Primrose Cottage, Church Lane, Lapley, Stafford, South Staffordshire, ST19 9JS

A delightful period cottage providing accommodation of much character in a beautiful setting

Stafford - 11 miles, Wolverhampton - 12 miles, Telford - 12.5 miles, Birmingham - 24 miles, M6 (J 5) - 5 miles, M6 (Toll) - 6 miles (distances approximate)

LOCATION
Primrose Cottage lies in a lovely setting on the edge of the beautiful South Staffordshire village of Lapley which stands amidst rolling countryside and yet which is within easy reach of the major commercial centres of Wolverhampton, Birmingham and Telford. Motor communications are excellent with the A5 facilitating fast access to the motorway network via the M6 and M6 Toll Road with the M54 also being within easy reach. Local facilities are available within the villages of both Brewood and Wheaton Aston.

Lapley is an historic village which has close ecclesiastical ties, harking back to the days of the Second Crusade, with an ancient Norman Church which dates from the eleventh century. The village has retained much of its character and benefits from a peaceful and tranquil atmosphere.

DESCRIPTION
Primrose Cottage is an attractive, period residence with accommodation of enormous character and excellent proportions. There is a charming flow of reception space to the ground floor and good-sized bedrooms to the upper storey.

Whilst having evolved over the years with alterations and extensions the property has not lost its original charm and is a lovely family home.

ACCOMMODATION
A ledged front door with inset diamond light which is set within an open-fronted PORCH opens into a DINING HALL with secondary glazed windows overlooking the churchyard to the side, wiring for wall lights, ceiling cornice and a useful walk-in storage cupboard with floor-mounted oil fired central heating boiler. A glazed door opens into the INNER HALL with a staircase rising to the first floor and a door into the DRAWING ROOM which is fine principal reception room with a deep inglenook-style brick fireplace with solid fuel-burning stove, a secondary glazed bow window overlooking the gardens, a secondary glazed French door to the side patio, beamed ceiling, plaque rail and wiring for wall lights. There is a SITTING ROOM which, again, is a large room with a brick fireplace with a living flame gas fire, three double or triple glazed oriel windows to the front, beamed ceiling and wiring for wall lights. The BREAKFAST KITCHEN has ample space for informal dining and a range of wall and base mounted cupboards, tiled floor, secondary glazed window, Bosch electric hob with extraction chimney above and integrated Bosch double electric oven, integrated refrigerator and integrated freezer, plumbing for a washing machine, integrated ceiling lighting, ceiling beam and glazed double doors into the CONSERVATORY which is timber-framed with double glazed units. French doors to two sides and tiled floor. There is a ground floor BATHROOM with a fitted suite of corner bath with electric shower over, pedestal basin, wc and bidet, tiled floor, half-tiled walls to dado, ceiling beam and integrated ceiling lighting.

The staircase from the hall rises to the galleried LAND/ING with wiring for wall lights, a double glazed window and two storage cupboards. The PRINCIPAL BEDROOM SUITE benefits from a large double bedroom with a range of fitted furniture including a wide bank of wardrobes with central chest of drawers, matching bedside chests of drawers, a secondary glazed window overlooking the rear garden and a well appointed ensuite shower room with contemporary suite including a fully tiled double shower, vanity unit with integrated basin, cupboards beneath and wc with concealed flush, half-tiled walls with mosaic dado relief, double glazed window and a heated towel rail radiator. The SECOND BEDROOM has a comprehensive range of fitted furniture including wardrobes, chests of drawers, bedside tables and knee-hole corner dressing table and a secondary glazed window overlooking the rear garden. The THIRD BEDROOM is also double in size with a fitted wardrobe with cupboards above and a vanity unit with built-in wash basin with cupboards beneath with mirror and striplight above and a triple glazed window and there is a FOURTH BEDROOM which is also double in size with two double wardrobes either side of a central knee-hole dressing table, a triple glazed front window and fitted bookshelves. There is a SHOWER ROOM with a fully tiled corner shower, wc and pedestal basin, half-tiled walls to dado, tiled floor and a double glazed window.

OUTSIDE
Primrose Cottage stands in a prominent position within the village with a long, return frontage and stands behind an old stone front wall with a wrought iron gate opening onto the front terrace which is laid in brick paviours with a raised and stocked bed to one side. There is side access over a path laid in brick pavours to the rear garden and useful, external STORES. The REAR GARDEN is a particular feature of the house with a rear terrace laid in brick pavours and matching patio, large shaped rear lawn with particularly well stocked beds and borders to either side, a timber trellis arbour and a paved path leading along the edge of the lawn to the rear which benefits from remote controlled timber double gates opening onto an extensive driveway laid in brick pavours providing ample off street parking with a detached brick and tile GARAGE for two cars with an electrically operated elevating door, boarded loft space, concrete floor, electric light and power.

There is also an external cold water supply to the driveway and a greenhouse to the side of the property which also has electric light and power and a cold water supply. The path from the garage and driveway to the house benefits from electric coach-style lighting to facilitate an easy walk at night.

SERVICES
We are informed by the Vendors that mains electricity and drainage are connected and that the central heating is oil fired.

COUNCIL TAX BAND G - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

The £475,000

Offers around £475,000

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.
PRIMROSE COTTAGE
CHURCH LANE
LAPLEY

Approx Overall Floor Area
HOUSE: 197.2sq.m. 2123sq.ft.
GARAGE: 35.2sq.m. 378sq.ft.
TOTAL: 232.4sq.m. 2501sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE