

Rangemore Hall Mews

Rangemore, Burton-on-Trent, DE13 9RE

John German





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Guide Price £395,000

A truly charming and deceptively spacious grade II listed two-bedroom mews property, offering approximately 1,343 sq ft of accommodation, which originally served as the formal coach house and stables to Rangemore Hall Estate, and beautifully combines its historic character with comfortable modern living.

A Deceptively Spacious Two-Bedroom Mews with Historic Character

A truly charming and deceptively spacious two-bedroom Grade II listed mews property, offering approximately 1,343 sq ft of accommodation, set within the historic surroundings of Rangemore Hall Estate. This exceptional home forms part of a collection of mews properties which originally served as the formal coach house and stables to Rangemore Hall Estate, and beautifully combines its historic character with comfortable modern living.

The Mews are approached via an impressive pillared entrance, leading into a private estate setting surrounded by established parkland. Residents benefit from shared use of the private driveway, creating a peaceful and secluded approach to these historic properties.

The property itself has a wealth of character throughout, including high ceilings, sash windows, ceiling roses, moulded coving, decorative picture rails and exposed beams, with each room offering generous proportions rarely associated with a two-bedroom home.

On entering, the welcoming hallway leads through to the exceptionally spacious living room, measuring approximately 14'6" x 17'4". Beautifully presented, this elegant reception room features real wood flooring, high ceilings, moulded coving, a decorative ceiling rose and a striking feature fireplace. Double doors open directly onto the private courtyard, allowing the living space to flow naturally outside.

The kitchen diner is another impressive room, measuring approximately 17'10" x 10'1". Fitted with a range of wall and base units, drawers, oven, induction hob, extractor fan and double sink, there is still ample room for a good-sized dining table and chairs. Character is particularly evident here, with exposed beams and an exposed brick fireplace adding charm to the room.

The first floor is where the scale of this property becomes particularly apparent. The main bedroom is genuinely impressive, measuring approximately 14'6" x 17'5", providing an abundance of space for a substantial bedroom suite and additional furniture. The room benefits from two beautiful sash windows overlooking the surrounding fields, a feature faux fireplace, high ceilings and excellent proportions, creating a wonderfully characterful principal bedroom.

The second bedroom is also generously proportioned at approximately 13'11" x 11'7" and enjoys lovely views across the surrounding fields, with a further window overlooking the attractive cobbled access serving the Mews. The generous proportions and dual aspect make this a particularly bright and versatile second bedroom.

The second bedroom currently benefits from a private en-suite shower room, comprising shower cubicle, WC and hand wash basin.

Completing the first floor is the family bathroom, comprising shower cubicle, WC and hand wash basin.

Outside, the property benefits from a particularly attractive and private slabbed courtyard, securely enclosed by walls and accessed directly from the living room via double doors. The current owner has created a lovely outdoor space with beautiful planted pots and a covered seating area, providing an ideal spot for relaxing or entertaining.

There is also a covered entrance section to the front, adding to the property's kerb appeal and providing a sheltered approach to the home.

The property further benefits from off-road parking and a separate garage, providing valuable additional storage and parking provision.

The property enjoys an enviable position within the picturesque village of Rangemore, surrounded by the beautiful Staffordshire countryside and the historic Rangemore Hall Estate. Rangemore is set within the ancient Needwood Forest, offering an abundance of countryside walks and rural scenery.

Nearby Barton-under-Needwood provides a comprehensive range of amenities including independent shops, cafés, public houses, pharmacy, village facilities and sports clubs, whilst Barton Marina provides further leisure, dining and waterside opportunities. The area is also well placed for access to Burton upon Trent and Lichfield.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 years from 1st January 1990. Ground rent £2185 per annum. Service charge £1685 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 E

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

Our Ref: JGA/25082026

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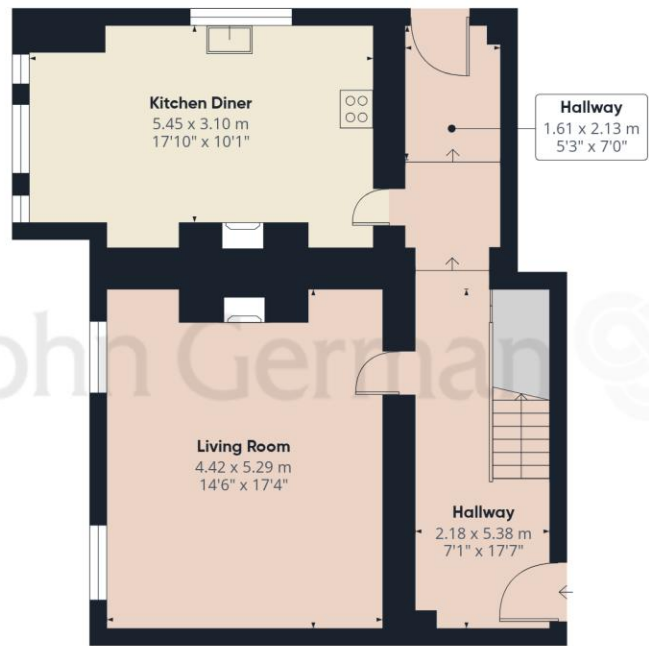




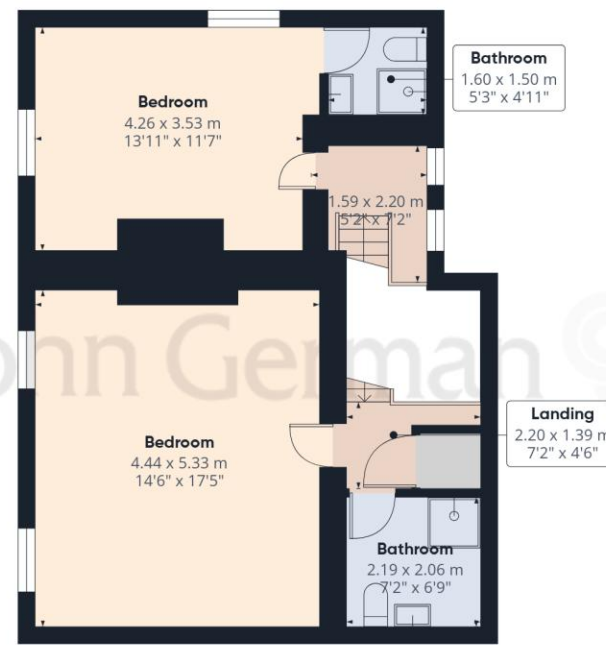








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

124.6 m²

1343 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.

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Agents' Notes

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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.

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