



Rookery Farm, Giddywell Lane, Longdon, Rugeley,  
Staffordshire, WS15 4LH

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



**Rookery Farm, Giddywell Lane,  
Longdon, Rugeley, Staffordshire,  
WS15 4LH**

**£875,000**

An imposing farmhouse property standing in a glorious rural setting on the edge of the village of Longdon with the extensive countryside and farmland views to be enjoyed, including glimpses to Cannock Chase and St James' Church tower. The property is beautifully presented with thoughtful interior design throughout and has undergone a number of recent upgrades. It is clear the current owner's keen attention to detail takes full advantage of its abundant character. The location could not be more convenient with quick access to the nearby A51 providing easy runs into Lichfield where a superb road and rail network with cross-city and Inter-city rail travel available makes commuting a breeze. Properties such as Rookery Farm rarely come to the market and such an opportunity should not be missed. Early viewing is strongly encouraged.



**RECEPTION HALL**

entered via a uPVC composite double-glazed entrance door with leaded inserts and having radiator with an ornamental screen and stairs leading off.

**RE-FITTED GUESTS CLOAKROOM**

having vanity unit integrating the WC Suite and wash hand basin with useful cupboards beneath, laminate flooring, uPVC obscure double glazed window, extractor fan and radiator.

**PRINCIPAL LIVING ROOM**

27' 9" x 16' 1" max (12'6" min) (8.46m x 4.90m max 3.81m min) a stunning room having a central feature inglenook fireplace with raised hearth and Heta Log burner with timber beam over and concealed lighting, two radiators, uPVC double glazed windows to rear and side, revealed beams to ceiling and door to cellar.

**SITTING ROOM**

16' 7" x 14' 10" (5.05m x 4.52m) a charming room again with brick inglenook fireplace with open grate and raised quarry tiled hearth with feature bread oven door, timber beam and concealed lighting, uPVC double glazed window to front, radiator and revealed beams.

**STUDY/PLAYROOM**

12' 4" x 10' (3.76m x 3.05m) a versatile room with uPVC double glazed window to rear, double radiator and beams to ceiling useful double doored storage cupboards with shelving.

**FARMHOUSE BREAKFAST KITCHEN**

23' x 13' (7.01m x 3.96m) beautifully fitted with granite polymer worktops, solid wood base storage cupboards and drawers, Blanco one-and-a-half bowl sink with mixer tap, island unit again with useful cupboard and drawer space, free-standing Rangemaster range type cooker with matching extractor hood and splashback, integrated dishwasher, double doored walk-in pantry store cupboard, feature floor tiling, uPVC double glazed windows, double doors to patio, further door to rear garden, two radiators and concealed space and plumbing for washing machine and tumble dryer, downlighters.



**CELLAR**

18' 7" x 8' 11" (5.66m x 2.72m) a useful cellar sealed with a Clean Space encapsulation system with boarded floor, fluorescent light and automatic pump, all creating a very usable and versatile storage facility with interesting further potential.

**FIRST FLOOR LANDING**

having loft access hatch.

**MASTER BEDROOM**

19' 3" x 16' 10" (5.87m x 5.13m) a stunning sized room having exposed roof truss and ceiling beams, stylish contemporary fitted wardrobes, original cast-iron fireplace, uPVC double-glazed window to front with extensive views, radiator and door to:

**LUXURY REFITTED EN SUITE BATHROOM**

having a tile panelled bath with mixer tap, vanity unit with wide wash hand basin with monobloc mixer tap, W.C suite, double width corner shower cubicle with thermostatic flood shower, heated towel rail/radiator, feature flooring and comprehensive wall tiling, obscure sealed unit double glazed window to rear and extractor fan, down lighters

**BEDROOM TWO**

16' 1" x 13' 6" (4.90m x 4.11m) having a traditional fireplace, uPVC double-glazed windows to rear and side and radiator.



### BEDROOM THREE

14' 1" x 9' 10" (4.29m x 3.00m) having uPVC double glazed window to side, radiator and traditional fireplace.

### BEDROOM FOUR

12' 2" x 10' 4" (3.71m x 3.15m) having uPVC double glazed window to rear with lovely views across to Cannock Chase.

