



31 | MILL END LANE | ALREWAS | STAFFORDSHIRE | DE13 7BY

Downes  
&  
Daughters  
ESTATE AGENCY



# 31

MILL END LANE | ALREWAS | STAFFORDSHIRE | DE13 7BY

£795,000

A rare opportunity to acquire an utterly charming Grade II Listed detached family home, dripping with original features, at the heart of Alrewas's coveted conservation area, in the shadows of All Saints Church and the historic Trent & Mersey Canal. Believed to date back to the 17th Century and more recently having been extensively extended and updated to a high specification, with a striking contemporary kitchen extension being the star of the show. This delightful dwelling occupies an enviable position within one of Staffordshire's premier addresses with a wonderfully private garden to the rear and pleasant glimpses of the church. The flexible family accommodation is offered for sale in superb condition after an extensive list of works were undertaken in 2021, with the internal accommodation now extending to 2,269 sq.ft and is well balanced by the gardens. The ground floor offers a vestibule entrance hallway, two living rooms with log burners, a multifunctional games room and study, utility/boot room and ground floor shower room.

Not to mention the 21ft open plan triple aspect kitchen, designed with entertaining in mind and elegantly linking to the garden via two sets of bi-fold doors. The first floor is equally impressive with the landing and study space leading to an opulent principal bedroom with a fitted wardrobe and bi-fold doors opening to a Juliet balcony. The two further bedrooms are both doubles and the luxury bathroom boasts a charming period suite. Outside there is a beautifully landscaped rear garden with shaped lawn, stylishly planted borders, extensive decked seating area surrounding the kitchen, timber 'grill house' with central BBQ, chicken/duck run, two driveways and a pretty fore garden with high boundary hedge.

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

- Vestibule Entrance With Stable Door
- Living Room With Inglenook Fireplace & Log Burner
- Striking Open Plan Kitchen, Dining & Living Space With Large Central Island & Two Sets Of Bi-Fold Doors To Rear Garden
- Sitting Room With Log Burner
- Rear Hallway With Storage Cupboard & 'Secret' Staircase To First Floor
- Utility / Boot Room
- Ground Floor Shower Room
- Inner Hallway & Rear Vestibule To Garden
- Impressive Games Room & Study





## FIRST FLOOR

- Landing With Study Area
- Principal Bedroom With Fitted Wardrobes & Bi-Fold Doors To Juliet Balcony
- Luxury Period Style Bathroom
- Bedroom Two With Built In Wardrobes
- Bedroom Three
- WC







WHY WE LOVE THIS HOUSE...

"We love this house as it's a perfect mix of old and new, its layout flows integrating the ancient and modern to create a great family home for all generations. The outside space offers a magnificent play and learning experience for our Grandchildren who love the swings and helping to look after our ducks. The patio is an ideal social space which leads into the lovely kitchen when the bi folds are open. The location is lovely; we can walk in five minutes to the doctor dentist or supermarket. The village is so friendly and welcoming to all with many events whether it's the summer show, the arts festival or a murder mystery at the village hall so many things to see and do".



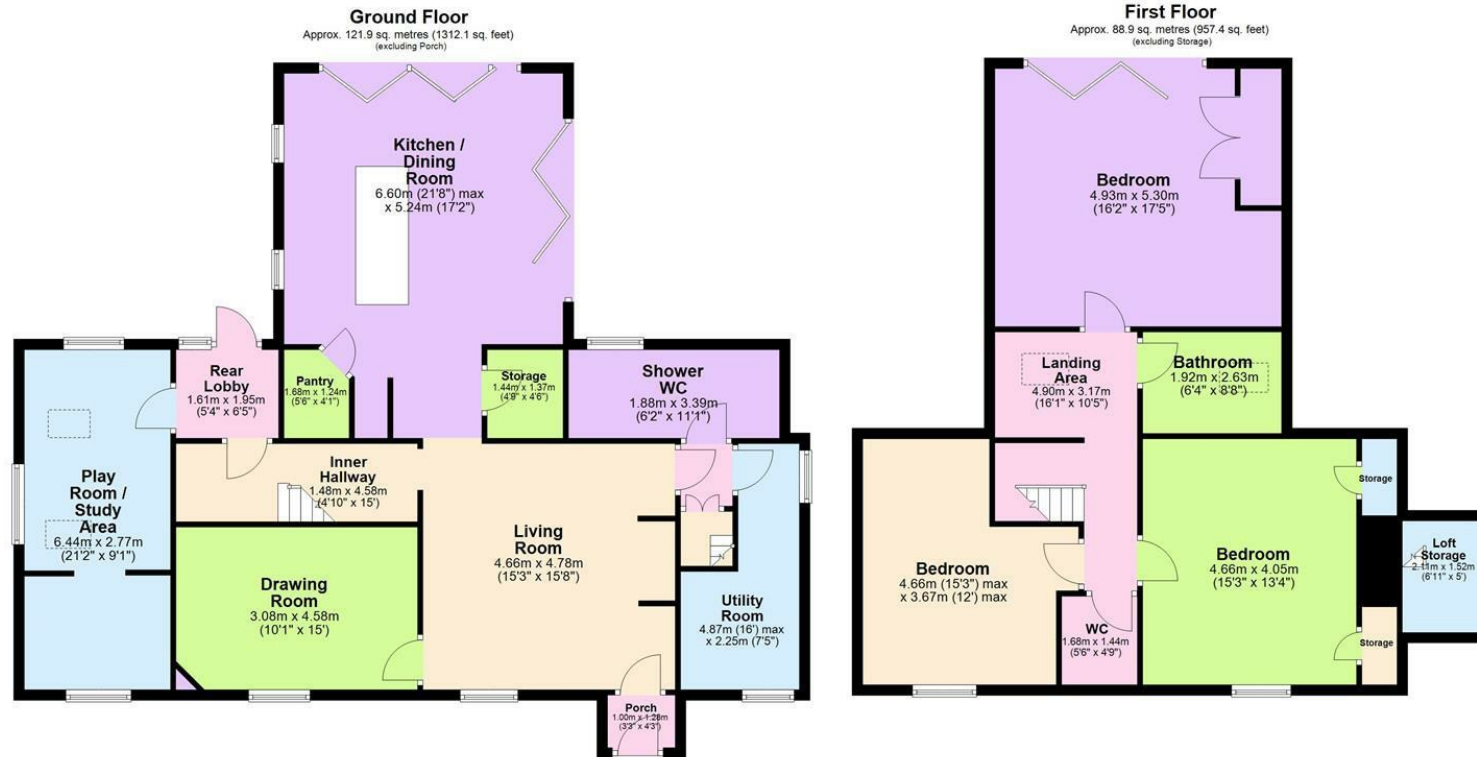


## OUTSIDE

- Pretty Fore Garden With High Level Boundary Hedge
- Block Paved Private Driveway For A Number Of Vehicles
- Impressive Established Rear Garden
- Shaped Lawn With Stylishly Planted Borders
- Extensive Composite Decked Seating Area Surrounding The Kitchen
- Side Storage Areas & Gated Access To Front
- Quaint Timber 'Grill House' With Central BBQ & Seating
- Attractive Chicken/Duck Run & Coop
- Second Rear Private Driveway







Total area: approx. 210.8 sq. metres (2269.5 sq. feet)



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