

Bardy Lane

Upper Longdon, Rugeley, WS15 4LJ

John 
German







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£675,000

A charming country cottage located along one of the leafy lanes in this sought after village, offering characterful and spacious accommodation, together with a beautiful country garden of approximately 0.4 acres.

Approached from Lower Way and within easy walking distance to the village, here is an increasingly rare opportunity to acquire a well presented, detached cottage sitting in well-tended gardens in this delightful semi-rural area and offering scope (subject to all necessary consents) for either light change or perhaps an extension or reconfiguration.

The property is oil-fired central heated throughout and the approach is via a gated gravelled driveway with a wide storm canopy porch which leads you into the main welcoming hall, having beamed detail and access to a useful guest cloakroom/WC.

There are three lovely reception rooms, the main being a large family sized lounge with lovely garden views and direct access, a wide inglenook fireplace, walk-in bay window and cottage character throughout.

The separate dining room is conveniently accessible to the adjoining kitchen and has further beamed detail, cottage fireplace and a front-facing bay window.

The third reception room is a cosy snug or sitting room, with double door access directly out onto the garden.

The heart of this cottage is undoubtedly the centrally placed breakfast kitchen which is fitted with a range of country pine base units with worktops over, a butcher's block, sink unit, built-in electric cooker and hob, useful under stairs storage cupboard, and access to a rear lobby, being complimented with character beams. Off here, a back door leads to a very useful and sizeable walk-in pantry store.

Completing the ground floor accommodation is a separate utility room with space for appliances, built-in cupboards with worktops, and access to the garden.

On the first floor, a centre landing with window gives access to the three double bedrooms, the main bathroom and two en-suites. The master bedroom is fitted with an extensive range of built-in wardrobes, has four windows overlooking both the front and rear, and is served by its own en-suite bathroom with a traditional white suite comprising bath, wash hand basin in vanity unit, low level WC, a built-in wardrobe, and partial tiling. Bedrooms two and three are similarly sized double rooms, each with a range of built-in wardrobes and lovely garden views. Bedroom two also benefits from its own en-suite facility comprising shower, wash hand basin in vanity unit and low level WC.

There is a light and bright family bathroom with a further coloured suite including a bath, wash hand basin and low level WC.

Outside, there is an attached garage with electric up and over door, rear personnel door, plus light and power. There is also a brick/block and tile-built garden store and kennel.

The cottage gardens are of approximately 0.4 acres and have been attractively landscaped to include extensive lawned areas, well stocked shrubbery and perennial borders, a variety of trees, hedged and walled boundaries, stone and paved paths and covered patio for Al-Fresco dining, together with a kitchen garden complete with vegetable beds, soft fruit areas, and an aluminium greenhouse.

