

School Lane

Hill Ridware, Rugeley, WS15 3QN

John German



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Offers Over £535,000

Flittermouse Barn is a superbly presented barn conversion nestled within the popular Staffordshire village of Hill Ridware.

Flittermouse Barn is a superbly presented three/four-bedroom barn conversion, situated in a small exclusive development of barn conversions located in the popular village of Hill Ridware which has an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, primary school, and The Chadwick Arms pub. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are services to Birmingham and London and nearby airports including Birmingham and East Midlands.

The entrance door opens into the beautiful, open plan kitchen/diner which has natural stone tiled flooring with underfloor heating. The superbly re-fitted kitchen was installed in 2024 and has an extensive range of matching wall and base units with a variety of integrated hi-end kitchen appliances. From the kitchen, solid oak doors lead to the living room which has the matching natural tiled flooring, a feature corner fireplace with a log burning stove, and bifolding doors to the garden.

Also off the kitchen, there is a two-piece guest cloakroom, plus a versatile utility room/ground floor bedroom with a store room off. The store room used to be a en-suite and although the fittings have been removed, the pipework is still in place so could easily be converted back to an en-suite.

Upstairs, there are three well proportioned bedrooms; two large doubles and one single bedroom. The impressive master suite has vaulted ceilings with Velux skylights, feature wall panelling to one wall, a porthole window, and a luxury en-suite completed in August 2025. The en suite comprises freestanding bath, feature walk in shower, two Velux skylights, luxury tiled flooring and walls, and spotlights to the ceiling.

There is extensive loft storage which is fully boarded and has a folding access ladder. There is also a 2.95kW solar system comprising of 10x 295W Solar Panels and a 4kW Solax Hybrid inverter, installed in 2018, generating approximately 1600kWh annually.

Outside, to the front of the property is two off-road parking spaces, with an additional third space in the turning area situated off the private driveway, which this property and the new owners will obtain ownership over. There is a superb garden office with power and lighting, and landscaped gardens with paved patio seating, lawned garden and a variety of plants, trees and shrubs.

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.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas & underfloor heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 F

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

www.lichfielddc.gov.uk

Our Ref: JGA/14102025







Ground Floor

Approximate total area⁽¹⁾

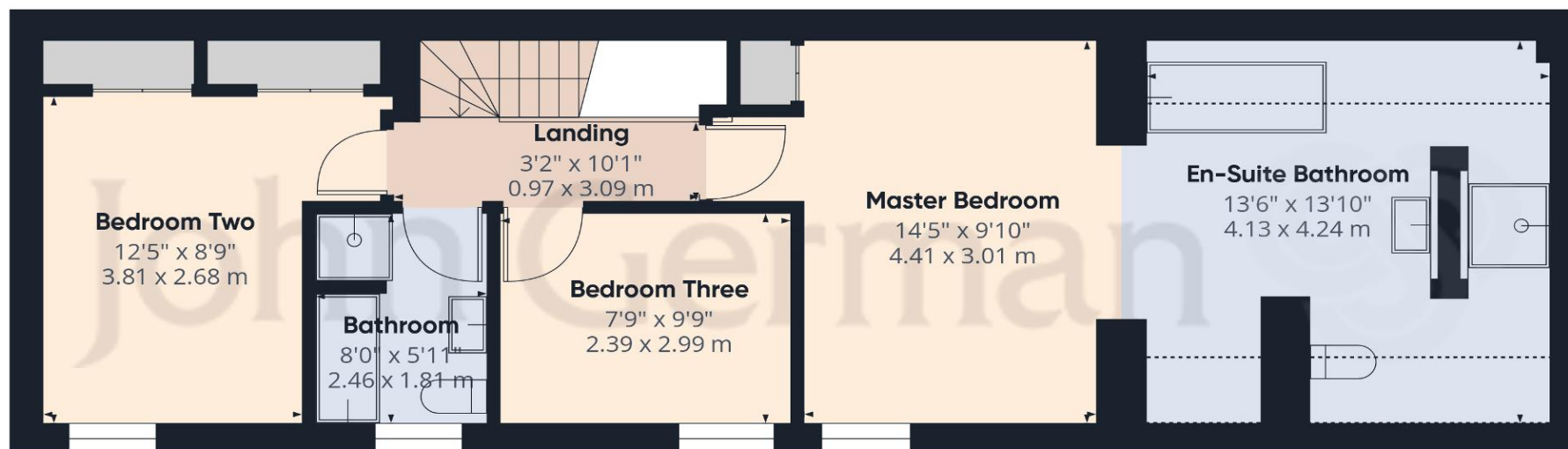
1356 ft²

125.9 m²

Reduced headroom

58 ft²

5.4 m²



Floor 1

(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.

GIRAFFE360



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.

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.

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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
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