



St Leonards House  
Church Lane | Wychnor | Derbyshire | DE13 8BY

FINE & COUNTRY



# ST LEONARDS HOUSE



*Wychnor has been an important location for centuries having commanding views over the Trent Valley - St Leonards House was originally built in 1859 and formerly three properties, an estate workers cottage, the village school and the schoolmistress's house. St Leonards House has been developed into a large 8 bedroomed single residence extending to approx. 5,137 sq. ft and enjoying approximately 6 acres, making it an ideal proposition for a multi generational living or those with an equestrian interest.*







# ACCOMMODATION

---

Externally the property represents an excellent facility for the equestrian, having large stable block (7 stables), a ménage and fields/plot in total extending to approximately 6 acres which border the Trent and Mersey Canal. Furthermore, there is the ability to ride out from the house with green lane hacking on your doorstep.

St Leonard's House occupies an extremely idyllic setting located next to St Leonard's Church which dates back to the 11th Century and overlooking the English Heritage site of the original Wychnor Hall and the remains of a medieval village with views of rolling Staffordshire countryside across the Trent Valley towards Cannock Chase.

The hamlet of Wychnor is positioned between the extremely popular villages of Alrewas and Barton Under Needwood - both having an extensive range of local amenities. The property also occupies a highly convenient position being only 1 mile from the A38, having excellent access to Lichfield Trent Valley Train Station which offers fast trains to London (Euston), additionally East Midlands and Birmingham Airports are within easy reach.

## Ground Floor

The home is entered via a truly spacious reception hallway, a focal point being the cathedral style double height ceiling and a split staircase enjoying two gallery landings - making this the perfect space to host a multitude of events. The reception hallway is the heart of the home and it's here where effectively there are two wings both downstairs and upstairs.

To the right-hand side is a large inner hallway, leading to a formal dining room, breakfast kitchen which can also be accessed from the opposite side of the house and a study.

To the left-hand side is a further inner hallway having an external door providing a less formal but practical entrance leading off the driveway. The inner hallway leads to a sitting room, snug, and a rear hallway/utility room which in-turn provides a second access to the breakfast kitchen. Furthermore the rear hallway leads into a garden room/second sitting room and conservatory.











# SELLER INSIGHT

“Overlooking the spectacular Trent Valley and forming part of the beautiful and secluded Wychnor Estate in Staffordshire, St Leonards House is an outstanding eight-bedroom period home that dates back to 1859. The house sits within three acres of glorious gardens and grounds, and boasts an indoor swimming pool, superb equestrian facilities and truly breathtaking countryside views.

“The house was originally built for Sophia Levett back in 1859, but when she married the Bishop of Oxford and subsequently moved to the city, the house was converted into a school and two cottages,” says the owner. “We moved here back in 1999, and originally bought just one cottage and the field. We wanted a place where my daughter could ride horses and my son could ride bikes, but we also wanted somewhere with good access to the road and rail networks and also the airport, which this place most definitely does.”

“Some years later we bought the rest of the property – the school and School House – and restored it back to the family home it was always meant to be. We also enlisted the help of an equestrian specialist to help us design and build the stables, the manege – which has ‘on top of the world’ views over the valley – as well as offices. At the same time we also had the indoor pool and gym built so the property as a whole has been much enhanced. In terms of the equestrian facilities, they are designed for both amateur and professionals; anyone who looks after horses knows they can be hard to manage or easy, depending on the layout of the facilities so we wanted to get it right.”

“We have around three acres in total, so as well as the pastureland we also have really lovely gardens. Most of our free time is spent in the back garden, where we can enjoy a superb outlook across the Trent Valley. However, the areas by the pool and pond are also very nice, and the front garden is very impressive.”

“The entrance hall, which was the old school, is absolutely amazing. But I also love the new kitchen, the dining room and also the ‘best’ lounge.”

“The location is the perfect mix of country and easy access. In fact, this part of Staffordshire is a highly sought-after place to live, and it’s not hard to tell why.”

“Both the house and grounds are extremely conducive to entertaining and so we’ve had many parties and celebrations here. We’ve had marquees out in the front garden and in the back fields, and we even had helicopters landing when we held a business event here.”

“What will we miss? Absolutely everything,” says the owner. “In my opinion it’s the perfect family home in the perfect location.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















### First Floor

To the first floor the staircase rising from the formal reception hallway splits leading initially to two gallery landings - taking full advantage of this dramatic space. Then landings then lead off to two separate wings and as described earlier this creates a tremendous amount of versatility and privacy if required. The right-hand side offers three well proportioned bedrooms and a bathroom and the left hand side has four bedrooms with two en-suites and a separate bathroom.



















