



New Barn, Blithbury Road, Rugeley, Staffordshire, WS15
3HN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£995,000

Hidden away at the end of a third of a mile driveway stands this truly delightful detached country home nestled in the countryside between Colton village and Rugeley. Perfect for equestrian use given the extensive paddocks and stabling, the property would also suit anybody looking for a lovely hideaway to escape the stresses and strains of modern day life. At the end of the driveway approach a gated entrance opens into the classic farmhouse courtyard, with the pretty farmhouse linked in a classic horseshoe shape to the stables and outbuildings with a tiled canopy providing perfect dry access. Within its nearly 17 acres of total plot lies around 2 acres of water comprising five separate pools each with distinctive characteristics, either being used by local wildlife, ducks and moorhens, or covered in the most picturesque water lilies and aquatic plants. The charming walks around the pools can be enjoyed at any time, whilst strategically placed seats allow you a moment to sit and enjoy the peaceful bucolic setting. Opportunities to purchase such homes full of character and in such delightful pastoral and rural settings are rare indeed, and an early viewing of this glorious and tranquil family home must be high on any potential purchasers agenda.



TILED CANOPY

this tiled canopy spans the entire frontage of the property providing a convenient covered walkway and a glazed door opens to:

RECEPTION HALL

with tiled flooring and useful storage cupboard.

GUESTS CLOAKROOM

with W.C., wash hand basin, plumbing for both washing machine and space for tumble dryer, wall mounted LPG central heating boiler with timer, obscure sealed unit double glazed window, ceramic floor and wall tiling.

FABULOUS FAMILY DINING KITCHEN

7.17m x 3.20m (3.93m max) (23' 6" x 10' 6" 12'11" max) a lovely open plan family space with the kitchen area having ample work surfaces, base storage cupboards and drawers, one and a half bowl stainless steel sink unit, built-in electric double oven with four ring ceramic hob and extractor, tiled splashbacks, space and plumbing for dishwasher, corner carousel unit, sealed unit double glazed windows to front and rear, glazed door to garden, beams to ceiling, central feature brick decorative fireplace with raised hearth and Stovax cream gas stove, radiator, wall light points and door to:

DINING ROOM

4.04m x 3.94m (13' 3" x 12' 11") with brick fireplace with cast-iron log burner on a quarry tiled hearth flanked by an attractive porthole style window, sealed unit double glazed window to rear, radiator, beams to ceiling and opening to:

REAR HALLWAY

with open natural wood staircase leading off, glazed door to rear, dual aspect double glazed windows, radiator and opening to:

FAMILY SITTING ROOM

5.91m x 3.80m (19' 5" x 12' 6") having central Chesneys limestone fireplace set around a brushed steel fire surround with inset living flame LPG fire and polished Welsh black slate hearth, dual aspect sealed unit double glazed windows, three radiators, wall light points and beams to ceiling.

MASTER BEDROOM

3.93m x 3.93m (12' 11" x 12' 11") 5.05m x 3.24m (16' 7" x 10' 8") approached off the main entrance hall and having lovely high ceiling with exposed roof beam, dual aspect double glazed windows, three radiators and door to:



LUXURY EN SUITE SHOWER ROOM

with a contemporary suite comprising large corner shower cubicle with Aqualisa thermostatic shower fitment, vanity unit with inset wash hand basin and W.C. with concealed cistern, useful cupboard space, tiled splashback, electric shaver point, radiator, obscure sealed unit double glazed window.

OFFICE

4.80m x 4.44m (15' 9" x 14' 7") accessed via the covered walkway and having free-standing cast-iron LGP fired stove on a quarry tiled hearth, sealed unit double glazed window to rear and double radiator.

FIRST FLOOR LANDING

with sealed unit double glazed window and radiator.

BEDROOM TWO

3.87m x 3.31m (12' 8" x 10' 10") with a bank of deep fitted wardrobes, dual aspect sealed unit double glazed windows and feature porthole window, beams to ceiling, radiator and three wall light points.

BEDROOM THREE

3.96m x 3.74m max (13' 0" x 12' 3" max) with sealed unit double glazed taking in the glorious views, vanity unit with inset wash hand basin and two radiators.

BEDROOM FOUR

3.01m x 2.98m (9' 11" x 9' 9") with sealed unit double glazed window overlooking the delightful rear garden, radiator and access to eaves storage.



BATHROOM

having a corner bath with mixer tap and Aqualisa shower over, vanity unit with wash hand basin and W.C., useful cupboard space, double radiator, ceramic wall tiling, sealed unit double glazed window to rear.

OUTSIDE

To the rear of the property is the most beautiful landscaped garden, set to lawn around a central ornamental fishpond with a wealth of flower and herbaceous borders with mature shrubbery and trees, and perfectly orientated to enjoy both a very sunny aspect and glorious views far-reaching towards Cannock Chase. Along with the beautiful setting and immaculate landscaping the garden also boasts a charming summerhouse, greenhouse and orchard and an ornamental well. The suitability of the property for equestrian use is undeniable given that it has not only the extensive stabling, but also the extent of the grounds. Extending to very nearly 17 acres in total of which approximately 2 acres are some of the most picturesque pools you are likely to see. The property has some glorious footpaths and walkways which meander around the pools with strategically placed benches to sit and take in the view. This being one of the most delightful properties we have been asked to market in recent years, we could not recommend a viewing more highly to fully appreciate all the delights and charm it has to offer.

