



The Vintry, Orgreave Hall, Orgreave, Alrewas, Burton on Trent, Staffordshire, DE13 7DG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Vintry, Orgreave Hall, Orgreave, Alrewas, Burton on Trent, Staffordshire, DE13 7DG

£795,000

Formerly the coach house and stable block to Orgreave Hall. Converted some years ago to create just four highly exclusive and very individual Grade II listed family homes of great charm and appeal. Orgreave Hall is a stunning Queen Anne era family home formerly used as a hunting lodge by the Anson family and is set within beautiful grounds, adjacent to which lies The Vintry. An automatic electric gated entrance leads to the private driveway which serves the four properties and has recently been re-surfaced, in turn leading to The Vintry itself which has its own block paved driveways to the front and side providing parking for a number of cars. The accommodation has been cleverly created from the former stables and still features the original arched coach entrance. The ground floor of the property has an enclosed coach house entrance presently used as a garden room. There are three principal reception rooms, a good sized updated breakfast kitchen and ground floor W.C.. The first floor has a stunning drawing room again with an exposed roof truss together with three double bedrooms including an en-suite shower room and two bathrooms. A spiral staircase takes you to a further attic room which is ideal as an occasional childrens play room, storage or bedroom. The gardens around the property are easily maintained and are set principally to lawn with gardens to front and rear, parking in abundance located to both front and side. There is easy access to Lichfield, Burton on Trent and the A38 with excellent transport links to the Midland motorway network.



GARDEN ROOM

6.19m x 6.05m (20' 4" x 19' 10") one of the distinct features of the Coach House is this stunning garden room. This has been superbly enclosed with handmade windows and doors providing access to the rear garden, block paved areas which could be used for additional parking, vaulted exposed beamed ceiling, access to the boiler store housing the Worcester Bosch boiler and the garden room also provides sheltered parking as a car port if required.

INNER HALLWAY

having tiled floor, base storage and shelving and door to:

RE-FITTED DINING KITCHEN

5.36m x 3.77m (17' 7" x 12' 4") this superbly updated dining kitchen has been sympathetically and tastefully improved having a range of encased Shaker base cupboards and drawers with bamboo work preparation surfaces above, tiled splashback surround, wall mounted cupboards, inset ceramic Belfast sink, multi-oven Aga, additional Neff electric hob and Zanussi built-in oven and microwave, spaces suitable for an American style fridge/freezer and dishwasher, windows to front and rear with delightful views, tiled flooring and radiator. There is also a window seat with storage below.

INNER HALLWAY

having tiled floor, radiator, window to rear, fitted bookshelves and door to:

GUESTS CLOAKROOM

3.27m x 1.72m (10' 9" x 5' 8") with some lovely original features the cloakroom has an updated suite comprising wall mounted vanity unit with inset wash hand basin and mixer tap and low flush W.C., tiled splashback surround, radiator and laminate floor.

RECEPTION HALLWAY

having stairs to first floor accommodation, radiator, door to rear garden and further doors to:

SITTING ROOM

5.30m x 4.52m into fireplace (17' 5" x 14' 10" into fireplace) this superb sitting room has a range of sash windows to front and side, feature exposed beamed ceiling, two radiators and a stunning feature inglenook fireplace with flagstone hearth, exposed traditional brick surround and inset with herringbone feature, beam above, lighting and a ceramic log burner style gas fire.



DINING ROOM

5.36m x 3.94m (17' 7" x 12' 11") having sash window to side, further window and French doors to the garden, exposed beamed vaulted ceiling, glazed display cabinets, radiator and a feature traditional fireplace with flagstone tiled hearth, exposed brick inset with stone surround and mantel above and having a ceramic log burner style gas fire.

STUDY

2.71m x 2.43m (8' 11" x 8' 0") having sash window to side, glazed display cabinet, radiator and useful under stairs store cupboard.

FIRST FLOOR LANDING

having radiator, exposed beam and wall, window to side, spiral staircase leading to the loft attic storage room and doors lead off to:

FIRST FLOOR DRAWING ROOM

5.71m x 5.33m (18' 9" x 17' 6") one of the distinct features of the property is this stunning first floor drawing room which could be used as an additional sitting room or bedroom accommodation if required. The room has exposed cruck wooden beams, vaulted beamed ceiling, windows to rear and side, two radiators and a feature fireplace with flagstone tiled hearth, exposed brick inset, carved wooden surround with wooden beamed mantel above and a ceramic log burner style gas fire.



