

# The Vintry, Orgreave

Alrewas, Burton-on-Trent, DE13 7DG

John   
German





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£650,000

A charming Grade II listed former coach house situated within the desirable hamlet of Orgreave.



This superbly appointed Grade II Listed property was formerly the coach house and stable block for Orgreave Hall. It was converted some years ago to create a unique, charming and characterful family home within the pretty hamlet of Orgreave. The approach to The Vintry is spectacular, and the property enjoys delightful views of countryside and parkland. Its unique location provides a wonderful sense of privacy, whilst being just moments from the pretty canalside village of Alrewas, with fast road links to the nearby cathedral city of Lichfield and Burton-upon-Trent. There is a choice of excellent rail links from either city, and Birmingham is easily commutable, as are East Midlands or Birmingham Airport.

The popular and scenic village of Alrewas has delightful canalside walks and a good range of facilities, including a Co-op store, a long-established butchers, a pharmacy, three pubs and a coffee house, as well as doctors and dentist surgeries. All Saints Primary is a feeder school for the highly regarded John Taylor High School in nearby Barton-under-Needwood (recently rated outstanding by Ofsted).

The property is entered via tall wrought-iron gates into a lovely courtyard garden room. A small lobby leads into the recently modernised country-style kitchen. There is an extensive range of matching wall and base units with bamboo work surfaces, a green Aga (with twin hotplates and a concealed extractor fan) an American-style fridge/freezer and Bosch dishwasher. There are delightful aspects from the sash windows, and plenty of room for a kitchen table and chairs. Quarry tiled flooring leads out to a small inner hallway with fitted bookshelves.

In the guest cloakroom there is a low-level WC, vanity unit with inset hand wash basin, an extractor fan and coat hooks over boot and shoe storage. The main hall gives on to two impressive reception rooms and a home study/office and there is a door out to the private inner garden area.

The sitting room has three Georgian-style sash windows to the front and side and a large open brick fireplace with concealed lighting and a ceramic log-effect gas fired stove on a raised flagstone hearth. All the reception rooms have high ceilings with exposed beams. The stunning dining room also has a ceramic gas-fired log-burner style stove and French windows lead out to the inner garden. There are attractive display cabinets either side of the stone fireplace. The study/home office has a sash window facing to the side of the property, useful glass-fronted storage and a large under-stairs storage area.

The house has carpet fitted throughout. Upstairs is a spacious galleried landing with exposed beams and a wrought iron spiral staircase which gives access to a large carpeted attic/storage space/workroom/spare bedroom.

Leading off the landing is a delightfully unique entertaining space, currently used as a sitting room, but which could easily be a spectacular bedroom. This room boasts a high ceiling with exposed beams, spotlights and a feature carved wood and brick fireplace with another log-effect ceramic gas burner. Carpeted steps lead to a guest bathroom with washing machine and tumbler drier, heated towel rail, panelled bath with shower over, wash hand basin and low-level WC. The guest bedroom has an exposed roof truss, a built-in wardrobe and storage and a feature circular window to the front aspect, above the entrance gates.

The master bedroom has extensive fitted wardrobes and a central dressing table, with further built-in drawers and cupboards. There is access to a generous carpeted loft space. An en-suite shower room adjoins the bedroom. A third spacious double bedroom has mirrored sliding-door wardrobes providing excellent storage, and a window to the front of the property.

Outside, the private walled inner garden is partly paved, with a sunny lawned area and a variety of planting. It is approached through attractively glazed double doors via the delightful and versatile garden room, which provides added entertaining and relaxing space. To the front elevation is a large lawned area, many mature trees, a garden shed and a shared gravel driveway. There is ample parking at the front of the property, also a paved area at the side of the house for extra parking if required.

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

**Services:** Mains water, drainage, electricity and gas 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)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/10052023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G











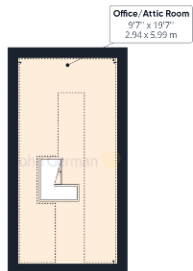




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2952.75 ft<sup>2</sup>


274.32 m<sup>2</sup>

**Reduced headroom**

206.69 ft<sup>2</sup>

19.20 m<sup>2</sup>

(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.

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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 and Messrs. John German nor any person employed has any authority to 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.

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