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

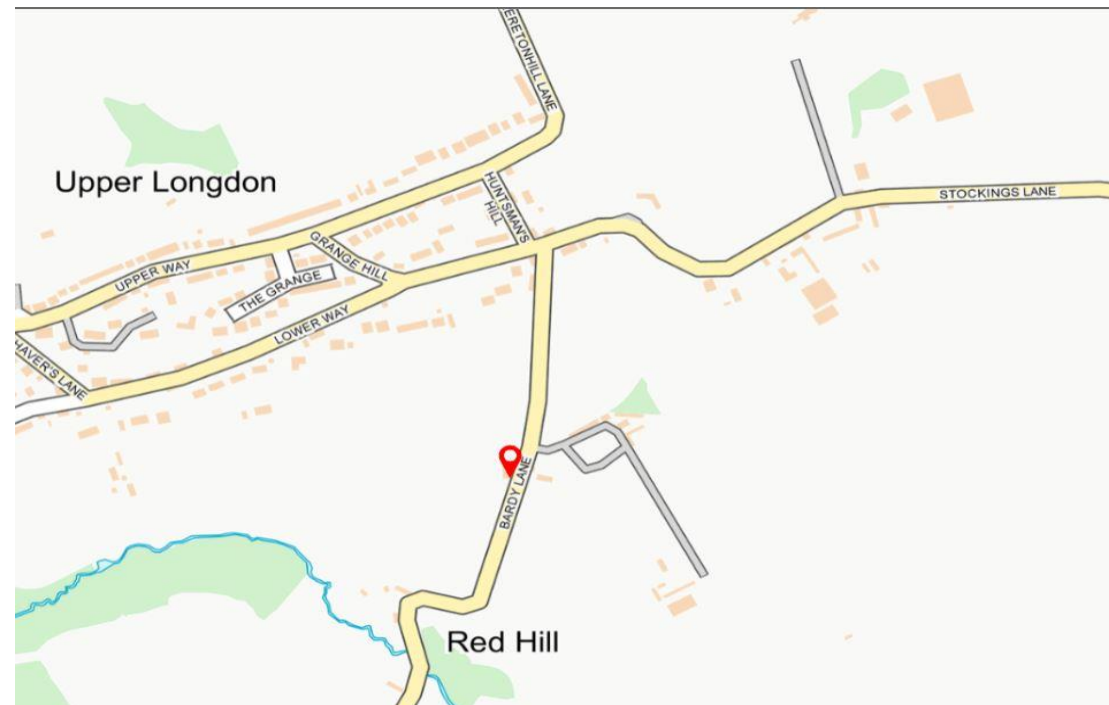
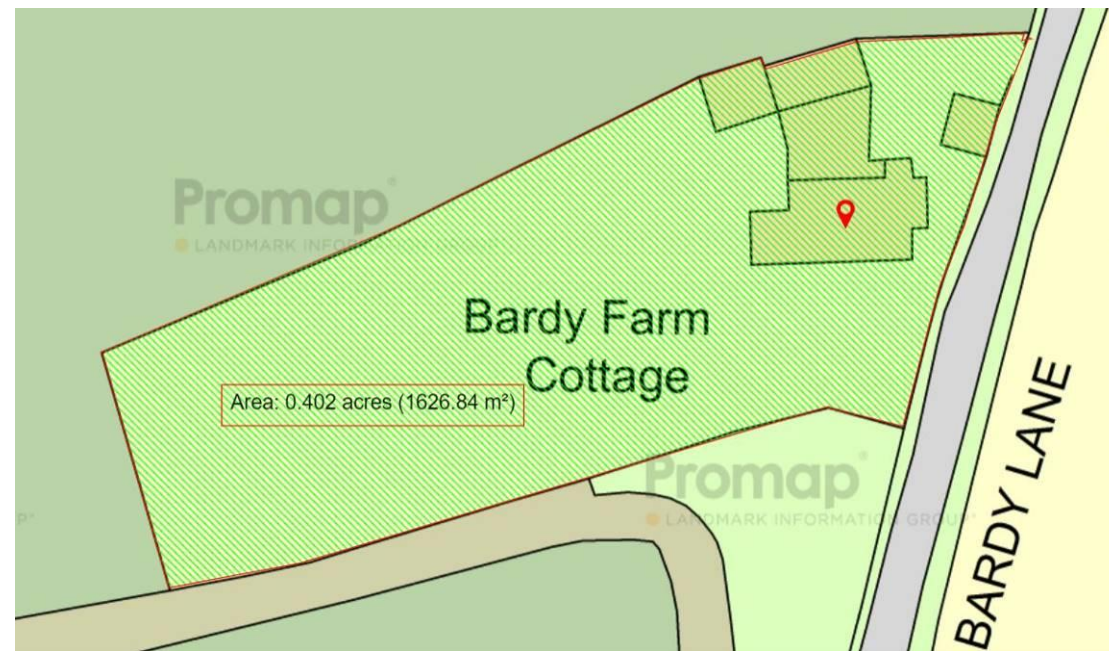
Services: Mains water, electricity and oil are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

