



Bill Tandy  
and Company

Wistaria Cottage, Chestall Park, Cannock Wood,  
Staffordshire, WS15 4RD

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

# Wistaria Cottage, Chestall Park, Cannock Wood, Staffordshire, WS15 4RD

## £895,000

A rare opportunity to acquire a beautifully converted substantial size property enjoying an historic location within the approximately 200 acres of the Chestall Estate which nestles up to Cannock Chase National Forest and produces a beautiful scenic backdrop. The location falls within the Area of Outstanding Natural Beauty where wild deer still roam free. Chestall Hall was once part of the vast Beau Desert Estate which occupied a large part of ancient Cannock Chase which the Marquis of Anglesey once owned. In 1996 full restoration was made to the nearby farm buildings converting them into the quality family homes of today. The property comprises an impressive canopy porch, reception hall, large main sitting room, ground floor guests cloakroom, dining/family room, superbly updated dining breakfast kitchen with utility room and additional pantry ideal for storage. To the first floor are four bedrooms, superbly updated en-suite and family bathroom. Externally are established gardens located to the front with ample parking for numerous cars. Viewings are highly recommended to take full advantage of this rare opportunity.



### WOODEN CANOPY PORCH

having front entrance door with windows either side and opens to:

### RECEPTION HALL

5.17m x 2.00m (17' 0" x 6' 7") having radiator and doors leading off to further accommodation.

### GUESTS CLOAKROOM

1.4m x 1.83m (4' 7" x 6' 0") superbly modernised and having double glazed window to front, chrome towel rail, suite comprising vanity unit with storage and wash hand basin and low flush W.C. and matching wall mounted storage cupboard.

### SITTING ROOM

7.82m x 5.16m (25' 8" x 16' 11") one of the distinct features of the property is this superb sized main sitting room having double glazed windows to front, French doors opening to the garden, two radiators and a feature and focal point fireplace with reclaimed brick surround, chimney breast and hearth with solid wooden beamed mantel above and recess ideal for an electric fire.

### DINING ROOM

5.22m x 4.98m (17' 2" x 16' 4") having double glazed windows to front, two radiators, stairs to first floor with under stairs storage cupboard and a feature and focal point fireplace having wooden surround and wooden beamed mantel above, exposed brick hearth and cast-iron log burner.

### RE-FITTED BREAKFAST KITCHEN

5.79m x 5.17m (19' 0" x 17' 0") superbly modernised and having two double glazed windows to front, stable door to garden, tiled flagstone style floor, radiator, ceiling spotlighting. There is a range of Shaker style cupboards comprising base cupboards and drawers with granite preparation work tops above, wall mounted cupboards with under cupboard lighting, inset one and a half bowl composite sink, integrated dishwasher, space for range type cooker, space for American style fridge/freezer, central island unit providing further useful storage and breakfast bar area with lighting above and granite preparation top, glazed display cabinet with plate rack and recessed storage and exposed fireplace with cast-iron inset with wooden surround and mantel.



### UTILITY ROOM

1.49m x 1.48m (4' 11" x 4' 10") having chrome heated towel rail, base and wall mounted storage cupboards, granite preparation top with inset composite sink, space for tumble dryer and ceiling spotlighting.

### PANTRY STORE

5.20m x 1.24m (17' 1" x 4' 1") approached from the kitchen this superb pantry store has a quarry tiled floor and light point.

### FIRST FLOOR LANDING

14.46m x 1.06m (47' 5" x 3' 6") a generous landing space having two radiators and doors leading off to:

### BEDROOM ONE

5.57m x 4.11m (18' 3" x 13' 6") having double glazed windows to front, radiators and door to:

### RE-FITTED EN SUITE

4.06m x 2.31m (13' 4" x 7' 7") having double glazed window to front, radiator, wall mounted vanity unit with wash hand basin, low flush W.C., twin ended Jacuzzi bath, glazed shower cubicle with multi-jet shower fitment, full ceiling height tiled splashback surround, tiled floor, chrome towel rail and door to:

### WALK-IN WARDROBE

3.24m x 1.05m (10' 8" x 3' 5") having useful hanging space and being ideal for storage.



## BEDROOM TWO

5.22m x 3.34m (17' 2" x 10' 11") having double glazed window to front, radiator and range of wooden shelving and two sets of fitted wardrobes.

## BEDROOM THREE

4.11m x 3.88m (13' 6" x 12' 9") having double glazed window to front and radiator.

## BEDROOM FOUR/OFFICE

4.14m x 3.06m max (13' 7" x 10' 0" max) having double glazed window to front, radiator and a fitted wooden desk with shelving.

## UPDATED BATHROOM

4.05m x 2.71m (13' 3" x 8' 11") having double glazed window to front, chrome heated towel rail, useful cupboard storage and suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C., extra-large Jacuzzi multi-stream bath and glazed shower cubicle with multi-jet shower fitment.

## STORE

5.17m x 1.13m (17' 0" x 3' 8") located off the landing is this storage room having light and wood panelling.



## OUTSIDE

The property is superbly located on the Chestall Park estate which is approached by a long sweeping access road. To the front of the property is parking for numerous vehicles with a useful EV charger. Further gate provides access to garden. The generous main garden is set to the front of the property and has a raised shaped lawn with pond, shed and flower bed borders. Steps lead down to a generously sized patio entertaining space.

## COUNCIL TAX

Band G.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## LEASE TERMS/ CHARGES

The property has the benefit of a 1,000 year lease commencing 24 June 1996. A small Service Charge is paid to the estate for maintenance of the communal areas which is approximately £400 to £500 per annum depending on work required. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

## TENURE

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

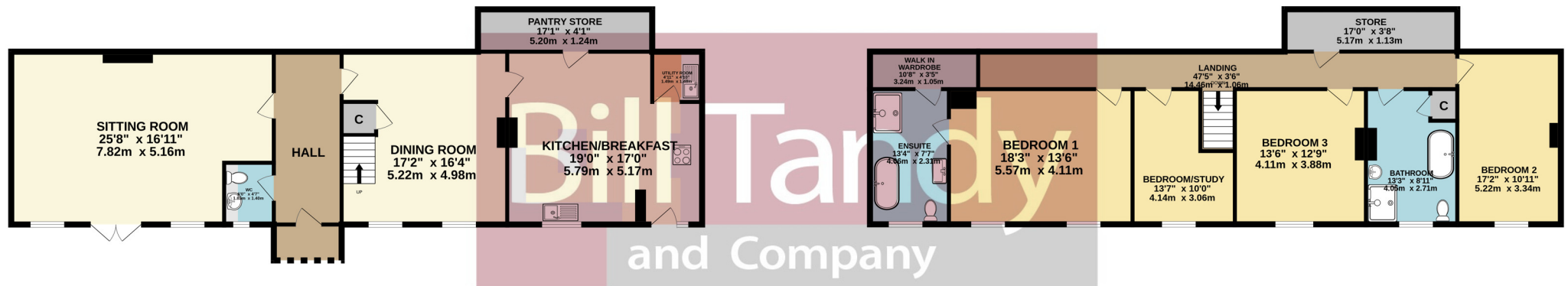
## VIEWING

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](mailto: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  
1224 sq.ft. (113.7 sq.m.) approx.

1ST FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.



**INDEPENDENT PROFESSIONAL ESTATE AGENTS**  
WISTARIA COTTAGE, CHESTALL PARK, CANNOCK WOOD, WS15 4RD

TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.

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 ©2025

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