



Herons Reach, Craythorne Road, Stretton, DE13 0AZ

 Parker
Hall

Residing within a superb 9.6 acre plot well suited for equestrian use is Herons Reach, an executive detached residence showcasing generously proportioned family interiors including four reception rooms, four double bedrooms and an array of outbuildings offering excellent development potential (STPP). Being a rare opportunity to acquire a property of this calibre with adjacent land, Herons Reach enjoys a secluded semi-rural setting amidst tranquil Staffordshire countryside, whilst also being within close proximity to local amenities, schools and commuter routes. The extensive outbuildings are set within a coach house, offering ample garaging, storage space and stabling,

alongside a first floor level ripe for conversion into ancillary accommodation, Air BnB style rentals or the base for a home-run business. Herons Reach offers the next owners a variety of space and land to grow into and develop as desired, and is serviced by mains gas, mains water and double glazed windows.

Herons Reach boasts extensive living accommodation complemented by spacious bedrooms which overlook idyllic views towards either surrounding countryside or woodland to the front. The central reception hall leads into two reception rooms and the refurbished breakfast kitchen, which in turn leads into a further reception room, conservatory, laundry

room and cloakroom. There are four double bedrooms set to the first floor, three of which feature fitted wardrobes, serviced by a family bathroom and master en suite. Outside, beautifully landscaped gardens extend to the front and side, with an expansive block paved courtyard providing further space for outdoor entertaining to the rear. There is parking space for numerous vehicles and outbuildings include a double garage, further garage/workshop, stables and a large barn, alongside the first floor coach house accommodation which comprises five rooms ripe for conversion (STPP).

Herons Reach lies on the rural outskirts of Stretton and Rolleston on Dove, benefitting from local amenities in either village including pubs, general stores and sports clubs. The market town of Burton on Trent is short drive away and offers an excellent range of shopping and leisure facilities, with nearby schools including the William Shrewsbury Primary School which feeds into the De Ferrers Academy.

Local leisure pursuits can be enjoyed from the property's doorstep, with numerous public footpaths nearby including the Jinnie Trail which leads between Stretton and Rolleston on Dove. Further afield, Branston Water Park occupies an impressive forty acre site, Rosliston Forestry Centre offers an array of family friendly outdoor activities, the popular Barton Marina offers pleasant lakeside walks alongside select waterfront shops and picturesque canal boats.

The property is well placed for access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within an easy drive.

Local equestrian centres include Eland Lodge, Marchington Field and Barleyfields, with both Cannock Chase and the Peak District National Park being within a 30-40 minutes drive.

- Executive Detached Residence
- Rural Setting with Countryside Views
- 9.6 Acres & Excellent Equestrian Facilities
- Range of Outbuildings – Superb Development Potential
- Four Spacious Reception Rooms
- Refitted Breakfast Kitchen & Laundry
- Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suites & Family Bathroom
- Gated Entrance to Parking & Gardens
- Double Garage, Workshop Barn & Stables
- Coach House – Ripe for Conversion into Annexe/Air BnB
- Well Placed for Schools, Local Amenities & Commuter Routes



Reception Hall 4.47 x 2.47m (approx. 14'8 x 8'1)

A spacious welcome to this beautifully presented residence, having stairs with a solid mahogany balustrade rising to the first floor, and doors opening into:

Dining Room 4.54 x 4.33m (approx. 14'10 x 14'2)

A spacious formal reception room having a bay window to the front

Drawing Room 6.98 x 4.85m (approx. 22'10 x 15'10)

Another oversized reception room having a bay window to the front, further windows to the side and a gas living flame fire set to marble hearth with carved surround

Breakfast Kitchen 4.65 x 4.0m (approx. 15'2 x 13'1)

having been recently refurbished, this attractive dining kitchen features impressive tall ceilings and is fitted with a range of shaker wall and base units with quartz work surfaces over, housing an inset composite sink. A traditional recess houses a dual fuel range cooker, integrated appliances include a dishwasher and fridge, and the kitchen has windows to the rear with views towards the outbuildings and land. Doors open into the **Laundry** and:

Family Room 4.52 x 4.32m (approx. 14'9 x 14'2)

Being ideally positioned to create an open plan kitchen and living space, having windows to the side and a gas living flame fireplace set to tiled inlay. Double doors lead into:

Conservatory 3.1 x 3.05m (approx. 10'1 x 10'0)

An attractive living space enjoying pleasant views towards the paddock land belonging to the property. Double doors open out to the rear and the conservatory has tiled flooring

Laundry Room 4.5 x 2.68m (approx. 14'9 x 8'9)

An ideal utility/boot room, being fitted with a range of full height, wall and base units with quartz work surfaces over, housing an inset sink with side drainer and spaces for a washing machine, tumble dryer and American fridge freezer. There is a window to the rear, a door opens out to the rear aspect and further doors lead into a useful fitted cloaks cupboard, and into:

Cloakroom

Comprising wash basin set to vanity unit and WC, with an obscured window to the side





Stairs rise to the first floor part galleried **Landing** 5.73 x 4.32, 2.47m (approx. 18'9" x 14'2", 8'1"), where a window faces the front and there is a useful study area. There is access to the loft and doors open into:

Master Suite 6.3 x 4.85m (approx. 20'7" x 15'11")
A stunning principal bedroom having a window to the front, a range of fitted wardrobes and private use of:

En Suite 3.0 x 1.67m (approx 9'10" x 5'5")
Comprising a traditional Imperial suite having pedestal wash basin, WC and shower, with tiled walls and an obscured window to the side

Bedroom Two 4.53 x 4.34m (approx. 14'10" x 14'2")
A spacious double room having a range of mirror fronted fitted wardrobes and a window to the rear overlooking the land and views beyond

Bedroom Three 4.33 x 3.37m (approx. 14'2" x 11'0")
With a window to the front and a range of mirror fronted fitted wardrobes

Bedroom Four 4.1 x 3.76m (approx. 13'4" x 12'4")
A fourth double room having a window to the rear and a door to the **Airing Cupboard**

Family Bathroom 3.23 x 2.77m (approx 10'6" x 9'1")
A five piece suite Imperial suite comprises wash basin set to vanity unit, WC, bidet, bathtub and separate shower, with tiled walls and an obscured window to the rear





Outside

Hérons Reach is set back beyond a generous frontage, having manicured gardens and a walled boundary. A block paved driveway leads to the rear of the property where there is ample parking as well as further lawned gardens and space for a table and chairs, being an ideal space to enjoy the tranquil rural setting. A covered **Garden Room** 5.78 x 3.78m (approx 18'11 x 12'4) within the outbuildings offers a further entertaining space whilst enjoying idyllic views towards the paddock land and countryside beyond

There are a superb array of outbuildings within the **Coach House**, offering the ideal space for generous garaging, exterior entertaining and equestrian use, as well as having a first floor space ripe for conversion into ancillary accommodation, Air BnB style rentals or the base for a home-run business. Each outbuilding features power and lighting:

Double Garage 7.27 x 5.65m (approx 23'10 x 18'6)

Workshop 6.85 x 4.9m (approx 22'5 x 16'0)

Stable 5.48 x 3.66m (approx. 17'11 x 12'0)

Stables 6.1 x 5.95m (approx. 19'11 x 19'6) – housing two stalls

A door from the yard opens into a former **Tack Room** 4.23 x 2.14m (approx 13'10 x 7'0) with access into a gardeners WC. Stairs rise to the first floor which offers an expansive space ideal for conversion into accommodation, an Air BnB or home office suite

The **Landing** 5.45 x 2.26m (approx. 17'10 x 7'5) leads off in to five rooms, having windows to the front and rear aspects and feature exposed beams and character brickwork. A hayloft window from Room Five overlooks idyllic views over land and countryside beyond

Room One 5.45 x 3.65m (approx. 17'10 x 11'11)

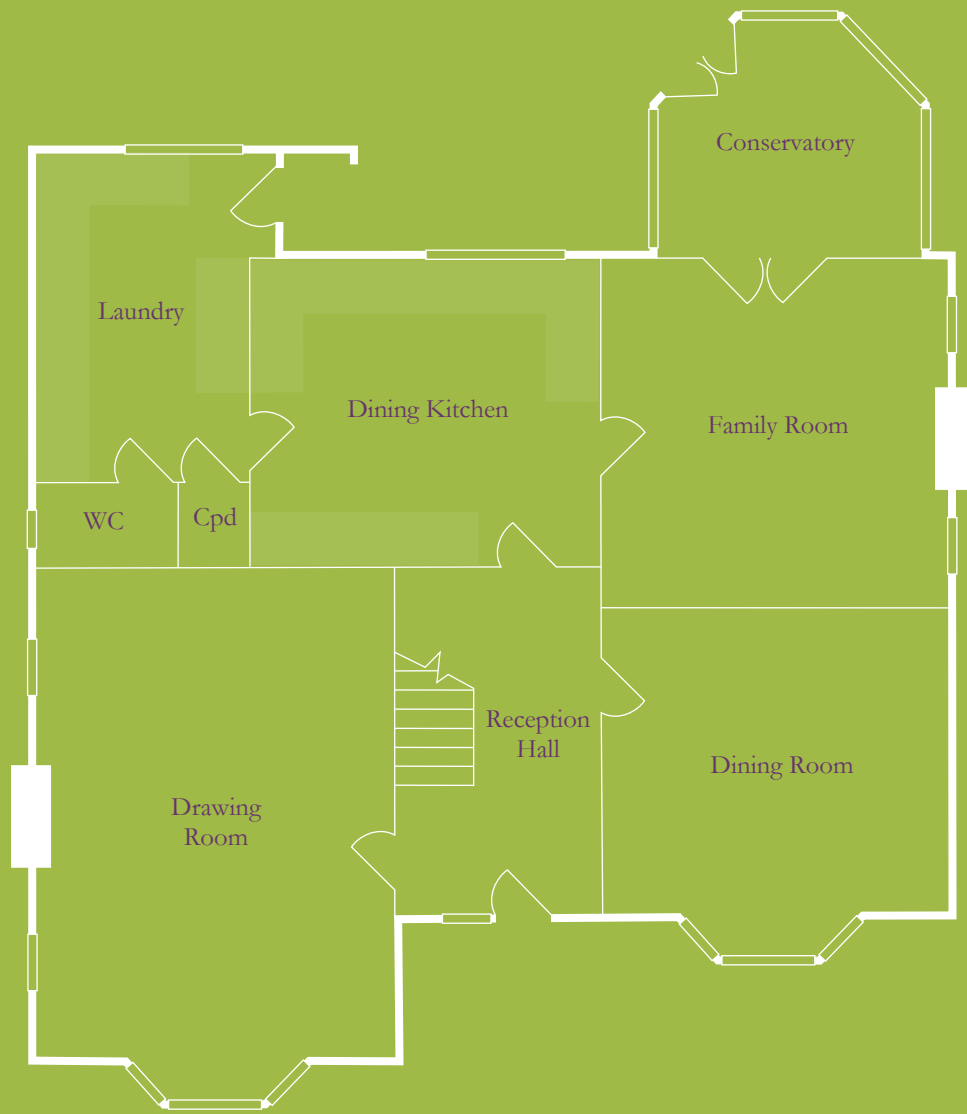
Room Two 5.45 x 2.5m (approx. 17'10 x 11'6)

