

The Maltings

Bellamour Way, Colton, Rugeley, WS15 3NA

John 
German





4 The Maltings

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£795,000

NO UPWARD CHAIN

An outstanding house which truly has everything, incorporating family accommodation arranged over three floors, a delightful plot with lovely gardens and paddocks extending to approximately 1.5 acres, whilst situated in a great, central village location.



Accommodation

Enclosed porch with cloakroom off and leading to a very impressive, particularly well-proportioned reception hall which provides a lovely introduction to this outstanding property. Stairs rise to the first-floor landing with a useful under stairs storage cupboard beneath, together with a guest cloakroom having a white suite comprising wash basin and WC.

The excellent family room is very well proportioned being light and airy, courtesy of the dual aspect.

The breakfast kitchen is fitted with an extensive range of both high and low level units with contrasting work surfaces and a ceramic one and a half bowl sink with drainer. There is a Rangemaster double oven with extractor hood over. Complimenting this space are tiled splashbacks, downlighting, and tiled flooring extending through to the utility room which has a further range of cupboards, a stainless-steel sink with drainer, plus space and provision for washing machine and tumble dryer.

The main lounge boasts a living flame cast iron gas fire, enjoying a lovely dual-aspect and alike the separate formal dining room it is particularly spacious and elegant. Both rooms have wide patio doors opening into the stunning Amdega conservatory which has tiled flooring and comprises both sitting and dining areas, whilst offering fantastic views over the beautiful gardens with two sets of French doors leading out onto the rear patios.

The galleried landing is fitted with a useful airing cupboard, and off which leads three excellent bedrooms, with the principal bedroom having an extensive range of built-in wardrobes which extend to the full width of one wall, together with an en-suite which comprises towel radiator, a double shower, wash basin and WC set into an integrated vanity unit with cupboards. Complimented with half-height tiled walls and flooring. The second bedroom also has built-in wardrobes.

The family bathroom is truly spacious with a fitted suite comprising bath, separate double width shower, wash basin and WC set into integrated units, a towel radiator, complimented by part-tiled walls and flooring.

Off the second floor landing leads bedrooms four and five, which also makes an excellent home office if required. The second floor has been reconfigured to incorporate a new bathroom which has a white suite comprising bath with shower and screen above, WC and a wash basin has an integrated cupboard beneath. Excellent contrasting tiling and a vertical towel radiator.

Outside, the property is approached via a private shared driveway leading to the property's private driveway which in-turn gives access to the double garage. To the rear and side of the property there is a terrace, and beyond which lies beautiful lawned gardens incorporating a fish pool and stream served by a rockery which are flanked by further lawns. From the main garden, there are mature trees and beds with steps leading up to a further raised lawn.

This location is extremely desirable, being within the heart of the village and yet adjoining open countryside, whilst enjoying the benefit of the paddocks and equestrian facility. Colton offers two welcoming country pubs, a highly regarded St Mary's CE Primary School and is easily accessible to many midlands commercial centres. Rugeley Railway Trent Valley Station provides excellent services to London Euston and West Midlands, plus the county town of Stafford and beyond. Accessed through Lichfield, the M6 toll road provides access to the national motorway network.

Agents Notes:

- There is gas fired central heating and a new boiler was fitted in 2017.
- There is electric under floor heating to the conservatory.
- The property is situated within a conservation area.
- The approach is via a shared private drive with shared maintenance costs when required.
- One of the covenants states no boats and/or caravans. A copy of the Land Registry is available upon request.

Additional approximately 1.25 acres of land available by separate negotiation.

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

Services: Mains 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
www.lichfielddc.gov.uk/planning

Our Ref: JGA/02082022

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



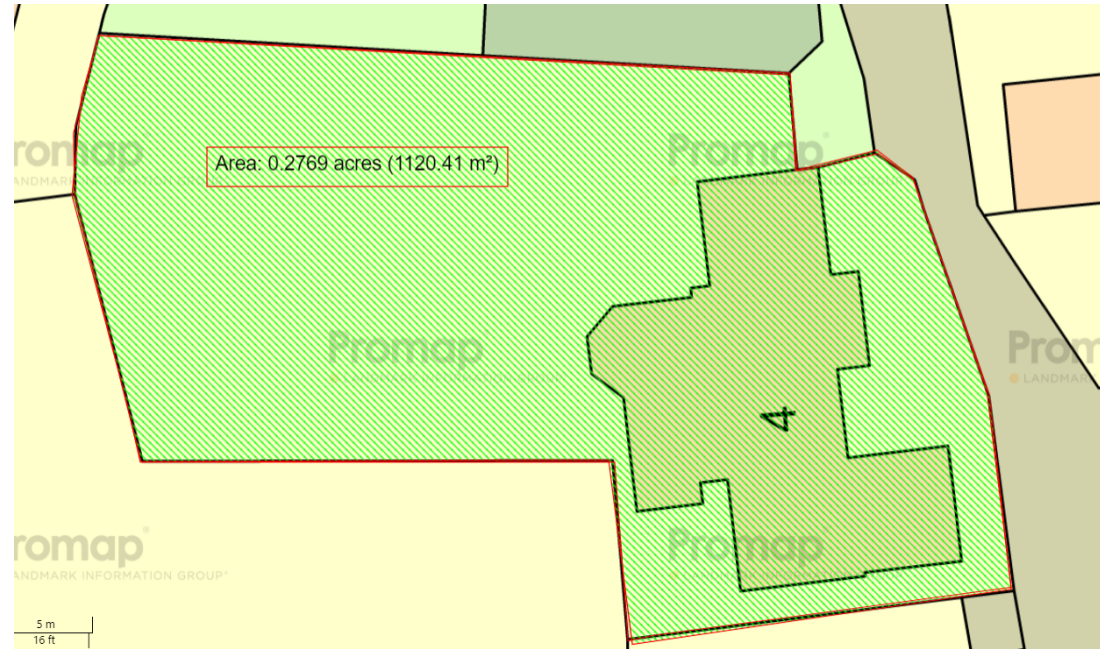


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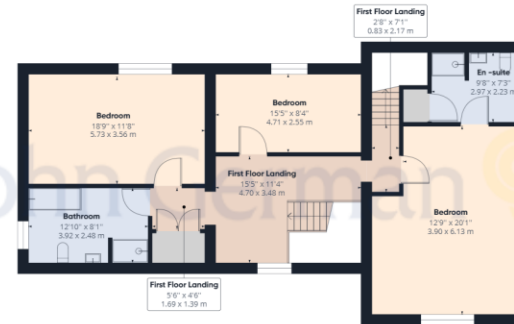






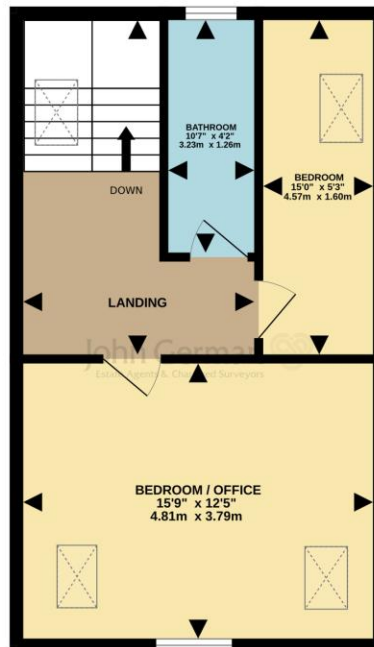


Ground Floor Building 1



Floor 1 Building 1

SECOND FLOOR



Approximate total area⁽¹⁾

3425.19 ft²


318.21 m²

Reduced headroom

7.23 ft²

0.67 m²

(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	76 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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