





An outstanding equestrian property in the heart of the Staffordshire countryside.

Equestrian Property \*\* Stables \*\* 3.51 Acres \*\* 20 x 40 Menage \*\* 2482 sq ft Detached Barn

This remarkable equestrian property features a private gated drive leading to ample parking, a stone terrace, and an elegantly appointed reception hallway. The exquisite, open-plan family room and dining area provide a stunning focal point with leaded stained glass porthole windows. The bedrooms are uniquely decorated, and the principal bedroom is elegant with a luxurious en-suite shower room. The gardens and grounds extend to 3.51 acres with a large decked terrace, stables, and a newly installed menage. The property is ideally located for access to both the M1 and M6, with nearby amenities and excellent schooling options.



**ABODE**  
SALES & LETTINGS

## DESCRIPTION

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## KITCHEN/BREAKFAST ROOM

18'11" x 18'10"

## DRAWING ROOM

16'3" x 14'8"

## DINING AREA/FAMILY AREA

43'10" x 11'10"

## BEDROOM 2

19'5" x 10'2"

## BEDROOM 3

9'10" x 7'7"

## BEDROOM 4

11'3" x 9'5"

## MASTER BEDROOM

15'0" x 13'5"

## GARAGE

19'1" x 17'1"



## HAY BARN

20'8" x 9'6"

## WOOD STORE

10'10" x 9'8"

## FIELD SHELTER

10'7" x 9'11"

## STABLE

16'4" x 11'2"







**STABLE**  
11'8" x 11'3"

**STABLE**  
11'9" x 11'3"

**PLANNING - ANNEX**

Planning permission for the erection of ancillary accommodation in the form of a detached bungalow.

Planning Reference: P/2021/00518

Erection of detached building to form an ancillary residential annex The Lodge, Wilmore Lane, Rangemore, DE13 9RD





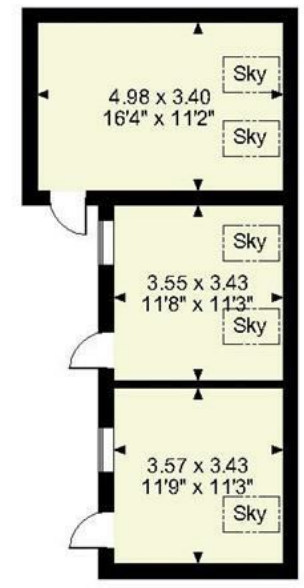
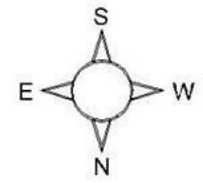








**The Lodge, Wilmore Lane, Burton-on-Trent**  
**Approximate Gross Internal Area**  
**Main House = 2482 Sq Ft/231 Sq M**  
**Garage = 326 Sq Ft/30 Sq M**  
**Wood Store & Field Shelter = 409 Sq Ft/38 Sq M**  
**Stables = 462 Sq Ft/43 Sq M**



**Stables**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	