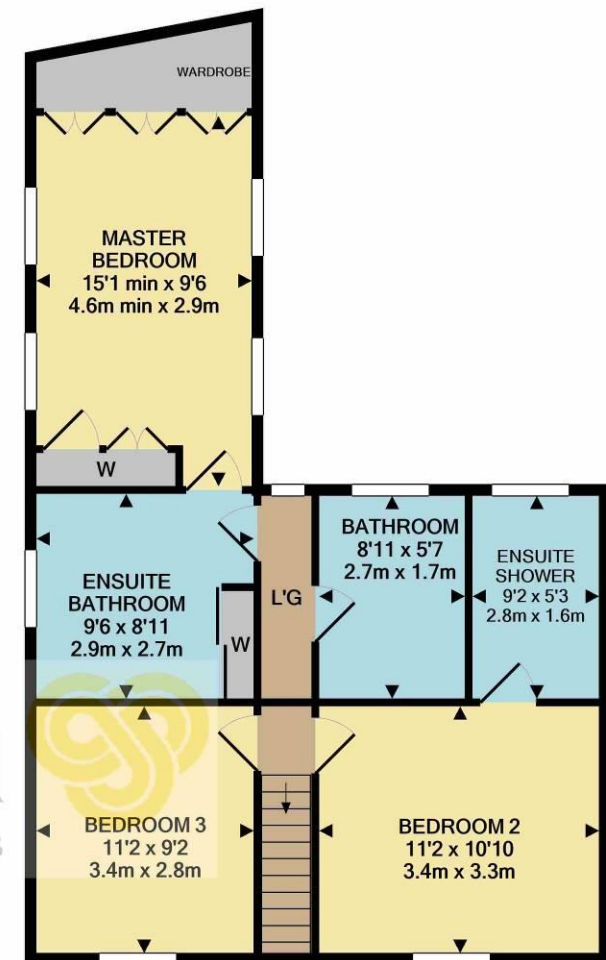
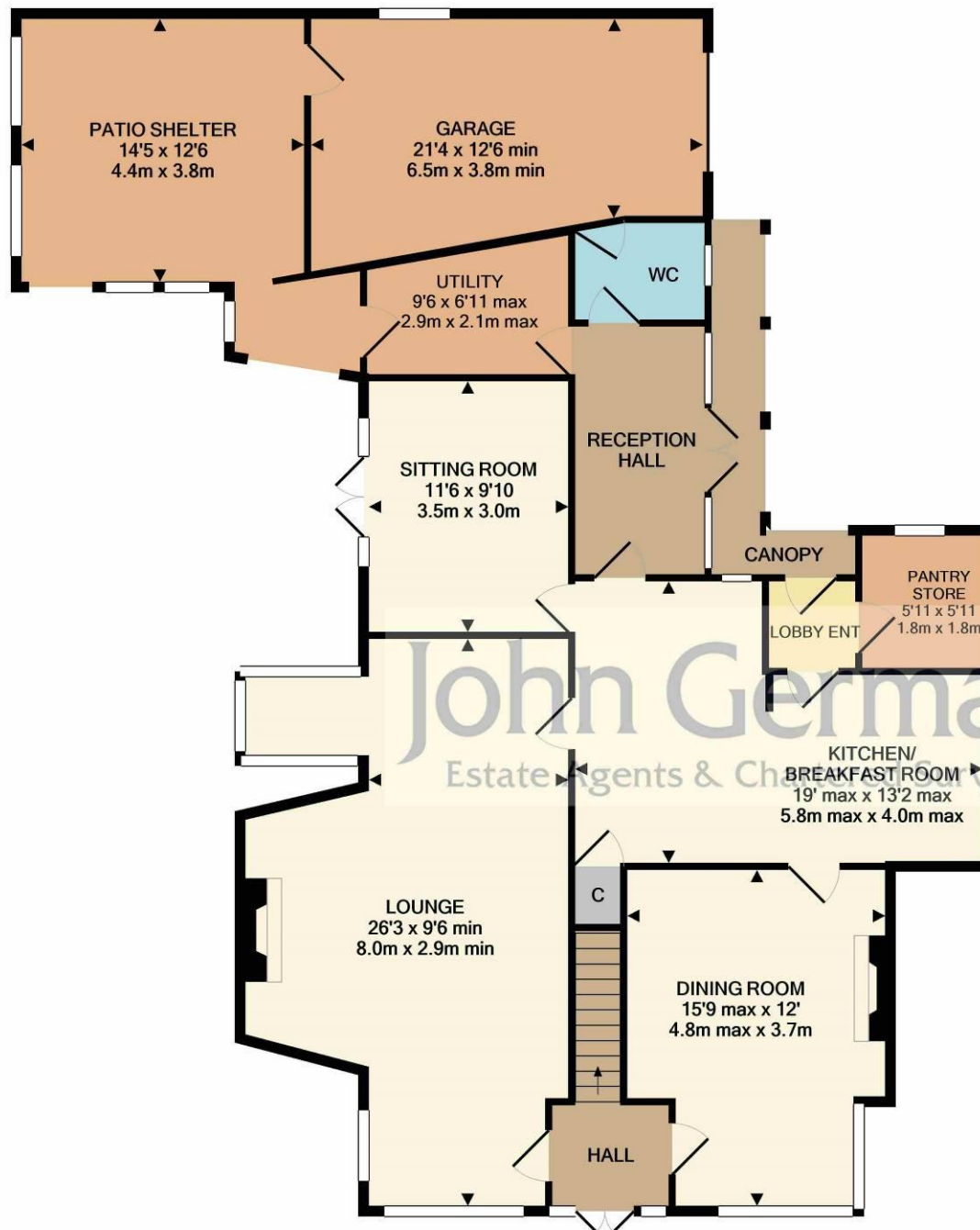
<https://www.lichfielddc.gov.uk/homepage/67/planning>

Our Ref: JGA/28102021

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









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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



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