BEDROOM ONE

5.37m x 4.04m (17' 7" x 13' 3") having windows to both sides, radiator, a superb range of fitted bedroom furniture comprising double wardrobes, dressing table, chest of drawers with additional double wardrobe to side and useful loft access with pulldown ladder providing access to a loft storage room which has been carpeted. Door to:

EN SUITE SHOWER ROOM

1.98m x 1.31m (6' 6" x 4' 4") having a modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, full ceiling height tiling surround, exposed beamed ceiling, tiled floor and chrome heated towel rail.

BEDROOM TWO

5.50m x 2.92m (18' 1" x 9' 7") a further double bedroom having window to front, radiator and fitted wardrobes with sliding mirrored doors.

BEDROOM THREE

6.18m x 5.89m (20' 3" x 19' 4") this bedroom has the potential to be used as an annexe having circular window to rear, skylight window to rear, two radiators, exposed cruck beams and beamed ceiling and fitted wardrobe. Access to:



EN SUITE BATHROOM/KITCHENETTE

2.83m x 1.71m (9' 3" x 5' 7") having skylight window to rear, radiator, suite comprising pedestal wash hand basin with tiling, low flush W.C. and bath with shower head attachment and a round edge work top providing space for white goods beneath.

FAMILY BATHROOM

3.49m max x 2.04m (11' 5" max x 6' 8") having window to side, heated towel rail and suite comprising vanity unit with tiled surround and inset wash hand basin, low flush W.C. and bath with mixer tap and shower head attachment.

OUTSIDE

The property is set back from the road and accessed via electrically operated gates to Orgreave Hall and the four individual properties. There is parking to the front with an additional area for parking located to the left hand side of the property, however further parking could be provided within the enclosed coach entrance area currently used as a garden room. There is a mainly shaped lawned foregarden with mature trees, further lawned area to the left hand side of the access driveway with wooden decked seating area. To the rear is an enclosed garden having lawn, block paved pathway and patio areas, gravelled seating area, flower beds and herbaceous borders, well cared for shrubs and hedging and all set within a fenced and walled surround.



AGENTS NOTE

We understand the property is Grade 2 Listed, has gas heating and a septic tank serving the coach house conversions. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

COUNCIL TAX

Band G.

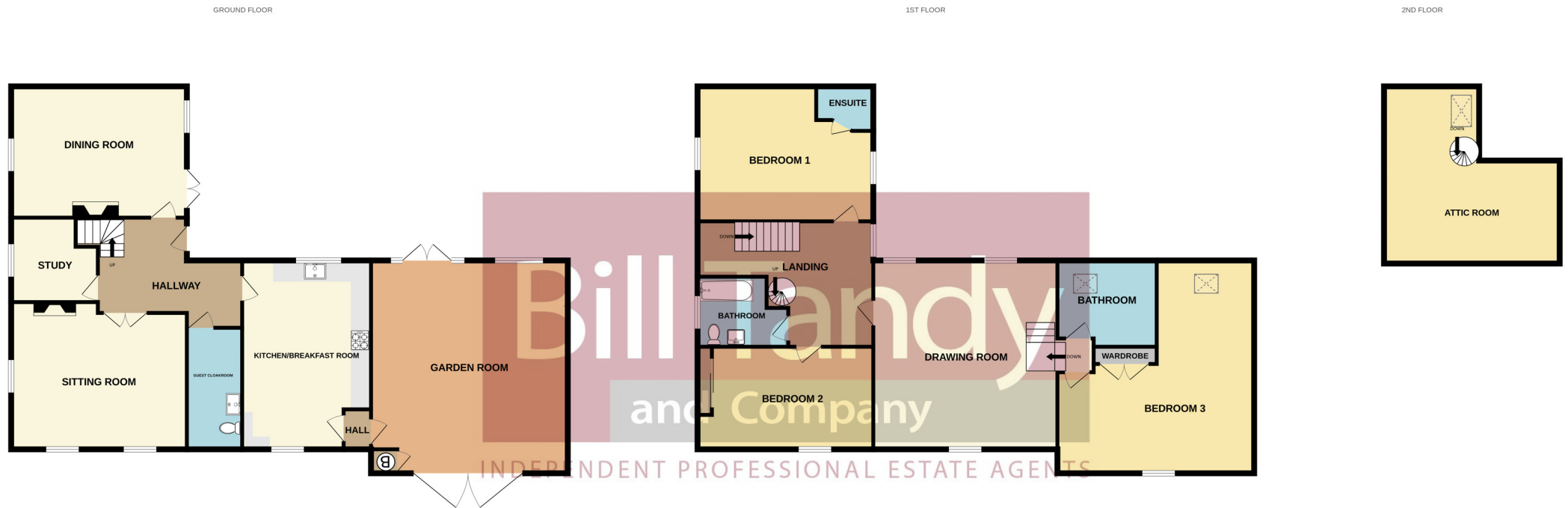
TENURE

We understand from our clients that the property is Freehold. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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