

# Main Street

Shenstone, Lichfield, WS14 0NF

John German









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Offers over £995,000

A substantial and elegant Grade II listed residence of considerable character enviably situated in the conservation area within the heart of this wonderful village. Formerly the manor house of Shenstone, it has Tudor origins with Georgian additions.



Being the Old Manor House of Shenstone, it is steeped in history and contains many original features. For several years Ivy House was a proven school for ladies and we further understand that many previous owners were also doctors, hence the aptly named Doctors Lane neighbouring the property. There is a priesthole and reputed tunnel deep underground with priest access. In addition, there is a well in the garden which we believe is referred to in the doomsday book.

Over recent years the vendors have invested enormous amounts of time, love, careful thought and not to mention money to sympathetically restore, improve and refurbish this fine home which provides spacious, charming and stylish family living. In addition, there is an old ballroom with cellar beneath that now forms a self-contained annex which provides an excellent income or is ideal for an extended family or nanny accommodation.

The house occupies a lovely and remarkably spacious plot considering its central village location with an impressive walled garden surrounding all of the property together with a spacious established rear garden plus a large, wooded area with many mature trees including oak, beech and lime, in all totalling approximately 2/3 of an acre. The thriving village of Shenstone is conveniently situated between the cathedral city of Lichfield and Sutton Coldfield. There is a range of pubs and restaurants, shops, excellent butchers in addition to a railway station situated on the cross-city line serving Lichfield, Sutton Coldfield, Birmingham and beyond. The M6 toll is a short drive away and provides direct access onto the national motorway network. There is an intercity railway station at Trent Valley which provides direct access to London Euston taking approximately 1 hour 20 minutes.

The main reception hall with flagstone floor has a cloaks cupboard off and a door to a charming rear hall which has a feature curved wall. Leading off the hall is an elegant drawing room, having a curved wall incorporating sash windows, ceiling and wall detail and an open fireplace. There is an equally spacious separate sitting room which has a side window and a cast fireplace with arched alcoves either side of the chimney breast. Completing the suite of reception rooms is the grand formal dining room which has a fireplace and double doors with adjacent windows opening to the walled front garden, providing an ideal space for entertaining.

At the heart of the home is the dining kitchen which is fitted with a range of modern white units complemented by granite effect worksurfaces incorporating twin stainless-steel sinks. A matching island unit houses an AEG ceramic hob, separate grill, split level double oven and a steam oven. The dining area has a cast log burner set in a large feature fire surround and windows facing the rear garden. Off the kitchen is a useful, large utility room with an extensive range of units, stainless steel circular sink, ample storage, a baker's oven, space and plumbing for appliances and a feature window.

In addition, there is a separate kitchenette and bathroom comprising bath, WC and pedestal wash basin. This lies adjacent to the dining room, therefore could provide ancillary accommodation if required, considering the dining room has its own double doors accessing the front of the property.

Ascend the stairs to the first-floor split landing which has oak flooring and a WC off. The further split first floor landing has doors leading off to the bedrooms, including the exceptionally spacious dual aspect principal bedroom with a built-in wardrobe and a wonderful feature fireplace. At the far side of the room is a slightly raised floor which incorporates a roll top freestanding bath set beneath the window. Off the bedroom is an en-suite comprising double width shower, WC and wash basin with integrated cupboard beneath and attractive tiled splashbacks.

There are four further large, double sized bedrooms on this floor served by a large and tastefully appointed family bathroom which has an oval freestanding bath with chrome mixer tap and shower attachment, WC and vanity wash basin, bespoke full height cupboards plus a cupboard beneath the rear facing bay.

On the second floor there are two further large double bedrooms with exposed timbers and a bathroom having a freestanding bath with chrome mixer tap and shower, WC and pedestal wash basin.

The spacious separate annex accommodation comprises lounge with a partitioned bedroom area, off which leads a small kitchen and en-suite. There is also a protected and concealed Tudor fireplace.

Outside the property stands proudly back from the lane behind an impressive walled front garden with substantial central wrought iron gates and a pathway flanked by two lawns either side.

To the rear of the property there is a stone chip patio area with additional flagstone patio and the previously mentioned well; raised beds and a brick outhouse/WC. Beyond the patio there are extensive lawns with deep mature side borders and a delightful sunken garden with stone rockery incorporating a water fall into a pond. Two steps lead to a further lawned area with spacious contemporary outdoor entertaining space with flagstone floor and contrasting granite floors. There is a wall incorporating seating and further raised beds with lawn extending to the side of the terrace area.

**Agents Notes:** The property is Grade II Listed and is located within a conservation area. There is a neighbouring property which is to be retained by the vendor but is included in the Land Registry plan; part of the drive has access to this adjoining property. Not all of the garden is included in the sale and a new plan will be provided.

A previous purchasers survey revealed that the gable wall required either to be tied or rebuilt, we do not have a copy of the report.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Main's water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency);

**Our Ref:** JGA/25042023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G



















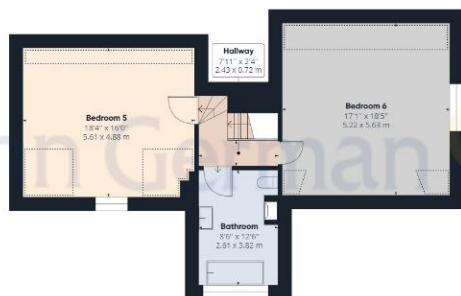




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

5177.41 ft<sup>2</sup>

481.00 m<sup>2</sup>

Reduced headroom

168.13 ft<sup>2</sup>

15.62 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



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