

# Rangemore Hall Mews

Rangemore, Burton-on-Trent, DE13 9RE

John   
German





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£325,000

**A characterful, stylish and high quality conversion property enjoying a picturesque courtyard setting within the grounds of Rangemore Hall, home originally to the Bass Brewing Family.**



Enjoying a delightful, semi-rural yet non-isolated location that is within a short commutable distance to nearby Barton-Under-Needwood, Yoxall, and Tutbury, this property would make an ideal downsizing/easily managed home for those buyers seeking rural flavour, without the loss of home comforts and the hassle of maintaining large gardens.

Step through the storm porch arch and half-glazed entrance door into a lovely, wide reception hall with timber-finished flooring, spindle balustraded stairs to the first floor, understairs cloaks/storage cupboard and a fitted two-piece guest cloakroom.

Also leading off the hall is a generously sized and elegant sitting/dining room with two front and side facing windows, together with double doors leading to the side. There is a high-level corniced ceiling, Adam-style traditional fireplace surround, plus both ceiling and wall lights.

The other main room on the ground floor is designed as a country style breakfast kitchen having a full range of updated base, wall and drawer units with contrasting worksurfaces and upstand. Further, there is a built-in breakfast bar, inset sink unit, built-in cooker with hob, built-in fridge freezer, and washing machine. The kitchen is completed with fully tiled flooring and a front facing Georgian paned window.

On the first floor, the spacious landing gives access to the three double sized bedrooms and family bathroom. All bedrooms enjoy a generous ceiling height, with one bedroom benefiting from its own ensuite shower room comprising low level WC, wash hand basin and corner shower.

Bedroom two makes an ideal guest bedroom, together with having a built-in cupboard housing the gas central heating boiler.

Bedroom three has been utilised as a study but is very comfortably sized for use as a bedroom and overlooks the delightful courtyard garden, water feature and clocktower.

All bedrooms can easily access the family bathroom which is part tiled and comprises bath with shower over, low level WC and wash hand basin. There is also a shelved airing cupboard.

Outside there is a single garage within a close neighbouring block. Owner and visitor car parking is available and conveniently located.

We understand that the small lawned fore garden belongs to this property but like all communal areas, are maintained and covered by the service charge payable.

-There is no mains gas connected to the property (LPG Heating)  
-Drainage is via a private treatment plant

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

**Term:** 999 Years

**Commenced:** 1990

**Ground Rent:** £50 P/A

**Service Charge:** £3189.60 P/A

**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18112022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

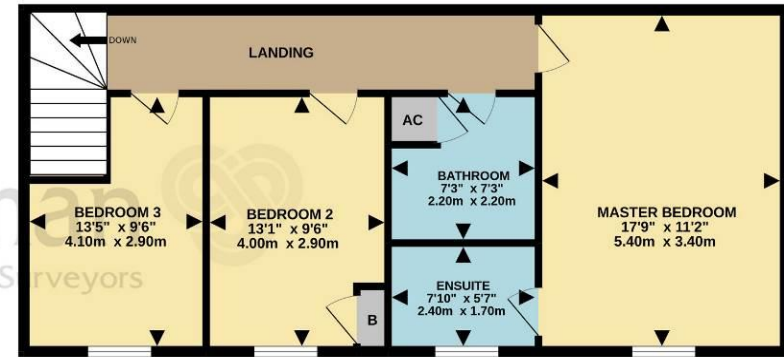




GROUND FLOOR



1ST FLOOR



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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56   D
39-54	E	39   E	
21-38	F		
1-20	G		

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