### LUXURY FAMILY BATHROOM

having P-shaped panel bath with mixer tap with thermostatic shower fitted over with glazed screen, W.C. suite, vanity unit with wash hand basin, full ceramic stylish wall tiling, heated towel radiator and extractor fan.

### OUTSIDE

The property is set back off Giddywell Lane with a private drive approach leading to an electric gated entrance which opens onto the extensive gravelled driveway flanked by well-tended lawns, established fruit trees and defined perimeters. To the rear is a Boiler Room housing the recently renewed Navien oil-fired central heating boiler together with a pressurised Megaflo hot water cylinder. The gardens to the property have been remodelled and landscaped providing generous lawns with patio seating areas, gravelled pathways mature shrubbery, close-board fencing and post and rail fencing bordering neighbouring



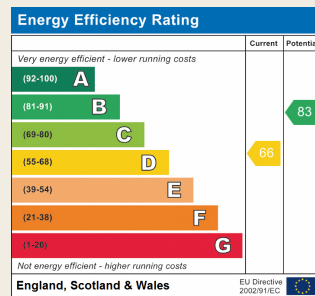
paddocks. The beautiful rural setting is enhanced by lovely views up to St James's church at Longdon.

### GARAGE

29' 6" x 23' 8" (8.99m x 7.21m) a superb-sized garage with twin up-and-over electric entrance doors, fluorescent light and internal and external power points and eaves storage.

### COUNCIL TAX

Band F.



### 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.

**DIRECTIONS:** Approximately 5 miles from the city of



Lichfield, take the A51 north towards Rugeley passing St James the Great Church at the edge of Longdon village on your right. Take the immediate first left into Borough Lane towards Gentleshaw, and then first right into Giddywell Lane where the driveway entrance to the property is located approximately 100 yards on the right hand side. **If following a Sat Nav use WS15 4QN will get you nearer than the actual postcode which will take you to the wrong end of Giddywell Lane.**

### VIEWING

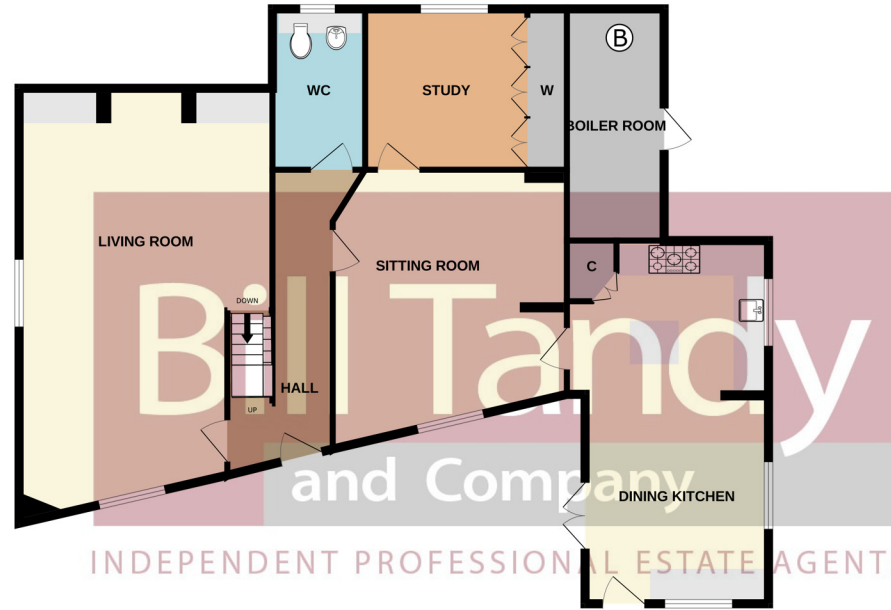
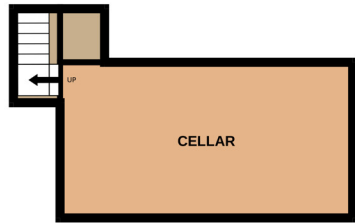
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

CELLAR

GROUND FLOOR

1ST FLOOR



ROOKERY FARM, GIDDYWELL LANE, LONGDON WS15 4LH

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](http://www.billtandy.co.uk)



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS