

Bardy Lane

Upper Longdon, Rugeley, WS15 4LJ

John  
German







## Bardy Lane

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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).

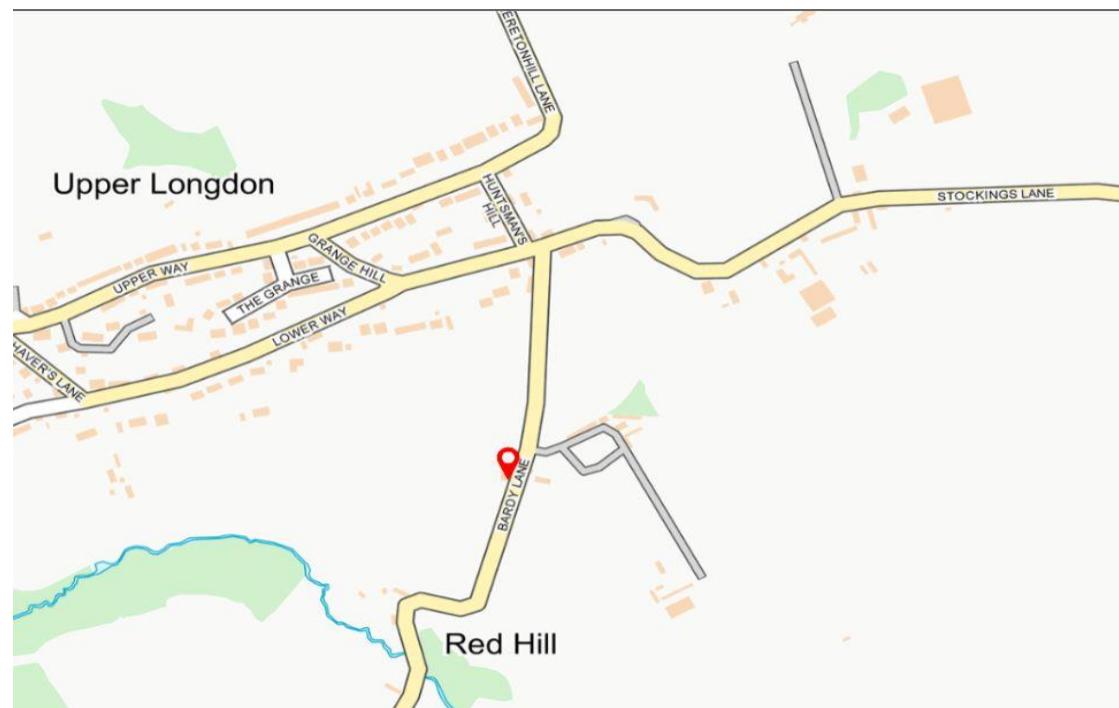
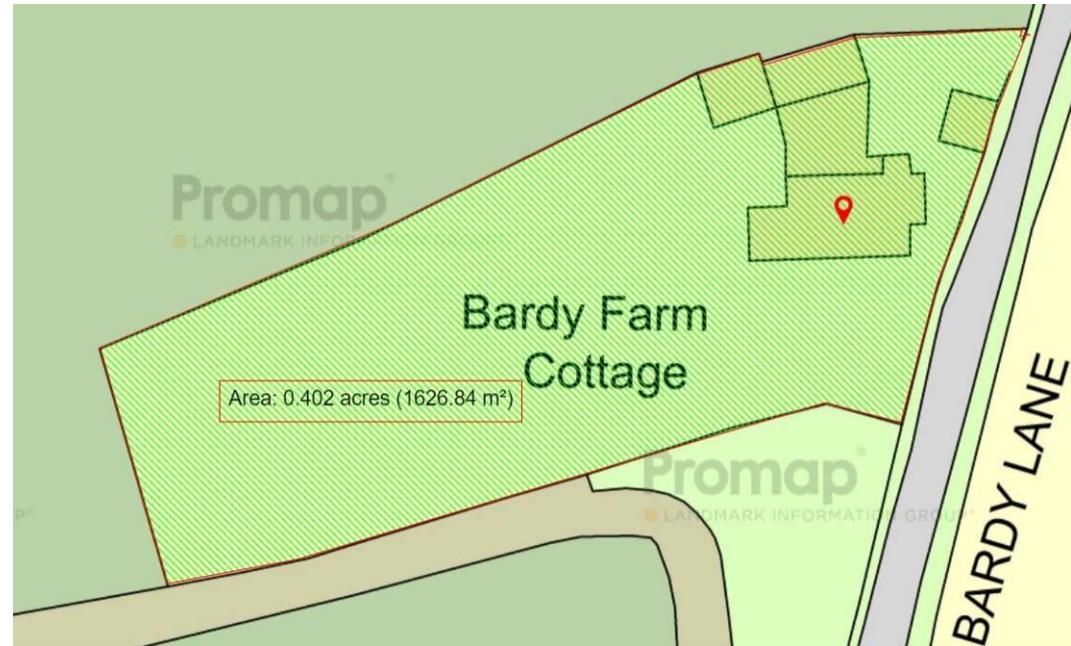
**Services:** Mains water, electricity and oil are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

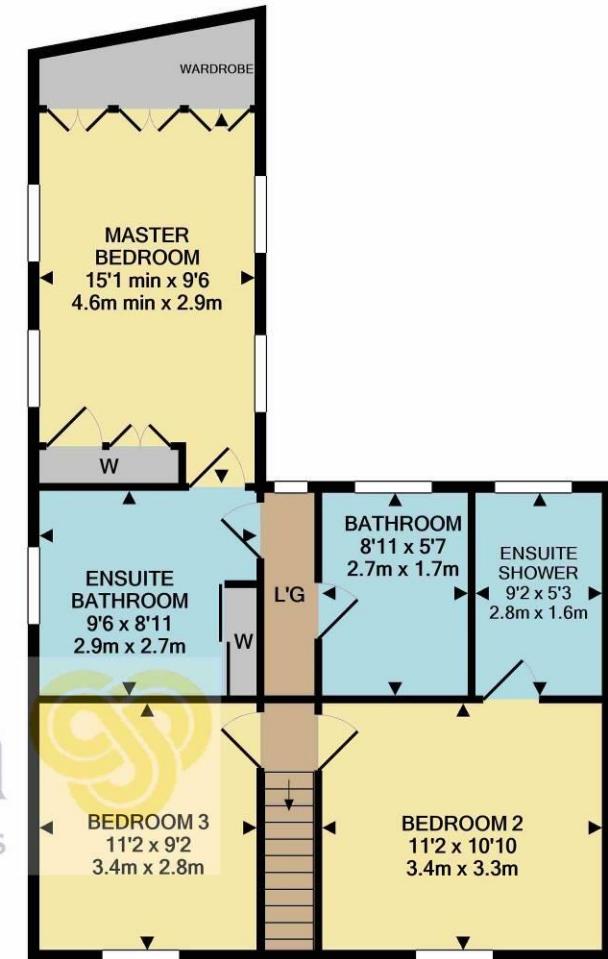
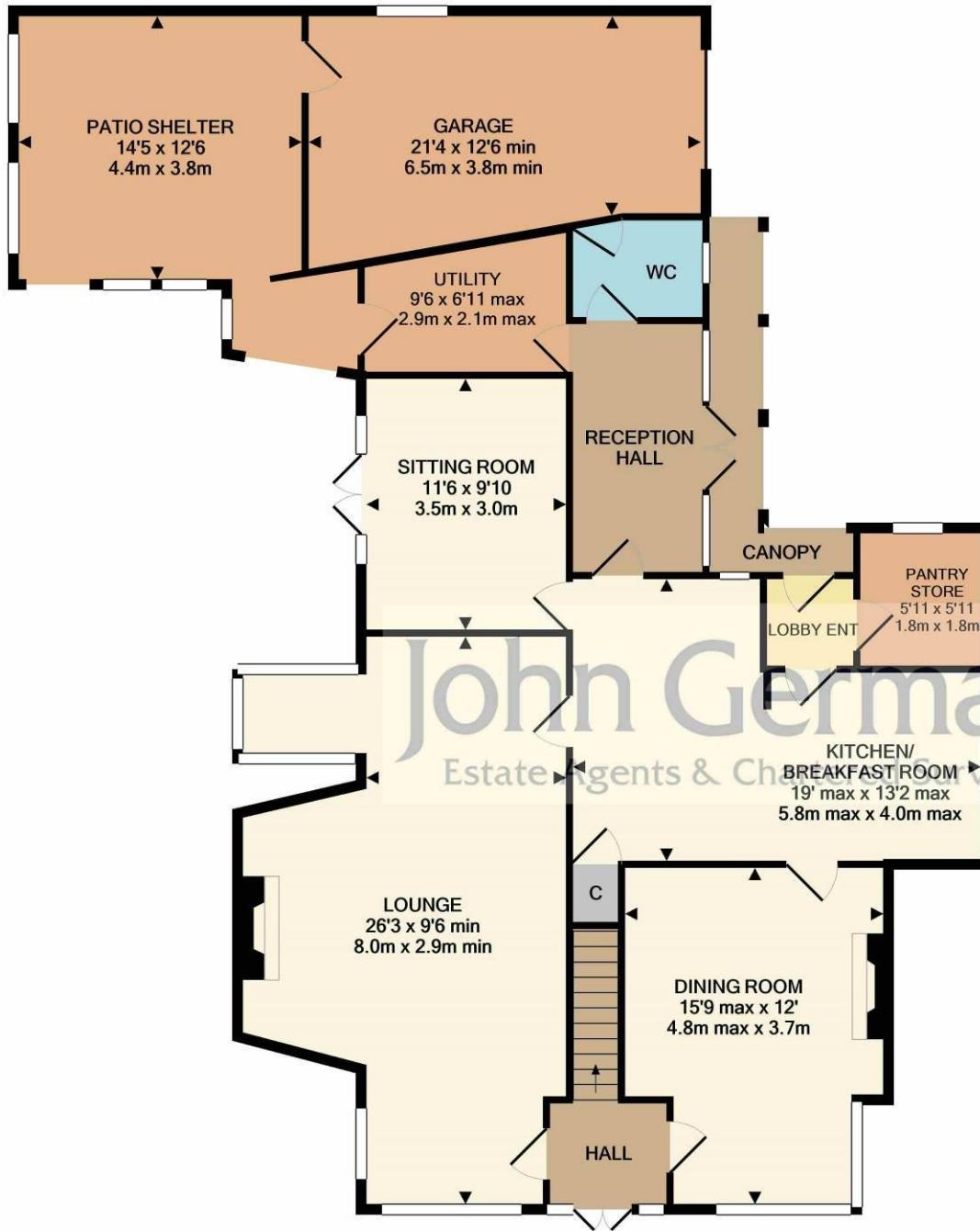
<https://www.lichfielddc.gov.uk/homepage/67/planning>

**Our Ref:** JGA/28102021

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









#### Agents' Notes

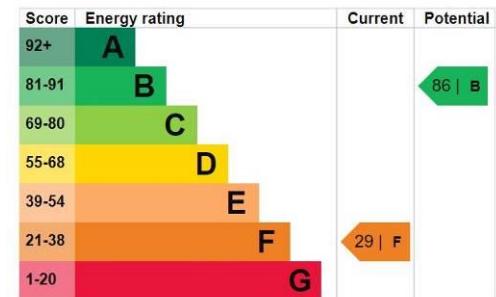
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#### Referral Fees

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