



3 Old Barnhouse Mews, Hill Top, Longdon Green,  
Rugeley, Staffordshire, WS15 4QA

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 3 Old Barnhouse Mews, Hill Top, Longdon Green, Rugeley, Staffordshire, WS15 4QA

# £625,000

Situated in the little hamlet of Hill Top close to Longdon Green is this beautifully presented Grade 2 Listed barn conversion home. Approached via a charming courtyard setting reminiscent of university quadrangles, the property has a wonderfully exclusive feel which equally boasts character and charm at every turn. Just some five miles from the cathedral city of Lichfield and well placed for accessing both there and Rugeley via the nearby A51, the combination of a rural retreat with far-reaching countryside views and yet remaining convenient, is very enticing. The three double bedroom layout is perfect for many purchasers needs, with the barn also boasting a very spacious principal living room and breakfast kitchen. With such an individual accommodation layout and a glorious countryside setting, an early viewing of this very fine barn conversion home is strongly recommended.



### ENCLOSED PORCH

approached via double entrance doors flanked by an external wall lantern and having quarry tiled floor and inner entrance door with leaded stained glass inserts opening to:

### RECEPTION HALL

having feature leaded stained glass screen through to the dining area and having electric storage heater and door to:

### FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin, chrome electric heated towel rail, ceramic floor tiling and obscure sealed unit double glazed window to front.

### LIVING ROOM

5.97m x 5.09m (19' 7" x 16' 8") an attractive room with revealed beams to ceiling and having central feature brick fireplace with multi-fuel cast-iron stove standing on a quarry tiled hearth, two electric radiators with thermostat controls, sealed unit double glazed windows to both front and rear, wall light points and archway opening to:

### DINING AREA

3.84m x 2.82m (12' 7" x 9' 3") having double glazed double French doors opening out to the rear garden, revealed beams to ceiling, electric radiator with thermostat control, stairs leading off with useful cupboard space beneath, feature leaded glazed screen through to the reception hall area and door to:

### FITTED BREAKFAST KITCHEN

5.20m x 4.10m (17' 1" x 13' 5") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards with concealed lighting beneath, two and a half bowl stainless steel sink unit with mixer tap, built-in Neff appliances including electric oven with combination microwave and dishwasher each with matching fascias, six ring electric and LPG hob with extractor hood, tiled splashbacks, central island unit with further cupboard and drawer space, space and plumbing for washing machine, recess for fridge/freezer, ceramic floor tiling, sealed unit double glazed window and door to rear garden, door to hallway, revealed beams to ceiling and downlighters.



### SPACIOUS FIRST FLOOR LANDING

having electric radiators with thermostat control, double built-in store cupboard, further useful walk-in store cupboard, airing cupboard housing the pre-lagged hot water cylinder, revealed beams and roof trusses, twin skylights and doors leading off to:

### MASTER BEDROOM

4.74m x 3.27m (15' 7" x 10' 9") with full height and width fitted wardrobes, large sealed unit double glazed picture window providing wonderful far-reaching countryside views to rear, electric night storage heater, revealed beams and roof truss, ceiling fan and door to:

### LUXURY RE-FITTED EN SUITE SHOWER ROOM

being fully tiled and having a large walk-in shower cubicle with thermostatic shower fitment and shower hose and drencher shower, wash hand basin and close coupled W.C., chrome electric heated towel rail, electric fan heater, LED mirror, skylight, downlighters and extractor fan.

### BEDROOM TWO

4.11m x 3.32m (13' 6" x 10' 11") having dual aspect sealed unit double glazed windows each with far-reaching countryside views, electric storage heater, revealed beams and roof truss and wall light points.



### BEDROOM THREE

4.00m x 3.27m (13' 1" x 10' 9") having sealed unit double glazed window to rear with far-reaching views, revealed roof beams and roof trusses, electric convactor heater, skylight and two wall light points.

### BATHROOM

having a suite comprising panelled bath, close coupled W.C., bidet and pedestal wash hand basin, partial ceramic wall tiling, electric fan heater, electric heated towel rail, obscure double glazed window to side, electric fan heater, wall light point and revealed beams and roof truss.

### OUTSIDE

From the parking area an archway leads through to a private courtyard shared with the neighbouring properties, which is well tended and has pathway approaches across neatly tended lawns with manicured shrubbery. To the rear of the property is a very attractive private landscaped garden with generous flagstone patio seating area set around an attractive slate bed with neatly tended lawns and mature flower and herbaceous borders, established trees and shrubbery with hedgerow perimeters. A gated access from the rear garden leads to a pedestrian route to the garage and parking court.

### TWIN GARAGES

situated in a separate block and having up and over entrance doors.

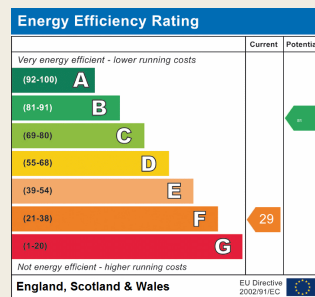


### COUNCIL TAX

Band G.

### AGENTS NOTE

We understand there is a Service Charge payable of approximately £250.00 per half year (variable). Should you proceed with the purchase of the property these details must be verified by your solicitor.



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



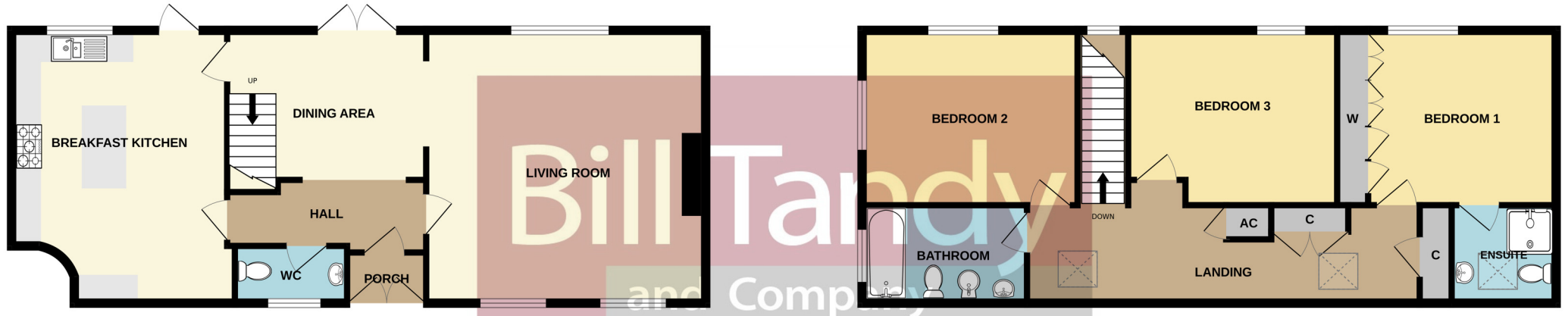
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 OLD BARNHOUSE MEWS, HILL TOP, LONGDON GREEN WS15 4QA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS