



GROUND FLOOR

1ST FLOOR

OUTBUILDINGS



WHEELWRIGHTS HOUSE, PIPE RIDWARE WS15 3QL

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## Wheelwrights House Pipe Ridware, Rugeley, Staffordshire, WS15 3QL

### £825,000 Freehold

This original Grade 2 Listed wheelwrights forge is in an idyllic location within the hamlet of Pipe Ridware. Adjacent to the original church the cottage has an abundance of character with its original timber-framed construction still evident throughout. Historically extended, there is potential to create a self-contained annex ideal for an elderly relative or teenager. The present owners have sensitively refurbished the cottage paying great care and attention to its natural heritage and charm. In addition to the impressive living space, there are extensive outbuildings which lend themselves to a variety of uses. All this stands within a beautiful country garden surrounded by mature trees and offering complete privacy. The authentic charm and character of Wheelwrights House can only possibly be understood after an internal inspection, and an early viewing would be recommended.



#### RECEPTION VESTIBULE

approached via a solid oak entrance door and having radiator and door to:

#### COSY LOUNGE

6.00m max x 3.75m (19' 8" max x 12' 4") having a central feature fireplace with wooden surround and cast-iron grate standing on a flagstone hearth and open fire, beamed ceiling (beams are 1.86 metres off the ground), attractive bay window to front and traditional style radiator.

#### DINING ROOM

6.00m x 3.80m (19' 8" x 12' 6") having inglenook fire recess with cast-iron multi fuel burner standing on a tiled hearth with a fireplace recess with exposed beams and concealed lighting, bay window to front, dado panelling, traditional radiator, further window to rear, exposed beams and doorway to:

#### KITCHEN

5.70m x 3.00m (18' 8" x 9' 10") having natural wood work surfaces with base storage cupboards and drawers, matching wall mounted storage cupboards, twin bowl enamel butler style sink with mixer tap, metro style tiled splashbacks, windows to front, recess with space for range type cooker with extractor fan, quarry tiled flooring, beams to ceiling, stable door access to outside, traditional style radiator and archway to:

#### UTILITY AREA

having further natural wood work surfaces with base storage cupboards and drawers, concealed space for washing machine and tumble dryer, space for fridge and freezer, tiled flooring and window to rear.

#### REAR PORCH

having door to outside, tiled flooring and beams to ceiling.

#### STUDY AREA

3.00m x 1.85m (9' 10" x 6' 1") having window to front and door to:

#### GROUND FLOOR BEDROOM FOUR

3.05m x 3.05m (10' 0" x 10' 0") having window to rear and radiator.



#### SITTING ROOM

3.60m x 2.60m (11' 10" x 8' 6") having secondary glazed window to front, radiator and further window overlooking the courtyard. Door to the original forge which leads onto the garage.

#### SHOWER ROOM

recently re-fitted with a corner shower cubicle with aqua panelling and thermostatic shower fitment with hose and drencher shower, traditional vanity unit with useful drawer space and inset wash hand basin, chrome heated towel rail/radiator, dado panelling, further radiator, window to rear, low energy downlighters and extractor fan.

#### SEPARATE W.C.

having low level W.C., wash hand basin, dado panelling, radiator and window to side.

#### FIRST FLOOR LANDING

approached via a return staircase with an original oak balustrade and having window to front, radiator and doors leading off to:

#### BEDROOM ONE

5.15m x 3.02m (16' 11" x 9' 11") an attractive room with dual aspect windows, radiator, fitted drawer space with useful hanging area and opening through to the DRESSING AREA with built-in wardrobes and door to:



#### LUXURY EN SUITE SHOWER ROOM

having large corner shower cubicle with metro style tiling and thermostatic shower fitment with hose and drencher shower, traditional style vanity unit with drawer space beneath and wash hand basin with Pegler mixer tap, close coupled W.C., dado panelling, chrome heated towel rail/radiator, low energy downlighters, extractor fan, window to front and built-in linen cupboard with electric shaver point.

#### BEDROOM TWO

5.27m x 3.80m (17' 3" x 12' 6") having windows to front and side, two double built-in wardrobes, radiator, storage cupboard and exposed beams.

#### BEDROOM THREE

3.40m x 3.13m (11' 2" x 10' 3") another double bedroom having window to front, revealed beams to walls and radiator.

#### RE-FITTED SHOWER ROOM

having corner shower cubicle with metro style tiling and thermostatic shower fitment with hose and drencher shower, traditional vanity unit with cupboard space and wash hand basin with Pegler taps, close coupled W.C., traditional cast-iron fireplace, chrome heated towel rail/radiator, dado panelling, low energy downlighters and extractor fan.



#### OUTBUILDINGS

Stable One - 3.70m x 3.70m (12' 2" x 12' 2")  
Stable Two - 3.70m x 3.70m (12' 2" x 12' 2")  
Garage and Store - 6.03m x 5.44m (19' 9" x 17' 10")  
Garage Two - 5.32m x 3.70m (17' 5" x 12' 2")  
Storeroom One - 3.00m x 2.80m (9' 10" x 9' 2")  
Wood Store - 3.00m x 1.60m (9' 10" x 5' 3")  
Workshop - 3.34m x 3.00m (10' 11" x 9' 10")  
Storeroom Two - 3.00m x 2.30m (9' 10" x 7' 7")  
Bin Store.

#### OUTSIDE

The property is set back off the country lane with a gated access to the gravelled parking area offering ample turning and parking space. Beyond the driveway further down the lane there is a pedestrian gate and pathway set into a garden wall with the pathway leading to the front door. The gardens are one of the many delights of this charming cottage, with the foregarden set principally to lawn with a surrounding country style border full of established shrubs, plants and natural wildflowers and a hedged perimeter. The garden continues to the side of the cottage where there is a greenhouse and raised vegetable beds. To the rear is a superb sized garden, set principally to lawn with mature trees, hedged and fenced boundaries and offering complete privacy.



#### COUNCIL TAX

Band G.

#### AGENTS NOTE

The intended route of HS2 Phase 2 (currently suspended) lies some 243m or thereabouts to the east.

#### 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.