# OUTSIDE

---

To the front of the property is a large horseshoe driveway which is not only practical but also aesthetically pleasing. Additionally accessed from the front aspect is a quadruple garage with two rooms above which offers plenty of storage space and potential for additional living quarters or a workspace. To the side of the garaging is a gated and canopied access which leads into the stable courtyard, an excellent space for additional parking and ample storage for horse box or lorry.

The court yard provides access to the seven stables, a tack room and creates a practical space for all equestrian needs having access to a ménage and fields which incorporating the garden extends to approximately 6 acres.

To the rear is a well-proportioned garden with two lawns featuring large patio areas and a koi carp pond. Additionally, there is a pool house with gym which offers further potential to convert to ancillary accommodation if required.



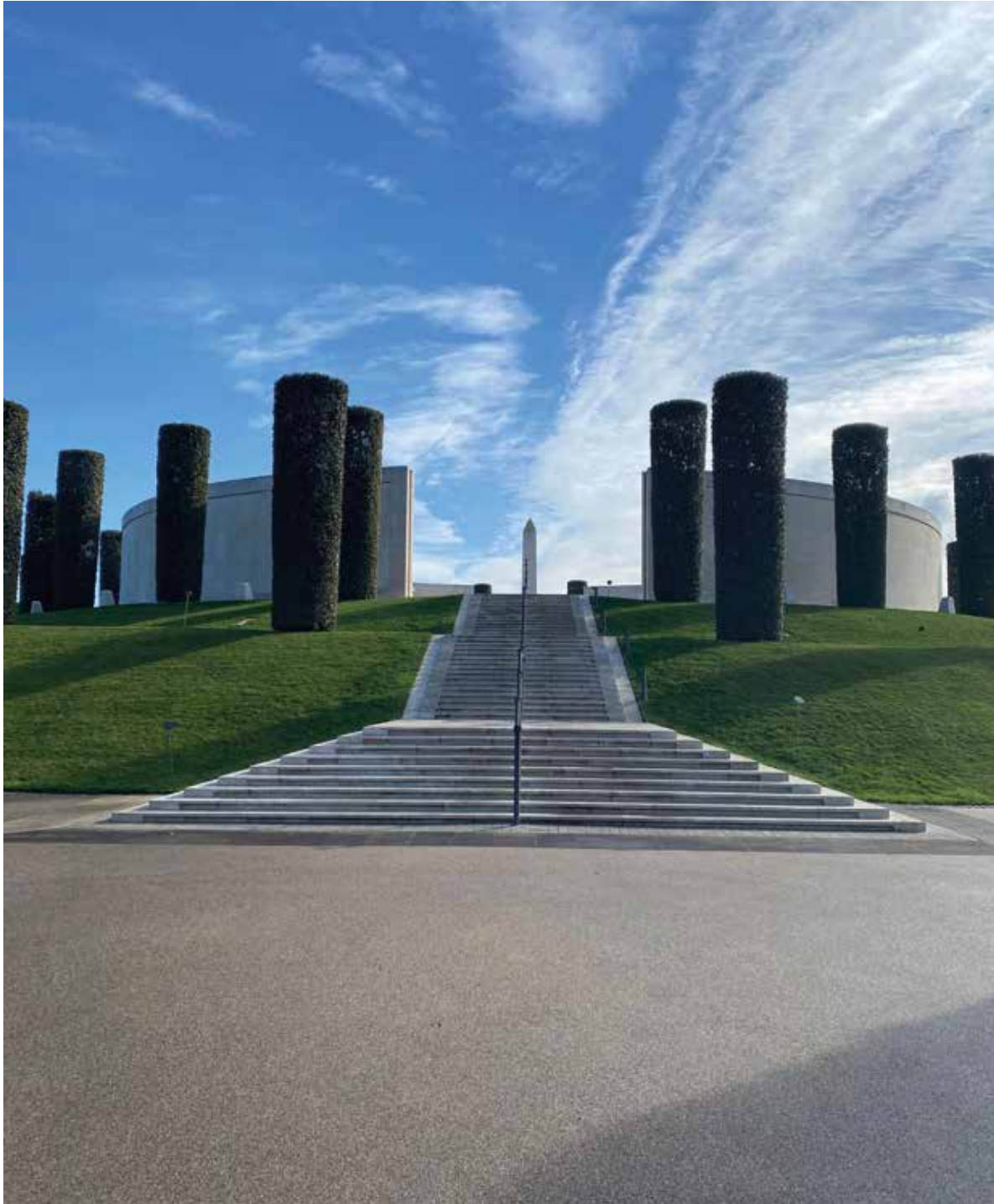












# LOCATION

---

The hamlet of Wychnor is a sought after rural location enjoying a picturesque approach with rural views over surrounding farmland, woodland and countryside overlooking the Trent and Mersey canal. Furthermore, there are cycling routes, sailing club in Kings Bromley and the village is close to the National Memorial Arboretum.

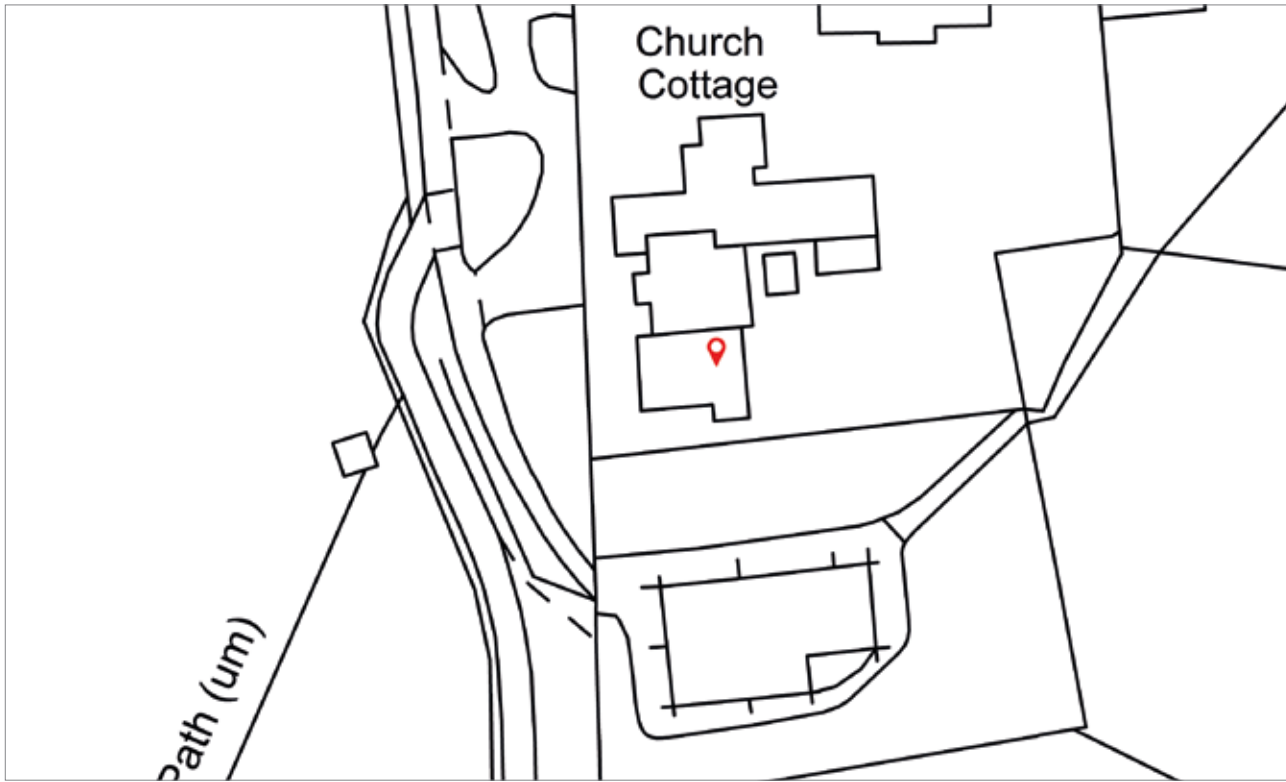
An excellent range of facilities are available in the nearby villages of Alrewas and Barton under Needwood where a co-op general stores, post office's, pubs, restaurants, coffee shops, doctors, dentists and schools can be found. Further shopping and leisure amenities are within close reach in the market town of Burton on Trent and Cathedral City of Lichfield, both of which are home to railway stations offering direct links to Derby, Birmingham and London (in 80 minutes from Lichfield Trent Valley). The property lies within the catchment area for the Ofsted rated 'Outstanding' John Taylor High School and excellent private schools in the area include Smallwood Manor, Repton School and Lichfield Cathedral School.

St Leonards House benefits from excellent transport links, with easy access to the A38, M6 toll and nearby train stations providing direct services to Birmingham, Derby and London Euston (1hr 20). International airports of Birmingham and East Midlands are both within an easy drive making it an ideal location for commuters.









**Services:**

There is oil-fired central heating, mains water and a private drainage system.

