



 Parker
Hall

Independent Estate Agents

Woodside Barn

Edingale Staffordshire

Woodside Barn

Mill Lane Edingale B79 9HQ

Enjoying a generous plot with idyllic open views, the contemporary Woodside Barn showcases beautifully presented and luxuriously appointed accommodation, four double en suite bedrooms and an enviable 2.3 acre grounds, all set beyond secure electric gates.

Finished to a superb specification and being maintained to an excellent standard throughout, this 2019 conversion lies on the tranquil outskirts of this Mease Valley village and offers a unique opportunity to acquire an individually designed and exceptionally finished home. Impressive open plan interiors are complemented by generous bedrooms ideal to suit a growing family, as well as those needing work-from-home space or multigenerational living. Woodside Barn is serviced by LPG under floor heating and double glazed windows and doors throughout.

The stunning interiors comprise briefly entrance hall, magnificent open plan living and dining room with vaulted ceilings and a glazed apex, kitchen with pantry and integral Neff appliances, separate lounge, study/playroom, laundry room and family bathroom, with four double bedrooms each having fitted wardrobes and being serviced by a private en suite.

A glazed hallway provides a secondary entrance and potential to create ancillary accommodation alongside one of the bedrooms.

Outside, a recently installed electric gated entrance opens to a sweeping driveway leading to ample parking and a detached double garage, and the gardens wrap around Woodside Barn, overlooking idyllic rural views to all sides.



whatthreewords:

[///bronz.fastening.officers](http://bronz.fastening.officers)

The property lies on the outskirts of the popular rural village of Edingale, a peaceful community nestled within the National Forest in a scenic area known as the Mease Valley.

Edingale, a past winner of Staffordshire Best Kept Village, is home to a peaceful yet thriving village community, having Primary schools, a village hall, park and playing field. The village hall hosts regular activities and clubs, the Mary Howard Primary School currently feeds into the highly regarded John Taylor High in Barton under Needwood.

An area famed for tranquil surroundings, many rural walks and cycling routes can be enjoying in and around the village, and the Rosliston Forestry Centre is a short drive away, offering a variety of outdoor activities. There are also a variety of National Trust properties within easy reach, including Calke Abbey, Shugborough Hall and Staunton Harold.

The local village of Harlaston is around a mile from the property and is home to the White Lion pub and restaurant, and additional amenities can be found in Tamworth, Lichfield and Burton on Trent where there are supermarkets, shopping centres and leisure facilities including a variety of golf clubs, gyms and the Snowdome.

Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll, direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth and the International airports of Birmingham and East Midlands are both within approximately 30 to 40 minutes drive.



	Village Centre: 0.5 miles
	Tamworth Rail Station: 5 miles Lichfield Rail Station: 8 miles
	Tamworth Town Centre: 5 miles Birmingham City Centre: 27 miles Ashby de la Zouch Centre: 11 miles
	National Forest (Rosliston): 5 miles Conkers Activity Centre: 8 miles
	Birmingham Airport: 24 miles East Midlands Airport: 23 miles

The front door opens into the **Entrance Hall**, having tiled flooring, a vaulted ceiling and a door opening to a fitted cloaks cupboard. Leading into the magnificent **Open Plan Living & Dining Kitchen**. This exceptional space extends to a superb size and features flexibility to create a family living area and formal dining space next to the comprehensively fitted kitchen. To the **Family Room** there is a Faber remote control LPG gas fireplace, and bifold doors extend across the width of the room opening out to a spacious paved terrace from both the living and dining areas.

The **Kitchen** is fitted with a range of wall, base and island units having marble effect Quartz worktops over, housing integral Neff appliances including double ovens with retractable doors, induction hob with extractor above, fridge, dishwasher and two wine coolers. The island provides a breakfast bar and houses an inset Franke Belfast sink with Franke boiling water tap, and kitchen opens into a useful **Pantry** where there are further fitted base units with Quartz worktops over and an integral fridge freezer.

From this stunning open plan space, part glazed double doors open into the Lounge, a generous reception room having dual aspect bifold doors out to the gardens enjoying rural views, and a wood burning fireplace set to stone hearth with beam lintel over.

The L shaped **Inner Hall** features vaulted ceilings and a ceiling lantern providing plenty of natural light, with doors opening into the bedrooms, bathroom and the **Study**. An ideal playroom or additional reception room, there is a window to the side and a range of bespoke fitted shelving and storage to one side.

From the hallway, a door opens into the **Laundry Room**, where base units with quartz worktops over house an inset Belfast sink and integral appliances including washing machine and tumble dryer. There is a window to the side, and doors open to a useful shelved cupboard and into a control room housing the boiler, pressurised water cylinder and controls for the CCTV system. A part glazed door leads into the **Entrance Hall**, providing a secondary entrance to the property as well as the option to easily create ancillary accommodation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The L shaped **Inner Hall** leads into three of the bedrooms and the family bathroom, with the Master Bedroom having bifold doors opening out to the rear enjoying a rural outlook over the garden and views beyond. Doors open into a **Walk in Wardrobe** and to the private **En Suite**, fitted with a wash basin set to vanity unit, a walk in level access shower and contemporary tiling.

A **Second Spacious Double Bedroom** also features bifold doors to the rear, with a range of fitted wardrobes also providing plenty of storage space. A door opens to the **En Suite**, again being fitted with a modern suite having wash basin and WC set to vanity unit and a level access walk in shower.

A **Third Double Bedroom** has a window facing the front and a double fitted wardrobe, as well as private use of an **En Suite** with wash basin and WC set to vanity unit and walk in level access shower.

Also from the hallway is a **Family Bathroom** with freestanding bathtub offering potential for the Study to be used as a fifth double bedroom if required.

A door from the **Entrance Hall** opens into the **Fourth Bedroom**, being ideally positioned for use as ancillary accommodation. This double room has a range of fitted wardrobes and bifold doors to the front, with an **En Suite** fitted with walk in level access shower. Electric radiators provides the heating in this part of the property.



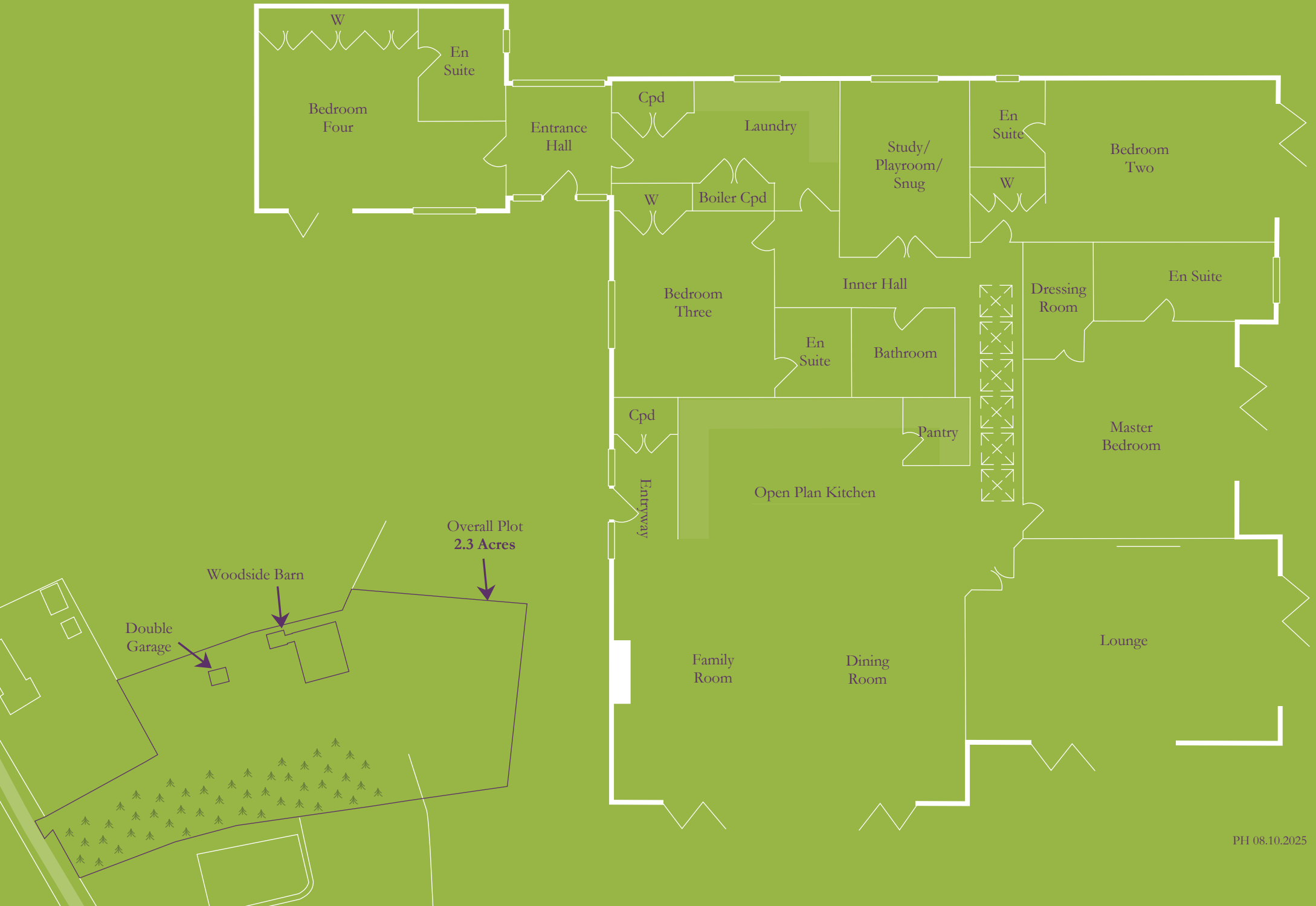




Outside, Woodside Barn lies beyond a **Secluded Gated Entrance**, having a secure fob/code operated entrance. A lengthy gravel drive bordered by private woodland leads to a **Generous Parking Area** with centre border providing turning space as well as access to the oak framed **Double Garage**, which has power, lighting and electric entrance doors. Gated access opens into the rear garden, and beautifully presented lawns extend to the front of the barn.

Extending to a generous **2.1 Acres**, the garden plot is laid to a paved terrace leading onto extensive lawns. A post and rail fence encloses the boundary and views over open countryside can be enjoyed to all sides. There is an ornamental garden pond with a bridge, and the paved terrace wraps around the property where there are various seating and entertaining areas to enjoy the panoramic rural views.





Floor Area: 2,701 ft² / 251 m²

Entrance Hall 2.73 x 2.6m (approx. 8'11 x 8'6)

Open Plan Living & Dining Room 8.63 x 6.5m
(approx. 28'3 x 21'3)

Kitchen 5.47 x 3.76m (approx. 17'11 x 12'3)

Lounge 6.73 x 4.78m (approx. 22'1 x 15'8)

Study 4.4 x 3.31m (approx. 14'5 x 10'10)

Laundry Room 5.12 x 2.12m (approx. 16'9 x 6'11)

Master Bedroom 5.37 x 4.08m (approx. 17'7 x 13'4)

Walk in Wardrobe 2.65 x 1.64m (approx. 8'8 x 5'4)

En Suite 3.26 x 1.84m (approx. 10'8 x 6'0)

Bedroom Two 4.97 x 3.75m (approx. 16'3 x 12'3)

En Suite 2.2 x 1.6m (approx. 7'1 x 5'2)

Bedroom Three 4.61 x 3.98m (approx. 15'1 x 13'1)

En Suite 2.11 x 1.8m (approx. 6'11 x 5'10)

Family Bathroom 2.85 x 1.8m (approx. 9'4 x 5'11)

Bedroom Four 5.78 x 4.1m (approx. 18'11 x 13'5)

En Suite 2.09 x 2.06m (approx. 6'10 x 6'9)

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