



Haselour House, Haselour Lane, Harlaston, B79 9JT



Set amidst picturesque countryside is this elegant Georgian country residence, benefitting from spacious and versatile interiors, seven bedrooms and established south facing grounds totalling around 14 acres. Showcasing a wealth of character throughout, Haselour House dates back to approximately 1734 and has long been affectionately titled one of the prettiest houses in Staffordshire. The house originally formed part of the historic De-Trafford Estate which comprised 400 acres, a coach house and a walled garden, and this timeless Grade II Listed home benefits from a wealth of beautifully retained features including original sash windows, character doors, marble

fireplaces and ornate plasterwork. The rural position allows for views to the front and rear aspects over open countryside.

The interiors are laid over three floors plus a cellar and offer versatile living space and generous bedrooms. The ground floor comprises briefly original porch, grand reception hall, drawing room, dining room, study/snug, open plan dining and living kitchen, pantry and cloakroom, with a useable cellar to the lower ground floor. Off the first floor traditional gallery landing there are four double bedrooms (two with en suite) and a family bathroom, with the second floor home to three further double bedrooms, an office

and shower room. Haselour House sits well in a south facing plot, having established formal grounds to the front, an orchard and two gated paddocks, all accessed via a secure electric gated entrance. There is also a purpose built studio ideal for use as a gym or home office.

Haselour House is nestled within rolling Staffordshire countryside part way between the rural villages of Elford and Harlaston. Its location allows for good access to both the A38 and M42 giving fast onwards travel to the further commercial centres of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby and there are everyday amenities available in the nearby town of Tamworth and

the Cathedral City of Lichfield. Regional and national rail travel is available from both Tamworth and Lichfield where swift links to Birmingham, London and further afield can be found and the International Airports of Birmingham and East Midlands are also within a comfortable commute. The property lies within catchment for the Howard Primary school in Elford and there are a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral School and Foremarke Preparatory.



- Elegant Georgian Country Residence
- Idyllic Countryside Setting
- Wealth of Original Character
- Superb 14 Acre Plot
- Stunning Reception Hall
- Three Reception Rooms
- Open Plan Living & Dining Kitchen
- Seven Superb Bedrooms
- Two En Suites, Two Bathrooms & Dressing Room
- South Facing Formal Grounds
- Detached Studio/Office
- Outbuildings including Barn, Workshop & Garage
- Ideal Equestrian Property
- Open Views to Front & Rear
- Well Placed from Commuter Routes

The original porch opens into the **Reception Hall**, which features character flagstone flooring, an oak staircase rising to the first floor and a door opening to the original servants staircase which gives independent access to **Bedroom Two**. Doors open into::

**Drawing Room** 5.42 x 4.99m (approx 17'9 x 16'4)

An impressive reception room having sash windows with shutters to the front aspect, feature oak panelling and an open fireplace set to marble mantelpiece

**Dining Room** 5.86 x 4.08m (approx 19'2 x 13'4)

Another beautiful reception room having oak flooring, sash windows with shutters to the front and an open fire set to a stunning and rare Colombian marble fireplace

**Study/ Snug** 4.04 x 3.21m (approx 13'3 x 10'6)

Ideal as a study, sitting room or playroom, having sash window to the side and fitted oak shelving

**Cloakroom**

Fitted with wash basin set to ornate vanity basin and WC with raised cistern, having stone flooring, a window to the rear and wooden panelling

**Open Plan Dining & Living Kitchen** 9.71 x 4.89m (approx 31'10 x 16'0)

The kitchen comprises a spacious family room and breakfast kitchen, featuring limestone flooring throughout, window to the side and a door out to a charming kitchen garden. The **Kitchen** is fitted with freestanding units housing a stainless steel double sink units, an original 1950s oil fired Aga which is included in the sale, and a central island provides a breakfast bar to one side. The **Family Room** features an inglenook fireplace housing a wood burning stove, and doors from the kitchen lead to a cloakroom storage cupboard and a walk in **Pantry** housing space for both a washing machine and tumble dryer. There is access to the **Rear Hall** which leads out to the rear courtyard



From the **Reception Hall**, a glazed door leads down to the lower ground floor **Cellar** which has been tanked and would be ideal as a cinema room or wine cellar

**Room One** 3.88 x 2.63m (approx 12'8 x 8'7)

Having original brick thralls and opening into:

**Room Two** 3.74 x 2.59m (approx 12'3 x 8'6)

With a door out to the side aspect and steps rising to the kitchen garden





Stairs rise to the first floor **Gallery Landing** 9.87 x 2.17m (approx 32'4 x 7'1) where there is a sash window to the front aspect and doors open into:

**Master Bedroom** 5.48 x 4.73m (approx 17'11 x 15'6)  
A spacious principal bedroom having open fireplace with marble mantelpiece, sash windows to the front and stunning Georgian oak floor boards. With private use of:

**En Suite Bathroom** 4.13 x 3.2m (approx 13'6 x 10'6)

Comprising a traditional suite having pedestal wash basin, WC with raised cistern and claw foot bathtub with tiled flooring, a chrome heated towel rail, sash window to the side and a fitted **Airing Cupboard** housing the hot water cylinder

**Bedroom Two** 5.94 x 4.21m (approx 19'5 x 13'9)  
Having a separate staircase down to the **Reception Hall**, this spacious double room features exposed beams, vaulted ceilings and windows to two sides. Door into:

**En Suite** 2.11 x 1.64m (approx 6'11 x 5'4)  
Fitted with wash basin set to vanity unit, WC and double shower, with a window to the side aspect

**Dressing Room** 4.77 x 2.3m (approx 15'7 x 6'11)  
With a range of fitted wardrobes, sash window to the front and a door into:

**Bedroom Three** 4.46 x 3.54m (approx 14'7 x 11'7)  
Another good sized double room having fitted wardrobes and a sash window to the front aspect

**Bedroom Four** 4.14 x 3.04m (approx 12'7 x 9'11)  
Having a large fitted cupboard and a window to the side aspect

**Bathroom** 4.07 x 2.07m (approx 13'4 x 6'9)  
Comprising twin wash basins, WC, walk in shower and double ended bathtub, with tiled flooring, a window to the rear and a chrome heated towel rail

Stairs rise to the **Second Floor Landing** where doors open into a useful loft storage room and into:

**Bedroom Five** 4.99 x 4.29m (approx 16'4 x 14'0)  
Another spacious double room having exposed beams, a period fireplace and a window to the front overlooking stunning views

**Bedroom Six** 4.89 x 3.58m (approx 16'0 x 11'9)  
With a window to the front aspect

**Bedroom Seven/Dressing Room** 4.66 x 3.75m (approx 15'3 x 12'3)  
Fitted with a range of wardrobes and storage and having a window to the rear and exposed beams

**Shower Room** 2.25 x 2.07m (approx 7'4 x 6'9)  
Fitted with pedestal wash basin, WC and shower, with tiled flooring and splashbacks and a window to the rear

**Office** 3.14 x 2.18m (approx 10'3 x 7'1)  
With a window to the front aspect



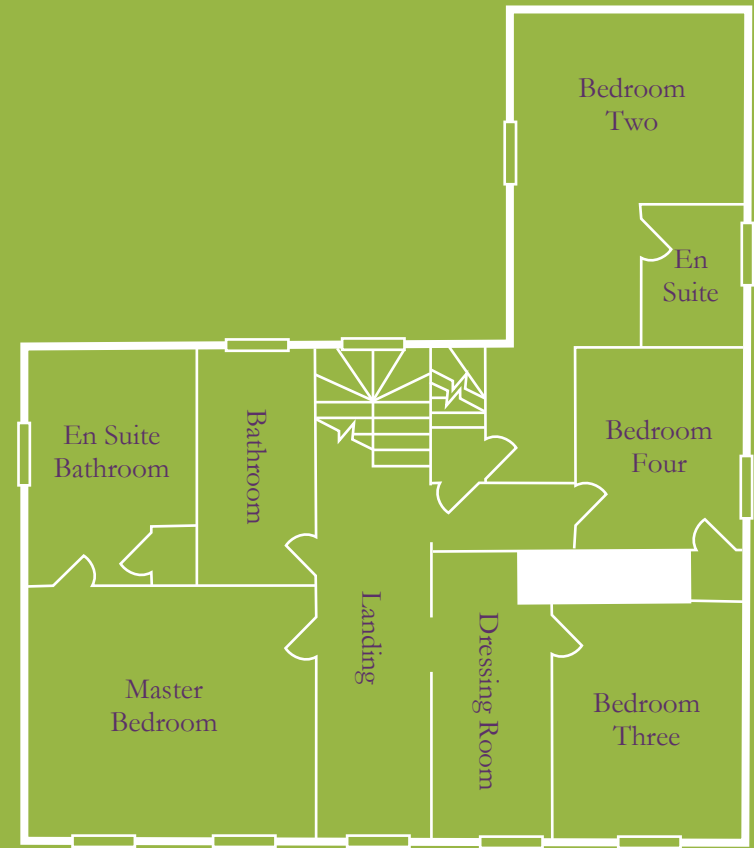
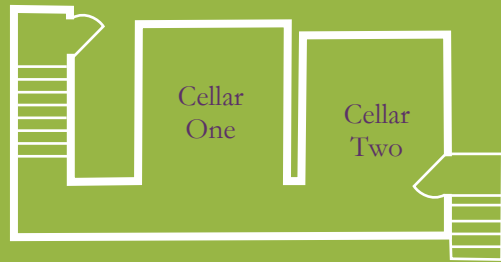
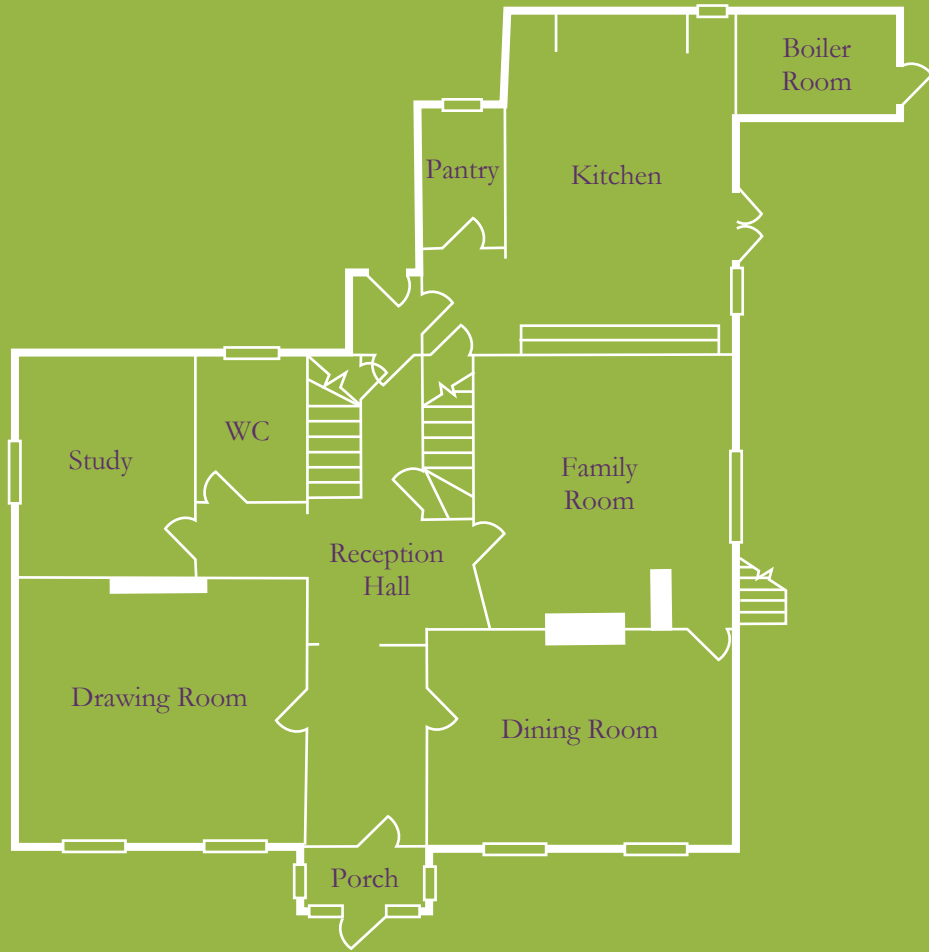














Office/Studio

Haselour House

Outbuildings & Yard

Orchard

Formal Gardens

Paddock

Paddock

Driveway

*Haselour Lane*

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.



### Outside

A lengthy avenue driveway leads from Haselour Lane to the intercom operated electric gated entrance into Haselour House. The driveway leads between the formal grounds, paddocks and orchard to a generous parking area having access into the **Detached Studio/Home Office** 8.04 x 2.58m (approx 26'4 x 8'5). From the driveway there is access into the formal gardens and to a courtyard at the rear of the property, and further gated access leads to steps down into the **Boiler Room**

### Formal Gardens

Haselour House sits overlooking beautifully tended south facing grounds. Extensive lawns are laid to the front and there is an elevated York stone terrace to one side overlooking a traditional ornamental pool with featuring lighting. To the opposite side, gated access opens into a **Kitchen Garden**, having raised beds and access into the **Kitchen**. To the rear of the property is a traditional **Walled Courtyard** where there is access into the rear hall

Further up the driveway is a **Summer House** with a paved terrace laid from reclaimed stone flags taken from the cellar. This terrace overlooks further lawns and a charming **Orchard**, home to an abundance of greengage, apple, plum and pear trees

Accessed via a separate driveway is a hardstanding yard with access into a range of outbuildings which feature power, lighting and internet/phone connections:

**Barn** 10.06 x 9.34m (approx 33'0 x 30'7)  
**Workshop** 5.86 x 5.3m (approx 19'2 x 17'4)  
**Garage** 9.68 x 4.18m (approx 31'9 x 13'8)  
**Wood Store** 8.01 x 2.54m (approx 26'3 x 8'4)

Gated paddocks are laid to either side of the avenue driveway and the overall plot extends to a generous 14 acres and is ideal for equestrian use