

# Coach House Mews

Admaston, Rugeley, WS15 3NL

John   
German





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Offers in Region of £295,000

A characterful Grade II Listed conversion which retains a wealth of features and charm, enjoying a courtyard setting in the idyllic grounds of Blithfield Hall overlooking the reservoir, situated on the rural outskirts of Abbots Bromley.



Occupying a delightful courtyard setting which was originally the stables to the historic Elizabethan Blithfield Hall, viewing is highly recommended to appreciate the character of the property and the well-proportioned accommodation. Enjoying use of the communal grounds that provides fantastic views over Blithfield reservoir and the surrounding countryside, the property is approached via a long driveway through the established park land adjoining the hall.

Suitable for a variety of buyers including executives, those looking to downsize or those looking for a lock and leave dwelling, the property has been well maintained and improved by the current owner and early consideration is advised to appreciate this relatively unique opportunity. The property is situated on the rural outskirts of the highly sought-after village of Abbots Bromley where there are several public houses, Abbots Bromley School, a primary school, general store, doctors and several sports clubs. The towns of Uttoxeter, Burton Upon Trent, Stafford and Rugeley are also within easy reach.

### **Accommodation;**

A wide timber entrance door leads to the welcoming reception hall which immediately gives a feel of the character and size of the accommodation, having stairs rising to the first floor and doors to the ground floor living accommodation including a guest WC which has a built-in cloaks cupboard. The generously proportioned drawing room has dual aspect windows and a large exposed timber beam together with wall light points. The separate dining room also has a wide side facing window and glazed panels to the hallway. The fitted breakfast kitchen has an extensive range of base and eye level units with granite work surfaces, a ceramic double bowl sink unit plus an electric range stove and an integrated dishwasher and washing machine.

To the first floor the part galleried landing leads to three double bedrooms, the master bedroom having an en-suite bathroom which has a white period style three-piece suite. Completing the accommodation is the fitted family bathroom which has a white four-piece suite incorporating a standalone roll top bath and claw bath plus a separate shower cubicle.

Outside, adjacent to the entrance door is a block paved entertaining area with shared access leading to the side via a feature arch. The property also enjoys the use of the established communal grounds which has mature trees and beautiful views over the surrounding countryside and over Blithfield reservoir. The long driveway from the B5013 leads to the courtyard and hall where there is shared parking spaces and further access to a double garage situated in a separate block to the side of the courtyard.