STABLES

- Stable One - 5.02m x 3.54m (16' 6" x 11' 7")
- Stable Two - 3.82m x 3.50m (12' 6" x 11' 6")
- Stable Three - 3.74m x 3.50m (12' 3" x 11' 6")
- Stable Four - 3.74m x 3.50m (12' 3" x 11' 6")
- Stable Five - 3.50m x 3.50m (11' 6" x 11' 6")
- Tack Room - 3.44m x 2.75m (11' 3" x 9' 0")



GARAGE

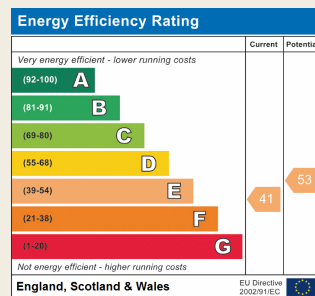
4.50m x 4.00m (14' 9" x 13' 1") with up and over entrance door, light and power.

OPEN BAY

7.24m x 4.50m (23' 9" x 14' 9") providing car port style parking with storage area to side.

FURTHER INFORMATION

PLEASE NOTE: The sellers' advise that the property experienced a flooding incident in February 2020. Caused by excessive stormwater running off the top fields and flowing into the farmyard and subsequently gaining some limited ingress into the property. Since then, significant additional ground and drainage works have been undertaken to redirect the water flow and mitigate future flooding issues by carrying the water past the property into the lower fields. Full plans of the new drainage system and remedial preventative works undertaken are available.



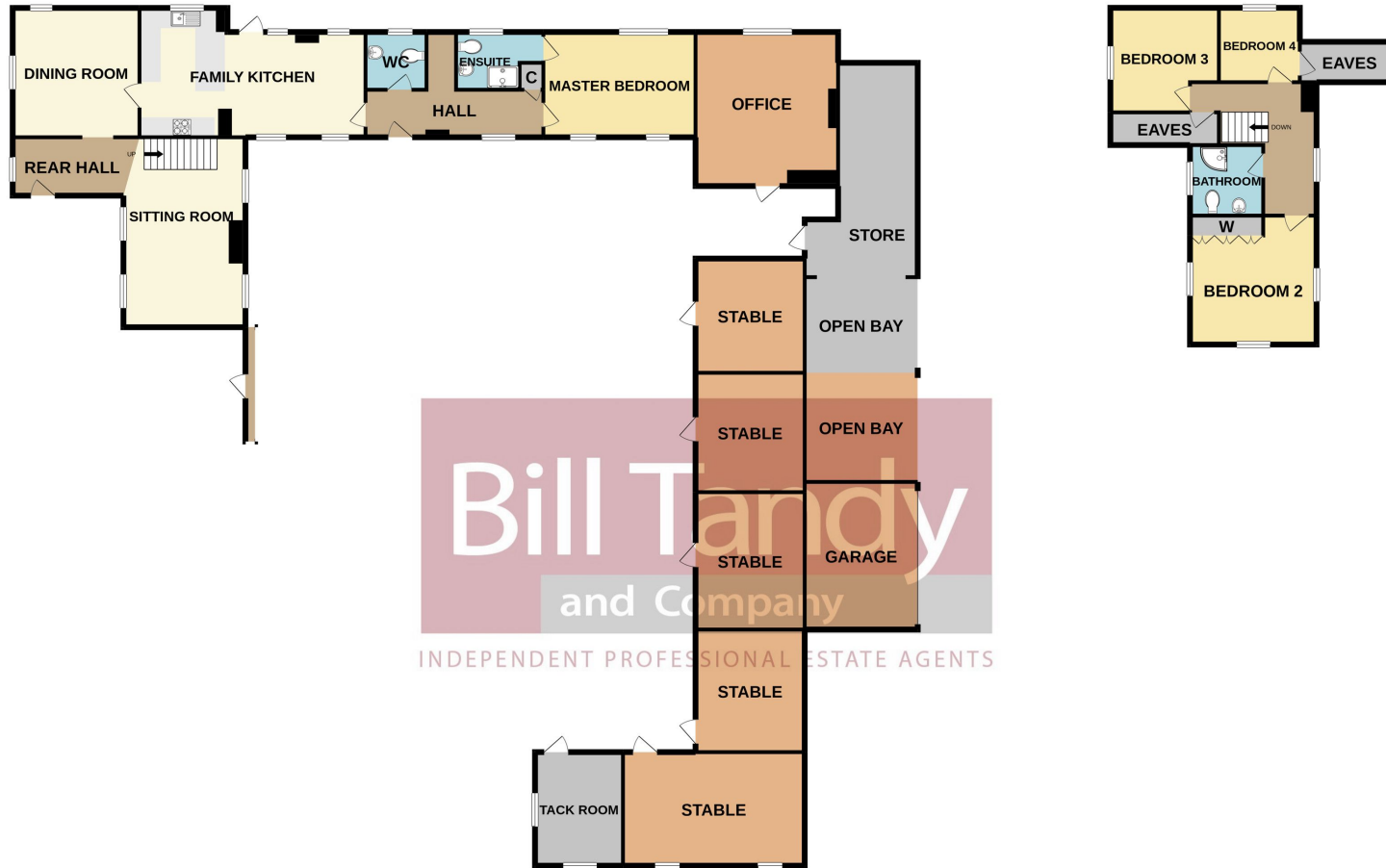
TENURE

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.



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.
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