



16 | MILL END LANE | ALREWAS | STAFFORDSHIRE | DE13 7BX

Downes
&
Daughters
ESTATE AGENCY



16

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£1,250,000

A rare opportunity to acquire a truly exceptional Grade II Listed family home, at the heart of Alrewas's coveted conservation area. in the shadows of All Saints Church and the historic Trent & Mersey Canal. With the main house believed to date back to the early 19th Century and the adjoining barn, with medieval timber frame, more likely to have been constructed in the 17th Century for use as a milking parlour. This thoroughly impressive dwelling occupies possibly the most desirable position within one of Staffordshire's premier addresses, with a wonderfully private south facing garden to the rear and a framed view of the church to the front.

The flexible family accommodation extends to nearly 4,000 sq.ft, arranged over three floors, seamlessly coupling the original historic features of the house and barn with some striking contemporary design twists. The ground floor offers an entrance hallway, cosy sitting room with the best view in the village, living and dining room, inner hallway with contemporary oak and glass staircase and a guest WC and cloakroom.

Not forgetting the 40ft double aspect barn, now a jaw dropping open plan kitchen diner and family room, with the quintessential 'barn attributes' and a mezzanine home work space and utility.

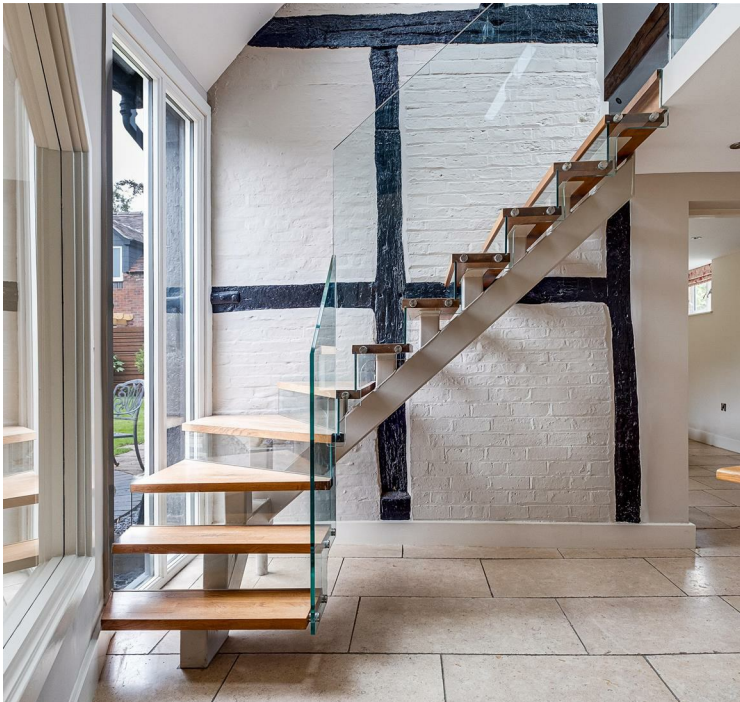
The upper floors are equally impressive, with an opulent principal bedroom suite with dressing room, fitted wardrobes and a luxury en suite bathroom. The two further bedrooms are served by the family bathroom and the three second floor rooms share a shower room. All enjoying pleasant views to the front or rear aspects. Outside there is a beautifully landscaped south facing rear garden with shaped lawn, stylishly planted borders and patio seating areas, two private driveways, manicured side garden and a detached double garage.

Viewing is advised to fully appreciate the unique charm and nature of this property and, for the discerning buyer, to understand its enviable position within this highly desirable village.



GROUND FLOOR

- Entrance Hallway With Parquet Floor, Inglenook Fireplace & Log Burner
- Double Aspect Sitting Room With Log Burner & Framed View Of All Saints Church
- Triple Aspect Living Room Opening Seamlessly To A Formal Dining Room, Both With Doors To Rear Garden
- Guest WC & Separate Cloakroom
- Inner Hallway With Travertine Floor, Internal Window To Dining Room & Contemporary Oak & Glass Staircase
- Spectacular 40ft Kitchen Diner & Family Room With Vaulted Ceiling, Exposed Medieval Beams & High Spec Fully Integrated Kitchen
- Utility Room
- Mezzanine Dedicated Home Work Space For A Number Of People





UPPER FLOORS

- Striking Modern Landing With Karndean Floor
- Double Aspect Principal Bedroom Suite With Views Of The Church
- En Suite Shower Room
- Dressing Room With Fitted Wardrobes (Bedroom Five)
- Bedroom Two With Exposed Timber Frame
- Family Bathroom
- Double Aspect Bedroom With Stairs To...
- Landing With Second Study Area
- Shower Room
- Bedroom Four
- Snug (further bedroom)







WHY WE LOVE THIS HOUSE...

"I love the fact that this house has so many fabulous spaces for everyone - from parties in the kitchen to quiet afternoons reading overlooking the church, cosy winter evenings in front of the log burner to huge games of 'family' hide and seek. Special Celebrations (everyone's had one!) in the spacious gardens to being in the 'hub' of the house chatting with friends".





OUTSIDE

- Neat Courtyard Fore Garden With Dwarf Wall Boundary
- Extensive Private Driveway
- Detached Double Garage
- Second Rear Private Driveway
- Beautifully Presented Side Garden With Neat Box Hedging & Manicured Lawn
- South Facing & Wonderfully Private Walled Rear Garden
- Neat Lawn & Stylishly Planted Borders
- Patio Seating Areas & Side Storage Area/Dog Enclosure





EPC Rating:



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