

May Farm

7 The Holdings, Rowley Park, WS15 3SL

John 
German






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£1,375,000



A stunning country home in a unique private rural setting with open views to many aspects, set in around 3.42 acres together with an indoor swimming pool, multiple stable block and large modern barn **providing excellent Equestrian potential.**

The property was initially developed from a farmhouse and barns in 2006/7 and has subsequently been substantially refurbished by the present vendor to deliver 6275 sq.ft of stylish living space including five double bedrooms, with under floor heating throughout the ground floor.

Rowley Park is a private rural estate comprising a number of similar high quality country properties and farms located between Yoxall, Hoar Cross and Hamstall Ridware, approximately 10 miles from Lichfield and 13 miles from Burton upon Trent. It is ideally placed for commuters with excellent transport links via the A38, A50, M42 and M6.

what3words - career.clicker.motored.

Aside entrance leading off the drive takes you directly into the impressive open plan family dining room and kitchen with an attractive oak frame and glazed panel divider and slate flooring throughout. There is a wonderful vaulted ceiling with velux roof lights above, and a galleried landing. The kitchen has an excellent range of fitted base and wall units including a large island which has a granite top and breakfast bar whilst the remaining units have woodblock worktops with a large inset Belfast sink and mixer tap. Excellent appliances comprise a Stoves range cooker in tiled splash back with extractor hood over, Siemens microwave, Grundig dishwasher, wine cooler and LG American style fridge freezer.

From the kitchen there is a hall with an attractive cedarwood floor and spiral staircase off leading to the master bedroom above. The hall gives access to the study at the front that has the same cedarwood floor as does the adjacent sitting room, with a split faced tiled fireplace, chimney breast and inset log burner plus dual aspect windows and a central door to the front porch.

Off the kitchen is a very generous laundry with fitted base and wall units, roll edge worksurfaces with inset sink and appliance spaces with plumbing for automatic washing machines (multiple), tiled floor and split stable door to the side. Off the utility is a very useful shower room with low level WC and shower enclosure, ideal if you are coming off the farmyard.

An amazing feature of this superb home is the swimming pool, located in the centre of the house within a purpose built double glazed enclosure including a sealed ceiling and dehumidifiers. A wide tiled terrace has picture windows and doors to the garden and a corner jacuzzi whilst the pool itself is 8m x 4m, varying in depth from approximately 1.2-1.6m and comes complete with a quality rolling pool cover. Access to the swimming pool is gained via a large utility room providing excellent storage whilst at the far end is a separate gym with tiled floor, wall mirrors and picture windows to the garden, adjacent to which is a changing room with multi-function spa shower, vanity wash hand basin, low level WC and tiled floor together with access to a timber sauna cabin.

There are separate boiler and plant rooms having twin oil fired boilers serving both the heating for the domestic property and the pool plant.

A long corridor gives access to the west wing which comprises a separate games/cinema room and the west lounge which has large patio doors to the south terrace and large picture windows taking in magnificent views to the west to enjoy the sunset.

Off the west lounge is a separate library/music room with an extensive range of fitted bookshelves, a vaulted ceiling and picture windows.

The first floor offers unique versatility and is in fact accessed via three separate staircases and provides interconnecting rooms allowing for separate suites to be created if desired, for guests or dependant relatives. Over the west wing itself there are three double bedrooms served by two modern fitted shower rooms, one of which is en suite, and an interconnecting door leads to a middle landing with stairs reverting to the ground floor, also giving access to guest bedroom two with built-in storage and a quality fitted en suite shower room.

A further staircase gives access to a landing with store cupboards and a further double bedroom with its own en suite bathroom having a jacuzzi bath with shower over, pedestal wash hand basin and WC.

The galleried landing in turn sales over the dining kitchen with glazed balustrade and velux rooflights above, leading to the spectacular master bedroom which again has a vaulted ceiling and exposed beams, dual aspect windows and a spiral staircase leading to the floor below. There is a large dressing room with quality fitments and hanging rails together with a luxury en suite bathroom having travertine tiled surrounds with inset bath and twin Corian wash hand basins, integrated WC, illuminated mirrors and cabinet, large walk-in shower with rain head and chrome heated towel rail.

