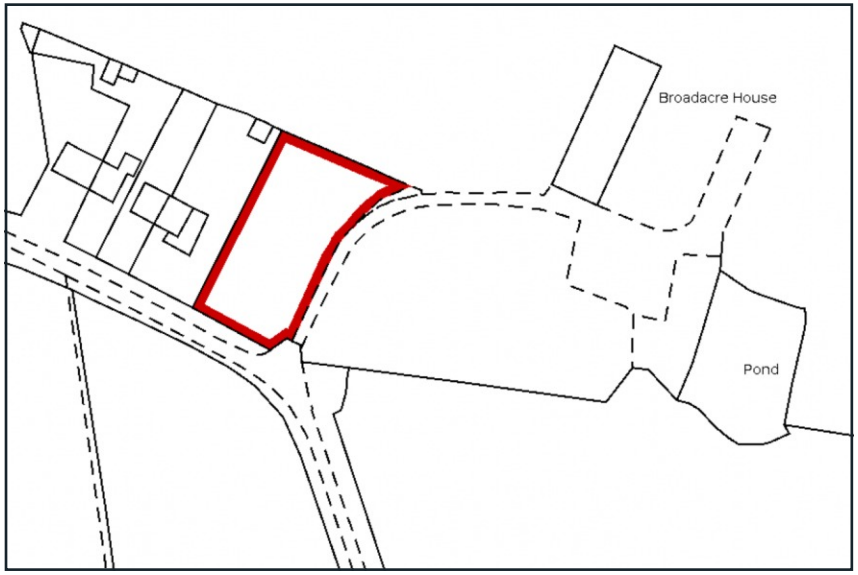
Ground Floor First Floor

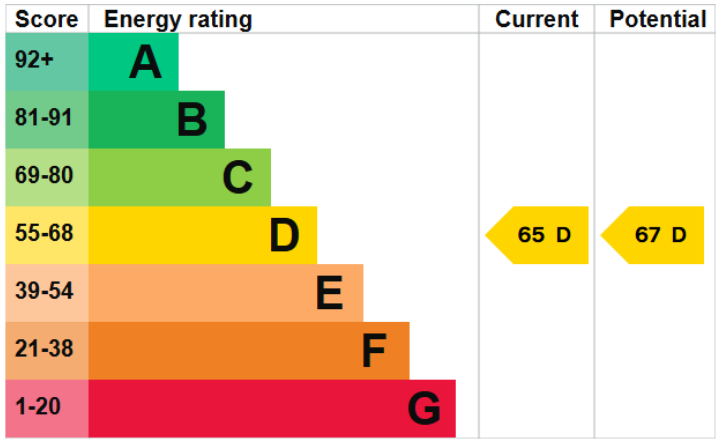
Total floor area: 308.9 sq.m. (3,325 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Approximately 5,411m^2





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Externally

Broadacre House is approached via the home system automated electric gates along a sweeping drive through mature woodland, creating privacy and a distinguished sense of arrival. The wraparound garden enjoys uninterrupted farmland views and offer a raised lawn, established planting, a shaded pergola and several terraces. The principal entertaining terrace features a brick-built outdoor kitchen with hot and cold water, pizza oven and barbecue. A workshop provides useful storage, and planning permission in place for a double garage and car port with first-floor accommodation. There is full external digital CCTV coverage throughout including the entrance and driveway.

Location

Set amid the Staffordshire countryside, the house enjoys a peaceful position while remaining well connected. Schools and village amenities are within easy reach, with Tamworth, Lichfield and Burton upon Trent providing wider shopping, leisure and transport links. Road connections are excellent, with convenient access to the A38, A5, M42 and M6 Toll.

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.