



DRAFT

Horsey Lane Lodge, Horsey Lane, Upper Longdon,
Staffordshire, WS15 4LN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Horsey Lane Lodge, Horsey Lane, Upper Longdon, Staffordshire, WS15 4LN

£675,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this delightful traditional detached lodge located on the quiet country lane of Horsey Lane in this superb rural setting with countryside views. Horsey Lane Lodge was the main lodge to Beaudesert and has undergone substantial improvement and changes over recent years by the present owners, whilst offering a generous sized plot with well cared for gardens with views beyond. The property itself, which needs to be viewed to be fully appreciated comprises updated breakfast kitchen, dining room, sitting room, snug with spiral staircase to first floor and the main bedroom and a shower room on the ground floor. On the first floor are a further two bedrooms and bathroom. Outside the property enjoys an abundance of parking leading to a detached garage and superb gardens to front, side and rear with gates to rear leading to useful parking or hardstanding for caravan or trailer. Internal viewings are strongly recommended to take full advantage of this rare property coming to the market.



GABLE END PORCH

this useful storm porch has a wood pillared gable entrance with leaded windows to each side, flagstone floor and a front entrance door opening to:

TASTEFULLY UPDATED BREAKFAST KITCHEN

4.99m x 3.09m (16' 4" x 10' 2") having tiled floor, radiator, feature beamed ceiling, square bow window with tiled sill to front and store cupboard, cream Shaker style base cupboards and drawers with granite preparation work tops above, tiling surround, wall mounted storage cupboards with glazed display cabinet, inset stainless steel one and a half bowl sink, superb pelmet providing a wine rack, space for Rangemaster range type cooker with extractor fan above, integrated appliances include fridge, freezer, washing machine and dishwasher. Double doors open to:

DINING ROOM

3.82m x 3.64m (12' 6" x 11' 11") could also be used as an additional sitting room if required and has double glazed French doors to rear, double glazed windows to rear and side, radiator and wooden floor.

SITTING ROOM

5.27m x 3.20m (17' 3" x 10' 6") having double glazed windows to both sides, French doors to side, radiators and the feature and focal point is the stunning fireplace with natural stone surround and mantel above, brick inset and cast-iron gas burner.

SNUG

5.31m x 3.21m (17' 5" x 10' 6") this centrally positioned sitting room was previously a bedroom and has a spiral staircase to the first floor, door to garden, leaded light windows to both sides and radiators. This room certainly provides versatility in its usage and gives access to:

INNER HALLWAY

gives access to:

BEDROOM ONE

5.62m max x 4.44m max (18' 5" max x 14' 7" max) having an abundance of fitted bedroom furniture comprising dressing table, chests of drawers, bedside cabinets and a range of wardrobes. There are leaded light windows to front and rear and radiator.



GROUND FLOOR SHOWER ROOM

1.96m x 1.89m (6' 5" x 6' 2") this superbly updated and contemporary shower room has leaded light window to rear, radiator and suite comprising vanity unit with inset wash hand basin and wood panelled surround, low flush W.C. and shower cubicle with aqua-boarding, twin headed shower appliance and dividing glass screen.

FIRST FLOOR LANDING SPACE

approached via the spiral staircase from the sitting room and giving access to:

BEDROOM THREE/SITTING ROOM

6.52m x 3.77m into reduced ceiling height (21' 5" x 12' 4" into reduced ceiling height) this first floor bedroom is currently used as a sitting room taking advantage of the superb views to the rear and having double glazed window to rear, skylight window to side, exposed wooden floor, useful eaves storage and leads to:

LANDING

having exposed wooden floor, skylight window to side and doors to:

BEDROOM TWO

4.00m into reduced ceiling height x 2.98m (13' 1" into reduced ceiling height x 9' 9") having skylight window to side, radiator, built-in airing cupboard and double doors open to STORE 3.88m x 1.78m (12' 9" x 5' 10") being a superb storage loft room.



BATHROOM

having skylight window to side, exposed wooden floor and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.

OUTSIDE

To the front of the property is a parking area leading to the detached garage. To the rear of the property is a stunning garden which has been superbly maintained and well cared for by the present owners and has lovely countryside views to both side and rear. The garden itself combines a mixture of superb entertaining spaces with patios, generous sized lawned areas and well kept and substantially well stocked flower beds and shrub borders are a welcome addition to this beautifully presented garden. There is also a brook, storage sheds and an open brick built garden room with seating and a tiled roof. To the rear there is also a gravelled parking area with its own gated access from the side entrance driveway and is ideal for additional parking or caravan or trailer storage.

