

# Malthouses

Gentleshaw, Rugeley, WS15 4LU

John  
German





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£470,000

A charming country cottage nestled within Gentleshaw countryside with an extensive garden, double garage and rural views, occupying an overall plot of around 0.56 of an acre.



Offering a wealth of charm and character throughout, is this attractive three bedroom country cottage offering over 1,240 square feet of accommodation over two floors that occupies a delightful position in the village of Gentleshaw. Popular with families, the village of Gentleshaw is an area of outstanding natural beauty and is home to Gentleshaw Primary Academy and for secondary education the nearby town of Burntwood has two well-regarded High Schools; the Chase Terrace Academy and Erasmus Darwin Academy. There are a range of amenities including doctors, dentists, supermarkets, pubs and restaurants in the nearby towns of Burntwood, Rugeley, and Cathedral City of Lichfield. For commuters nearby road links include the A460, A51 and A38 together with the M6 toll road. There are train stations in Rugeley, Cannock and Lichfield which offer services to destinations such as London, Manchester, and Birmingham.

Internally the property comprises of a composite uPVC entrance door opening into the welcoming hallway with wooden style laminate flooring, feature timber ceiling beams, carpeted stairs rising to the first-floor landing and doors off into the kitchen/diner and living room.

The warm and inviting living room has two uPVC double glazed windows to the front aspect and one to the side, a beautiful inglenook fireplace with stone hearth housing the log burning stove, feature timber beams to the ceiling plus various wall and ceiling light points.

The spacious kitchen/diner has exposed beams to the ceiling, tiled flooring, ample space for a dining table and chairs plus windows to the side and front aspect. There are a modern range of matching wall and base units with wooden effect worksurfaces over, tiled splashbacks and space for various freestanding kitchen appliances. From the kitchen there is a barn style door opening into the conservatory having a utility section with Belfast sink, tiled flooring, and door out to the front of the property.

Upstairs a split-level landing has a part sloping vaulted ceiling with inset skylights and wooden panel doors leading off to the bedrooms and family bathroom. The master bedroom has a uPVC double glazed window to the front aspect, part vaulted ceiling with feature timber beams and a loft access hatch. Bedroom two is a further double bedroom with wooden effect laminate flooring, uPVC double glazed window to the front and bedroom three is also a spacious double with the added benefit of a dressing area and its own en-suite shower room.

The family bathroom has a cream panelled bath with shower attachment, low level WC, wash hand basin, chrome style heated towel rail, and a corner shower cubicle with electric shower.

Outside, the driveway is sheltered to one side by mature trees/woods and extends up to the detached double garage. The cottage has well stocked gardens to front and side incorporating herbaceous plants and shrubs and a paved pathway leads to the main entrance door. There is also a vegetable garden with a greenhouse, fruit trees and a chicken run at the side of the garage. On the further side of the drive lies the extensive garden with fenced boundaries and trees. Please Note: The driveway to access the property is shared with neighbouring properties.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

Neighbouring properties have a right of access over the driveway to get to their properties.

**Property construction:** Traditional

**Water supply:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

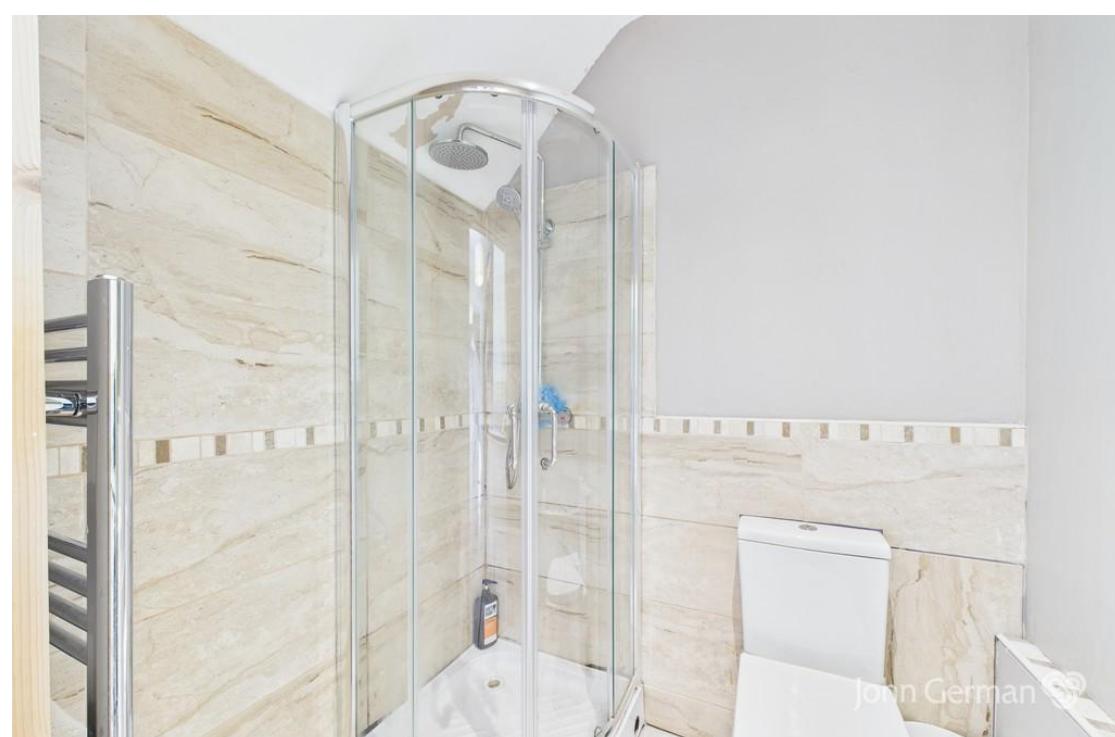
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

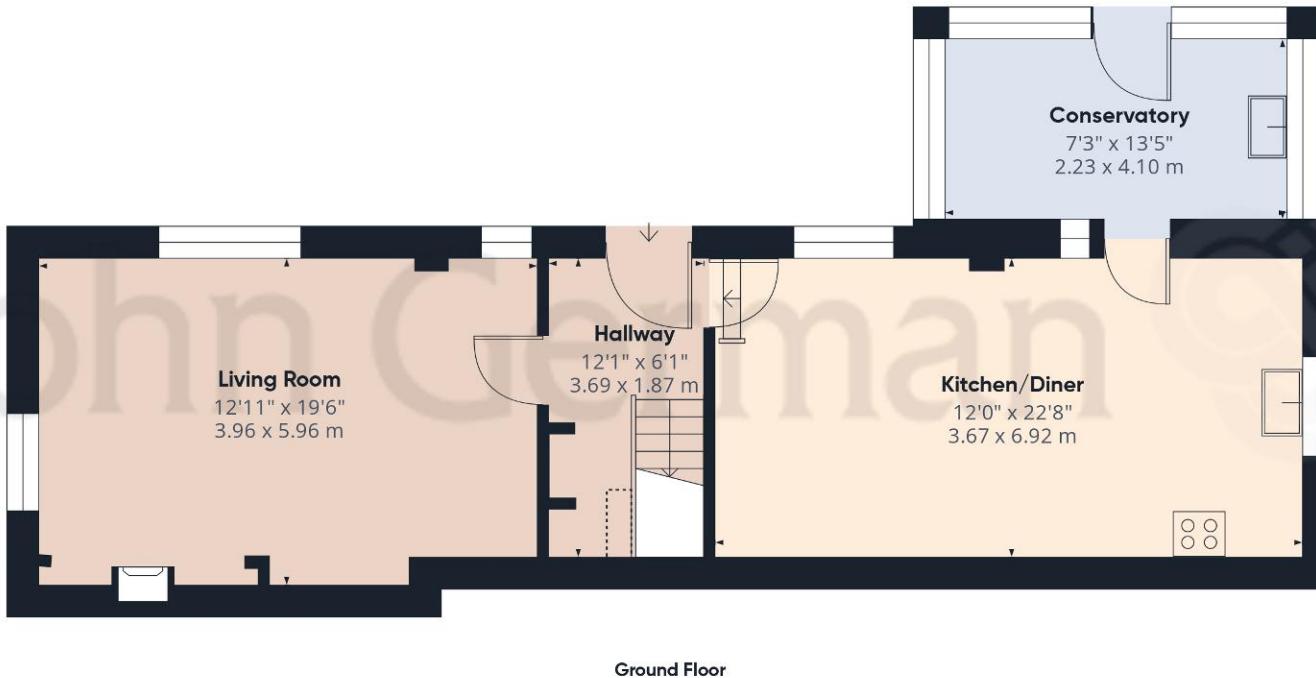
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

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

**Our Ref:** JGA/27062025







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

1243 ft<sup>2</sup>  
115.4 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

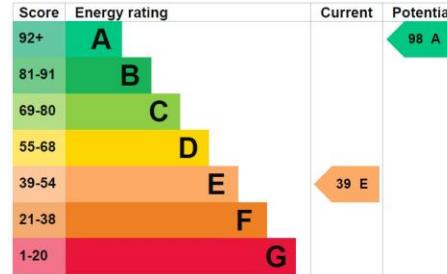
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money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



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