

Startley Lane

Upper Longdon, Staffordshire, WS15 1QL

John 
German





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Offers over £1,500,000

Unique and highly interesting property occupying a wonderful tranquil setting in Cannock Chase about 5 acres of fresh water pools, plus ground boat house and heated swimming pool.



Trout Lodge occupies a wonderful setting in its own grounds around 1 mile from the village of Upper Longdon via a forestry commission land access off Startley Lane.

The business centres of Lichfield and Stafford are each within a pleasant commuting distance, with Birmingham, the NEC and Birmingham International Rail and Airport being easily accessible via the A38 and M6 Toll.

Under its current ownership for approximately 30 years, Trout Lodge offers spacious and versatile accommodation, and takes full advantage of the amazing position and views over the water and woodland beyond.

Accommodation

Main entrance with double doors leading to the Reception Dining Hall Area (currently used as a snooker room area) which has slate flooring and windows offering views over the pools in front of the property. This area opens to the lounge area, also with matching slate flooring, and curving stair leading off to the first floor. In turn, this area opens to the Kitchen which is fitted with a range of base and wall cupboards, island unit, extensive work surfaces and integrated appliances include oven, grill, hob and microwave.

There is an Inner Hall and off which leads a Utility Room which has a sink unit, wall and base cupboards and a rear outer door. Cloakroom with WC and wash basin.

Wet Room with tiled floor and walls, a spacious walk-in shower, a roll top free standing oval bath, WC and wash basin. Useful storage cupboard housing the property services and CCTV control etc.

First Floor

A landing leads to Master Bedroom, a lovely through room with windows to front and rear aspects, front aspect door leading to the Balcony overlooking the pools, plus built in chests of drawers and study desktop. Archway leads to the En Suite Shower Room/Dressing Room comprising fitted wardrobes, wash basin, WC, shower and heated towel rail.

Bedroom Two is another lovely bedroom with outer door to the Balcony and En Suite Shower Room with WC, wash basin, shower and heated towel rail.

Bedroom Three has a rear aspect door to a Roof Balcony, fitted wardrobes and arch to an En Suite Shower Room comprising WC, wash basin, shower and heated towel rail.

Outside Swimming Pool Room 12.4m x 5.6m, has a heated swimming pool (approx. 9.5m x 3.3m) with electric roller cover, smooth paved surround and Shower Area.

Boat House 9.2m x 6.2m, a substantial brick constructed boat house with roller shutter door, lighting and power. Large Timber Store Shed.

To the front of the property is a circular driveway with central water feature and plenty of parking space.

Extensive Grounds with mature trees, sitting areas and walkways down to the fresh water pools over which the property has magnificent views and beyond which is the forestry commission woodland.

Promap/Ordnance Survey Extract - for identification purposes only - not to scale.

-Drainage is via a septic tank.

Please note that the photos presented within these details are from when the property was previously marketed with us.

Planning was passed in 2018 for the Erect of a detached garage – reference - Ref. No: 18/00061/CLP

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

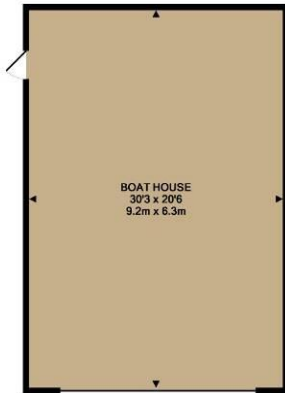
Services: Mains water, electricity and oil fired central heating are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

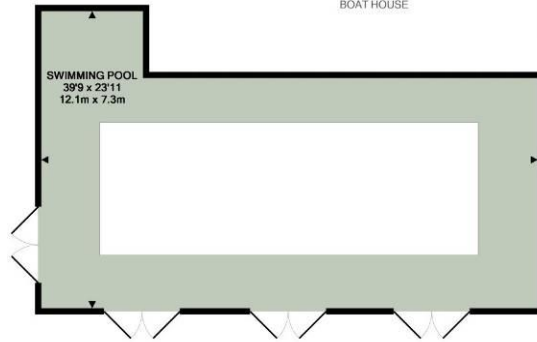
Our Ref: JGA/09082022 **Local Authority/Tax Band:** Lichfield District Council / Tax Band F



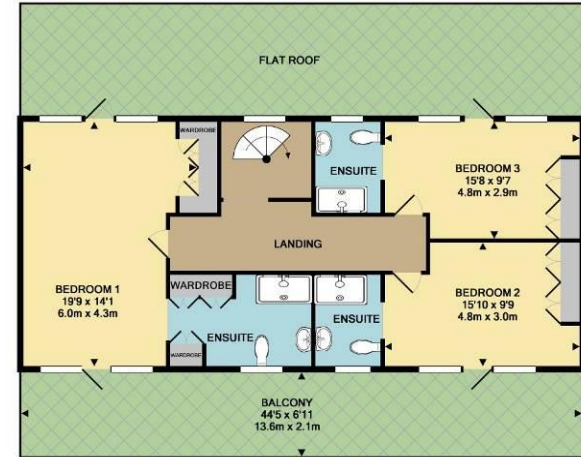




BOAT HOUSE



SWIMMING POOL





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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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