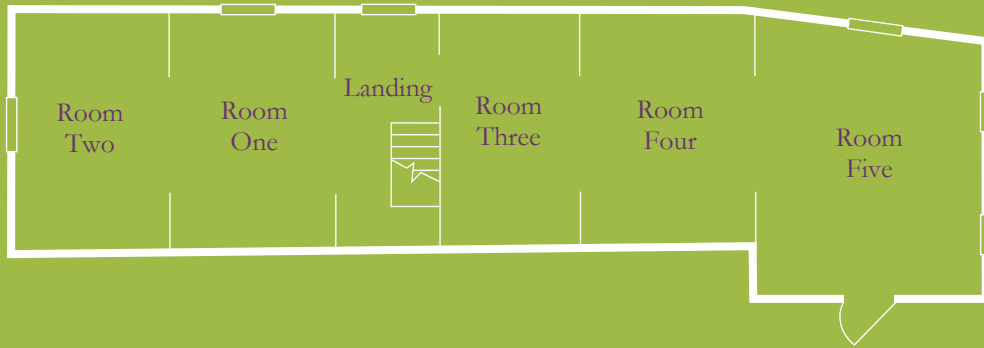
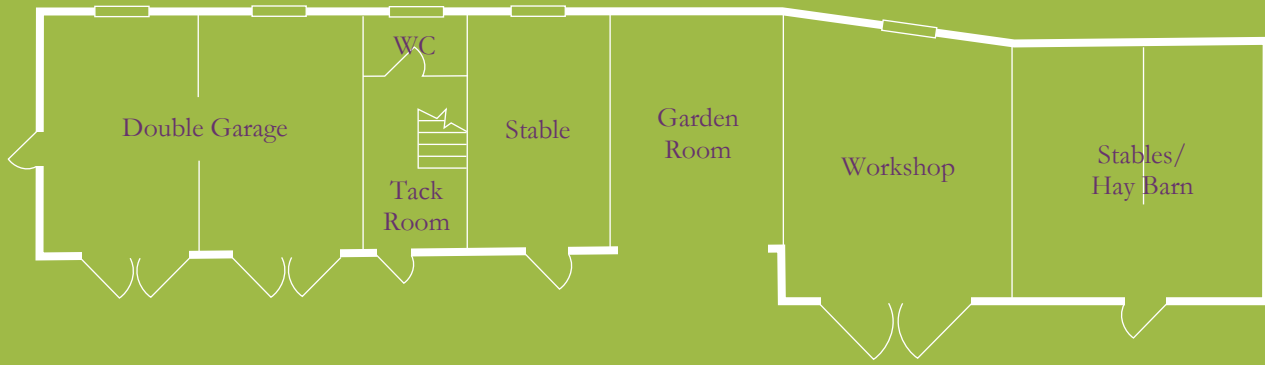
Room Three 5.45 x 3.5m (approx. 17'10 x 12'1)

Room Four 5.45 x 3.8m (approx. 17'10 x 12'5)

Room Five 7.03 x 4.9m (approx 23'0 x 16'0)









Double doors open into a large **Barn** 22.44 x 6.2m (approx 73'7 x 20'3) having power and lighting, offering garaging for multiple or larger vehicles, or the option for conversion into American stables. To the side of the barn is a **Greenhouse**, and a hard standing yard gives access into a small turnout paddock

Paddock Land – 9 Acres

Gated access opens from the block paved courtyard into the first of the paddocks, having a mains fed water trough and leading into a second paddock and then onto a large field bordered by open countryside. There is a natural wildlife pond home to a variety of local wildlife and mature trees

Please Note: An overage clause will be placed on the paddock land upon the sale of the property. Should planning permission for development be obtained in the future, the uplift will be calculated at 20% on the increase in the value of the land, for a period of 30 years from the date of completion. The uplift will be applicable if planning permission is obtained and the land sold on, as well as if planning is obtained, implemented and then sold on. Please contact our office for further details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.