Outside the property is approached via electric gates to an extensive gravelled drive and parking area flanked by ornamental gardens with hedges and leading to a detached brick double garage (7.95m x 5.6m) having an electric front roller door and double side implement doors.

The property enjoys attractively landscaped gardens to the south and west and a lovely terrace, pergola and lawns to the south overlooking the fields in addition to a large paved patio with pergola to the west to take advantage of the sunsets, all with decorative exterior lighting.

A separate timber field gate leads to the farm side with spacious gravelled forecourt, further enclosed by hedges, and field gate to the concrete yard area giving access to the timber stable block comprising five useful stables, tack room and feed store, all with electricity and lighting. Adjacent is a large double height modern agricultural barn (18.25m x 5.2m) approximately 95m² (1022 sq.ft) with full height roller door, power, lighting, twin access doors and side personal door. This building would be ideal for multiple vehicle storage such as horse boxes, classic cars, caravan/motor homes, implements and the like. The barn has three phase electricity which would support a high speed charger for electric vehicles and is also equipped with a 16 panel 4kw solar array delivering subsidised electricity and up to £900 per annum in feed-in tariff.

To the rear of this area is a very useful large poly tunnel for kitchen garden use together with a large capacity oil storage tank.

There are several steel field gates leading in to the enclosed fields which lie to the south and west of the property and the whole extends to 3.42 acres.

Note: Rowley Park is a private Estate served by unadopted roads for which there is an annual charge of approximately £1300.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains electricity and water. Oil central heating. 4KW solar panels. Private drainage to a modern treatment plant. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

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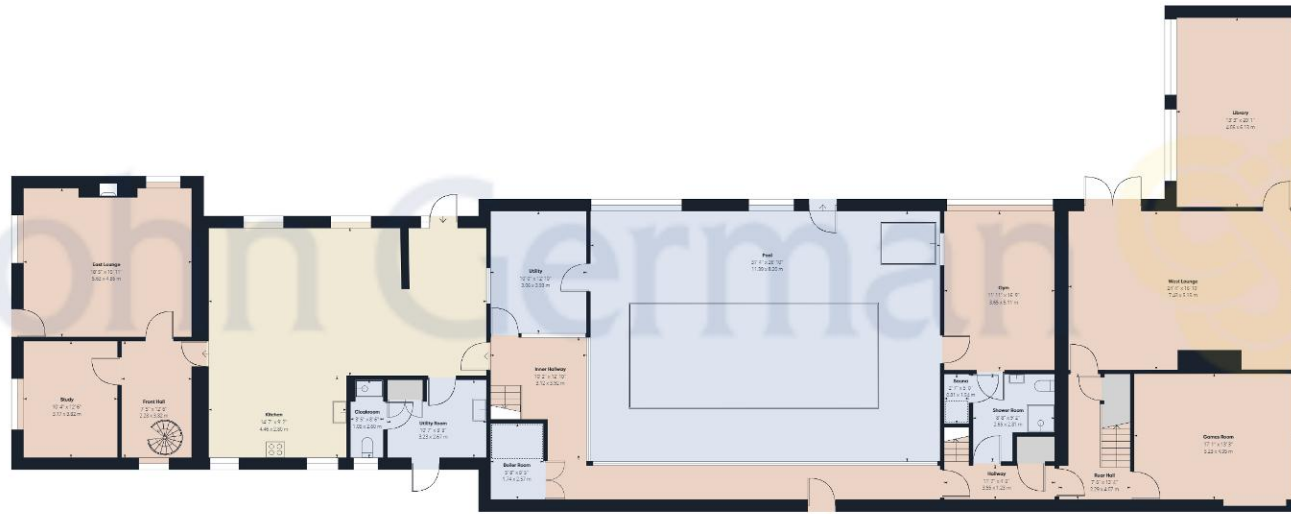












Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

6275.76 ft²

583.04 m²

Reduced headroom

432.47 ft²

40.18 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



John German
 21 Main Street, Barton under Needwood,
 Burton-On-Trent, Staffordshire, DE13 8AA
 01283 716806
 barton@johngerman.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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