**Tenure:**

Freehold

**Local Authority:**

East Staffordshire Borough Council – Tax Band: G

**Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country 01332 973 888

**Directions:**

Please use what3words app - free.mingles.fleet

**Website**

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

**Opening Hours:**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.



*Guide price* £1,250,000



# St. Leonards House, Wychnor, Burton-on-Trent

Approximate Gross Internal Area

Main House = 5137 Sq Ft/477 Sq M

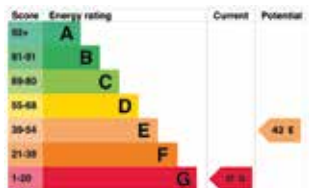
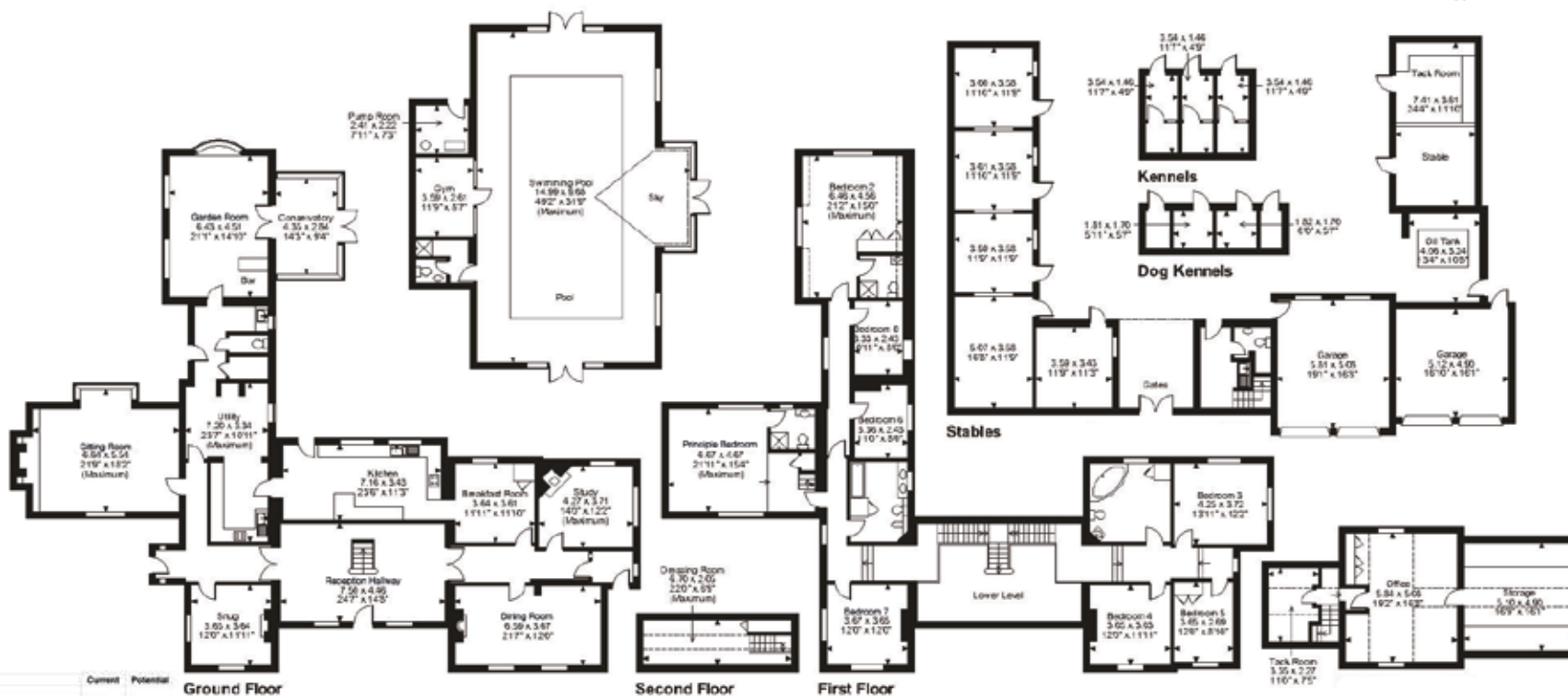
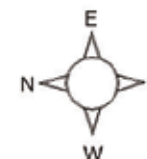
Garage = 604 Sq Ft/56 Sq M

Stables, Tack Room & Ancillary Accommodation = 1589 Sq Ft/147 Sq M

Swimming Pool = 1621 Sq Ft/151 Sq M

Kennels = 291 Sq Ft/27 Sq M

Total = 9242 Sq Ft/859 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8565364/MKB



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire  
01332 973 888 | 07726 314 580  
email: anthony.taylor@fineandcountry.com

Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

### Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Derbyshire  
11 Mallard Way, Pride Park, Derby, Derbyshire DE24 8GX  
01332 973 888 | [derbyshire@fineandcountry.com](mailto:derbyshire@fineandcountry.com)

