



Rykneld Cottage 13 Brook End, Longdon, Rugeley,  
Staffordshire, WS15 4PB



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# £695,000

Bill Tandy and Company are delighted in offering for sale this stunning refurbished and renovated property in Longdon. Located on a private drive, Rykneld Cottage is one of five properties along this private drive off Brook End with exclusive development facilities including a private paddle tennis court and gazebo area, all of which serves to enhance this most delightful setting. The property itself, which we strongly urge is viewed to be fully appreciated, comprises a side entrance porch, reception hall, guests cloakroom, stunning sized sitting room with feature fireplace, formal dining room, stunning family dining kitchen, utility, generous first floor gallery landing and two generous bedrooms both with updated en suite facilities and dressing areas. Externally there is a detached garage to the rear and driveway parking and the gardens have been superbly landscaped to provide a Mediterranean low maintenance feel with paved patio entertaining spaces and flower bed borders.



### SIDE ENTRANCE PORCH

approached via double glazed double entrance doors and having tiled floor and an internal door flanked by windows opens to:

### RECEPTION HALL

having an arched entrance to a useful cloak store cupboard area with window to side, radiator, ceiling spotlighting and doors open to:

### GUESTS CLOAKROOM

having obscure double glazed window to side, chrome heated towel rail, modern suite comprising wall mounted wash hand basin and low flush W.C., tiled floor and full ceiling height tiled splashback surround.

### SITTING ROOM

9.75m max x 4.70m (32' 0" max x 15' 5") this superb sitting room enjoys two sections and could be used as a lounge/dining room or, as it is presently used, a generous sitting room. There is a front entrance door opening to the front garden, double glazed windows to front, exposed beams, range of storage units with glazed display cabinets, radiators and a feature inglenook fireplace with oak pillared surround and beam above, exposed brick inset and flagstone style tiled hearth. A feature wooden staircase with wooden spindles rises to the first floor with under stairs storage recess.

### DINING ROOM

4.88m x 3.82m (16' 0" x 12' 6") this room could be used as an additional sitting room if required and has an oak wooden floor, two radiators, double glazed windows to side, exposed beams with feature display lighting, centrally positioned light point and additional spotlighting.

### RE-FITTED FAMILY DINING KITCHEN

6.39m x 4.96m (21' 0" x 16' 3") this superbly updated entertaining kitchen has five panel bi-folding doors opening to the rear garden, double glazed windows to side, elevated light lantern with spotlighting, radiator and column radiators, tiled floor, a range of base cupboards and drawers surmounted by quartz preparation work tops, wall mounted storage cupboards with glazed display cabinets, additional larder storage cupboards and drawers, centrally positioned island having base storage with white slab quartz work top providing a useful breakfast bar area, inset Franke ceramic sink with swan neck mixer tap, Rangemaster multi-oven cooker with five ring induction hob and extractor fan above, integrated dishwasher and wine cooler and space for fridge/freezer.



### UTILITY ROOM

2.31m x 2.00m (7' 7" x 6' 7") having double glazed window to rear, wooden preparation work tops with space below for washing machine and tumble dryer, base and wall mounted storage cupboards, inset stainless steel sink, tiled floor, electric heater and a bi-fold door opening to useful storage.

### FIRST FLOOR GALLERY LANDING

4.86m x 4.72m (15' 11" x 15' 6") a superb sized landing with space ideal for a home office overlooking the ground floor and having exposed beamed ceiling, wooden floor, windows to front and side, radiator and doors open to:

### BEDROOM ONE

4.48m x 4.36m plus wardrobes (14' 8" x 14' 4" plus wardrobes) having double glazed windows to side, radiator, access to eaves storage, doors open to eaves wardrobe space and an arch leads to:

### DRESSING ROOM

2.38m into wardrobes x 2.09m (7' 10" into wardrobes x 6' 10") having double glazed window to side, radiator, access to eaves storage, fitted wardrobes and door to:



### RE-FITTED EN SUITE BATHROOM

2.62m x 2.44m (8' 7" x 8' 0") superbly re-fitted to a high standard and having an obscure double glazed window to rear, column radiator incorporating a chrome heated towel rail surround, tiled flooring, suite comprising an Imperial vanity unit with inset wash hand basin and tiled surround, low flush W.C., shower with waterfall shower head and additional shower head attachment, two glass screens and tiled surround, free-standing roll top bath and ceiling spotlighting.

### BEDROOM TWO

4.38m x 4.02m (14' 4" x 13' 2" plus wardrobes) having double glazed windows to front and side, radiator, exposed beamed ceiling, range of fitted wardrobes and door to:

### EN SUITE SHOWER ROOM

2.26m x 1.90m (7' 5" x 6' 3") having double glazed window to side, column radiator incorporating a chrome heated towel rail surround, tiled flooring, suite comprising pedestal wash hand basin, low flush W.C., walk-in shower with waterfall shower head and additional shower head attachment and glass screen, tiled splashback surround and ceiling spotlighting.



### OUTSIDE

One of the distinct features of the property is its superb elevated position, set back from Brook End and located on a private drive providing access to a small number of executive homes. The property has parking to the front and additional parking to the rear. To the rear of the property is a superbly landscaped low maintenance Mediterranean style garden with paved entertaining spaces, sweeping block paved driveway, raised terrace with exposed walled surround providing an entertaining area with hardstanding for summer house if required, flower bed borders with wall perimeter and external lighting. To the left hand side of the property is a gate and walled perimeter leading to the entrance porch, external lighting and gate to rear garden.

### GARAGE

5.10m x 2.82m (16' 9" x 9' 3") approached via an electrically operated up and over entrance door and having useful courtesy door to rear garden, light and power supply and independent loft storage space with pulldown loft ladder.

### AGENTS NOTE

The property enjoys shared facilities located along the private driveway to a most attractive brick built and tiled gazebo entertaining area and padel tennis court.

### COUNCIL TAX

Band G.



### TENURE

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

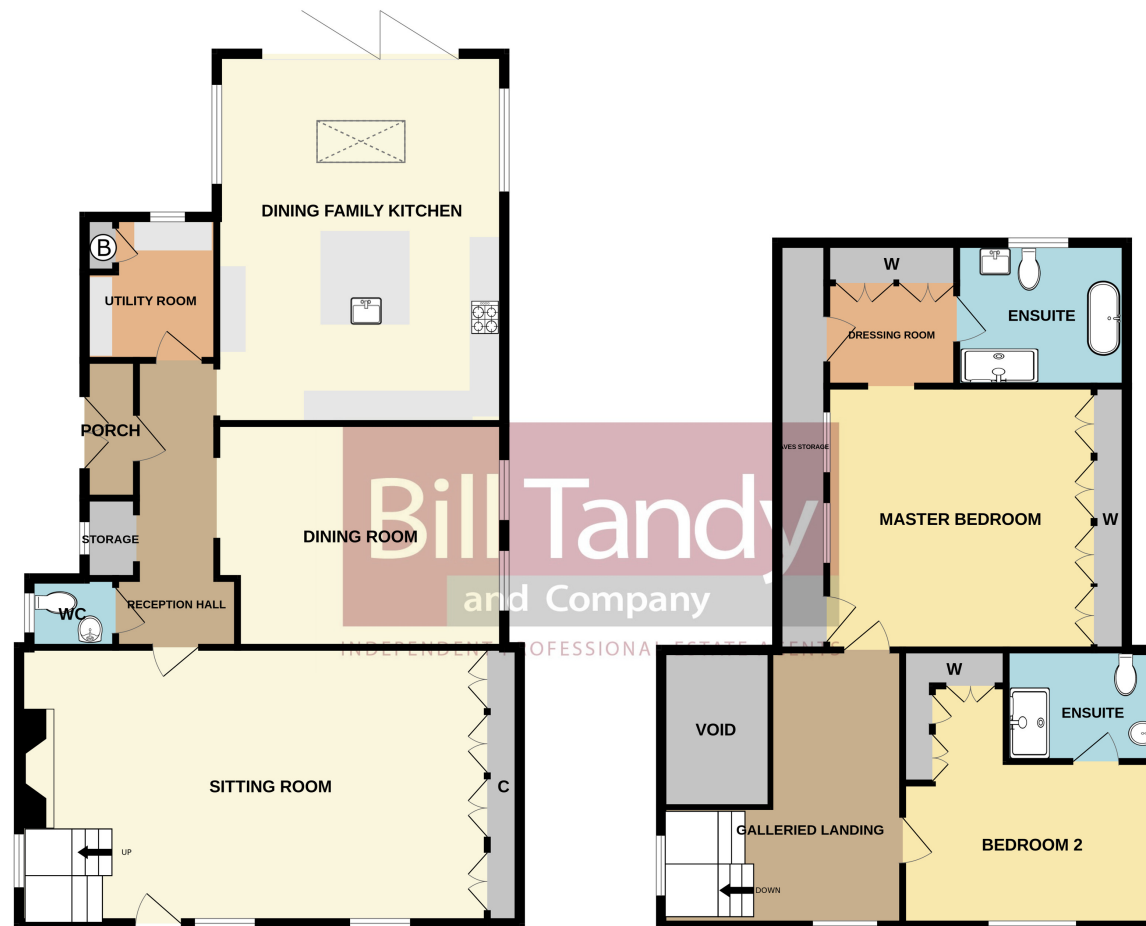
### VIEWING

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



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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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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