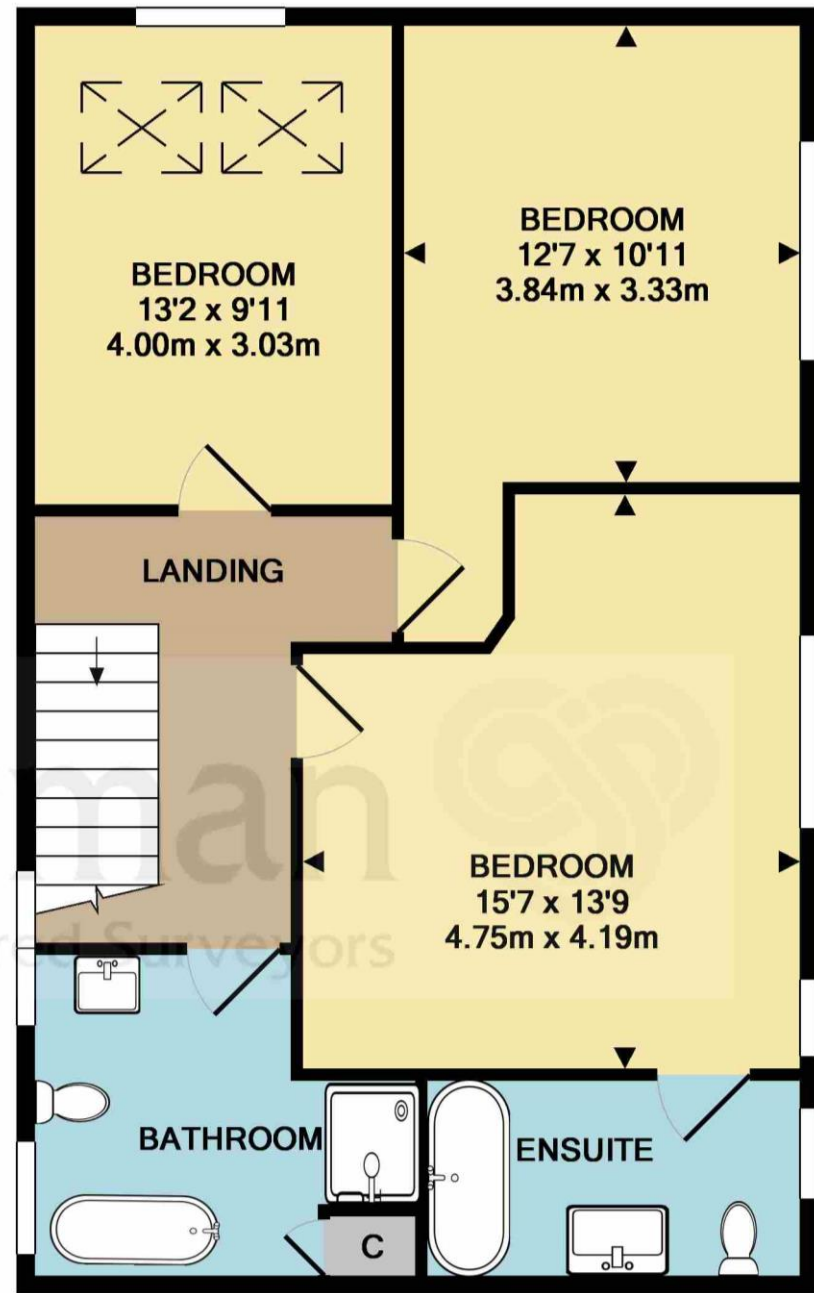
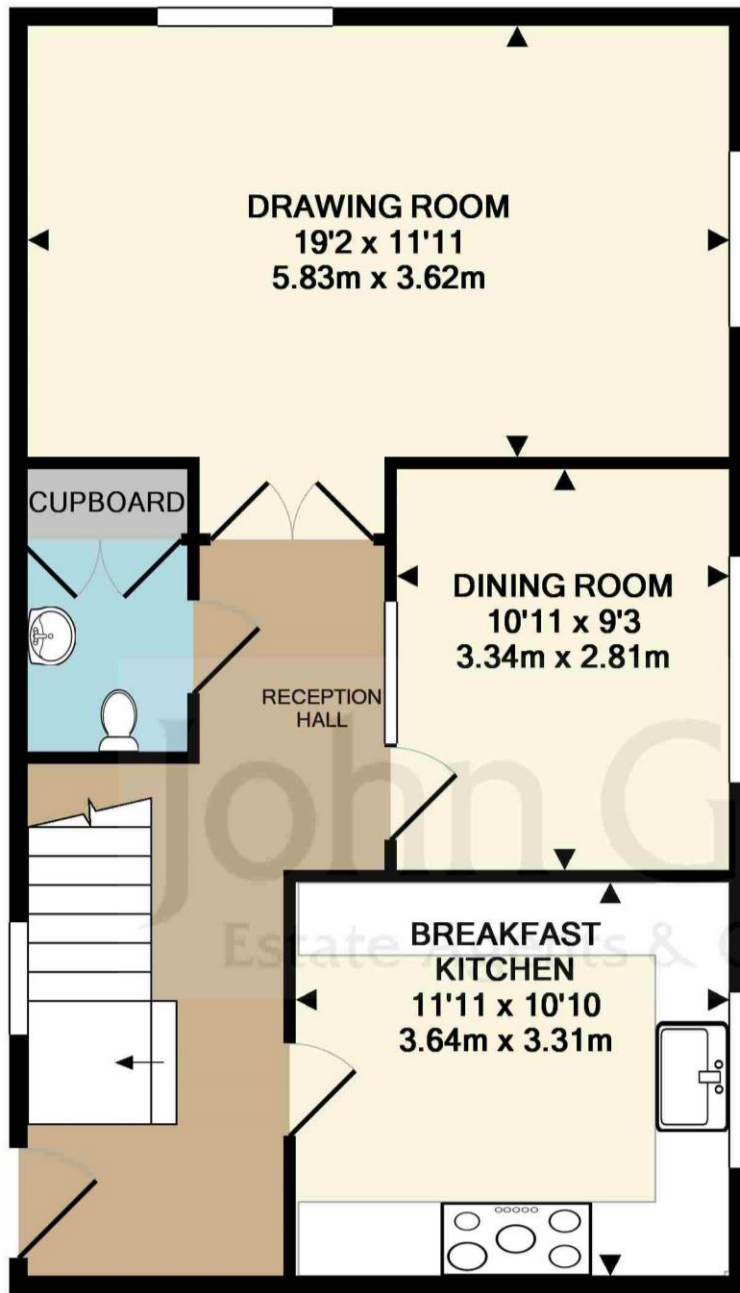
**Tenure;** Leasehold - there is a 999-year lease which commenced on 28th September 1984. The service charge is £60.00 per calendar month. No gas (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)  
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### Floor Plan Clause

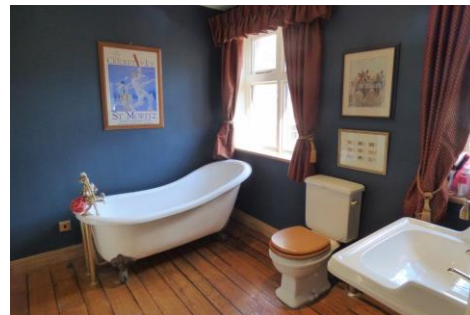
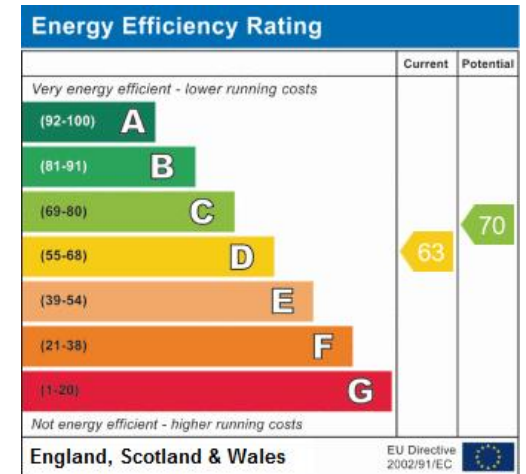
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 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.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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