DETACHED GARAGE

(not measured) approached via an up and over entrance door.



LOCATION

Horsey Lane is quiet country lane connecting Upper Longdon, Gentleshaw and Longdon. The property is located on the edge of Upper Longdon, a prestigious rural hamlet of luxury individual homes, and is a short distance away from the cathedral city of Lichfield with its broad choice of shopping and leisure facilities. Horsey Lodge is located on the edge of Cannock Chase and the Beaudesert estate offering superb views to the rear and side. Village facilities including pubs can be found locally in both Upper Longdon and Longdon. The location is ideal for commuters with nearby access to cross city and Inter-city rail travel with access to Birmingham New Street, London Euston and airports including Birmingham International and East Midlands.

COUNCIL TAX

Band E.

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.



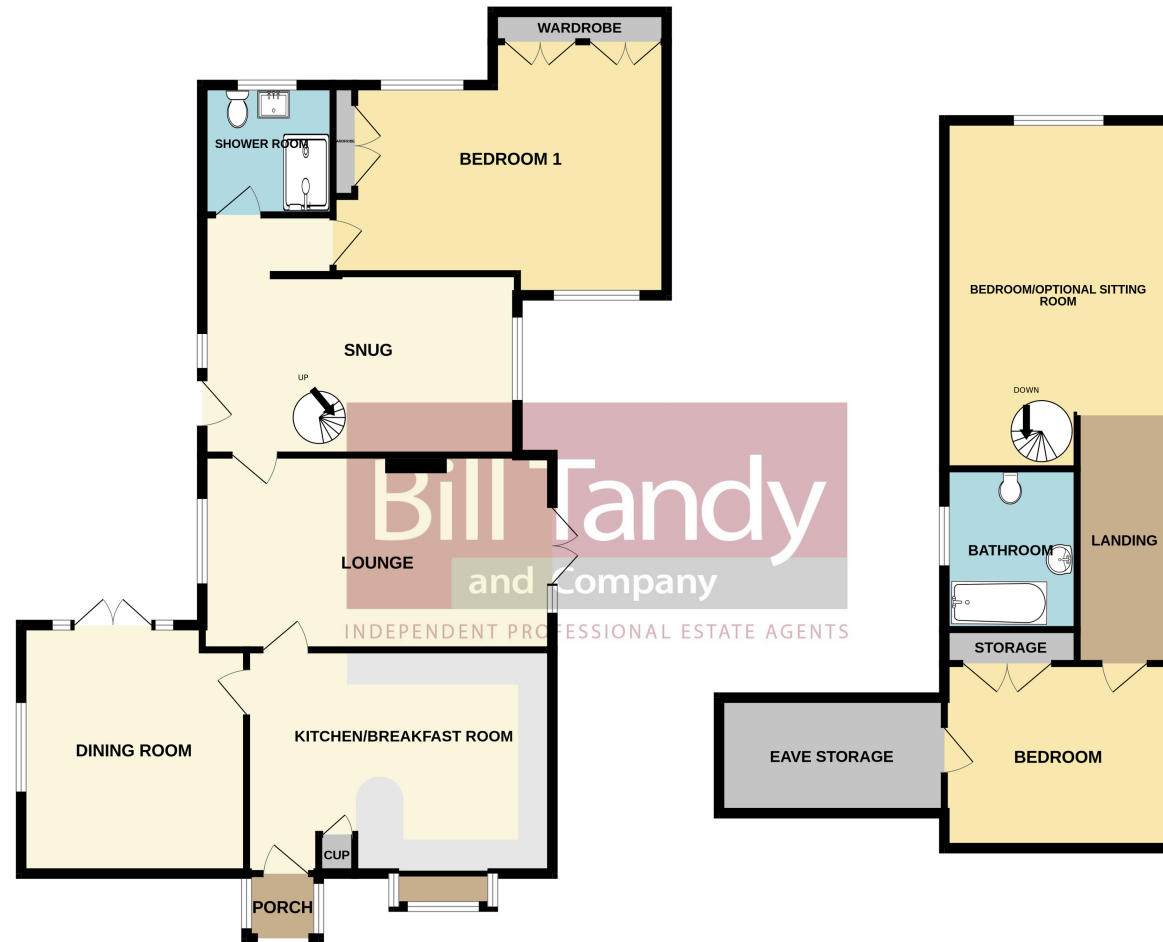
VIEWING

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



HORSEY LANE LODGE, HORSEY LANE, WS15 4LN

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



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS