



Delabole, Lower Way, Upper Longdon, WS15 1QQ



An individual and deceptively spacious detached home set in the popular village of Upper Longdon, benefitting from generous and versatile accommodation, four double bedrooms, established gardens and an impressive elevated position enjoying breathtaking views towards Cannock Chase. Having been beautifully maintained throughout its time with the current vendors, Delabole offers elegantly presented interiors laid over two floors, with the main accommodation set to the first floor where there is a south facing balcony extending the width of the property, again showcasing countryside views. The property benefits from

stunning superb outside space including corner plot gardens extending to around 0.4 of an acre and the peaceful location is a real feature of this unique home.

The interiors comprise briefly reception hall rising to the first floor galleried landing, two spacious reception rooms, dining kitchen with pantry, three double bedrooms and a family bathroom, with the ground floor offering a fourth double bedroom with en suite, a superb snooker room/cinema room, laundry room and a large storage room. The fourth bedroom offers an ideal opportunity for conversion into ancillary accommodation and

to the front is ample parking including space for up to four vehicles beneath the car port. The gardens extend to an excellent size, enjoying complete privacy to all sides and being laid to a paved courtyard next to the house, sloping lawns and mature foliage, with a pathway rising to the top level where there is a flat lawn ideal for outdoor entertaining.

Set within the rural village of Upper Longdon surrounded by similar character homes, Delabole lies just minutes' drive from the Cathedral City of Lichfield and sits on the outskirts of Cannock Chase, a designated Area of Outstanding Natural Beauty. Upper

Longdon itself is home to the Chetwyn Arms, a popular pub and restaurant, with additional shopping, convenience and leisure amenities available in Lichfield and Rugeley town centre. For those who enjoy outdoor leisure pursuits, the location is ideal for those who enjoy walking, cycling and equestrian activities. Well placed for commuters, the A51, A38 and M6 are all within easy reach, Birmingham International Airport is 25 miles away and rail stations in Lichfield provide regular and direct links to Birmingham and London (in 80 mins).



- Individual Detached Home
- Elevated Position with Panoramic Views
- Idyllic Setting in Popular Village
- Reception Hall & Galleried Landing
- Two Spacious Reception Rooms
- Dining Kitchen with Pantry
- Four Excellent Double Bedrooms
- Guest En Suite & Bathroom
- Spacious Games Room/Cinema Room
- Double Width Car Port & Ample Parking
- 0.4 Acre Corner Plot Gardens
- South Facing Balcony with Beautiful Views
- Potential for Ancillary Accommodation
- Double Glazed & Oil Central Heating

Reception Hall 6.03 x 4.18m (approx 19'9 x 13'8)

A spacious reception to this individual home benefitting from a bay window with views to the front aspect and tiled flooring. Stairs rise to the first floor where the main living and bedroom accommodation is laid

Galleried Landing

A spacious landing having double doors to the front opening out to a stunning **South Facing Balcony** enjoying stunning views and being a door leading to the inner hall. Doors lead into the **Kitchen** and:

Lounge 5.44 x 4.83m (approx 17'10 x 15'10)

Beautifully presented, this elegant reception room benefits from an attractive fireplace with an open



chimney ripe for the installation of a wood burning stove, and double doors to the front aspect opening out to the **Balcony**. Door into:

Dining Room 4.85 x 4.05 max 2.58m min (approx 15'10 x 13'3 max 8'5 min)

Another attractive living space having an exposed beam and windows to two sides. Door into:

Dining Kitchen 6.8 x 4.73 max 3.04m min (approx 22'2 x 15'6 max 9'11 min)

A spacious and functional kitchen fitted with a range of painted solid oak wall and base units housing ample workspace and storage and having an inset one and a half sink with side drainer and integral appliances including fridge freezer, electric hob with extractor hood above and double oven. The kitchen has a window to the rear, door out to the rear gardens and tiled flooring extending into an attractive dining area, having fitted seating, a skylight providing plenty of natural light, loft access to a generous loft space spanning the width of Delabole. A door opens to a the **Pantry** where there is fitted shelving, and the oil fired oiler is housed in here

Snooker Room/Cinema Room 7.89 x 4.81m (approx 25'10 x 15'9)

From the **Reception Hall** a door opens into this superb space which benefits from regal solid oak panelling to the walls. This versatile room currently houses a full size 12ft snooker table and is ideal as a games room, home office or Cinema room





Landing 5.0 x 2.35m (approx 16'3 x 7'8)
Doors lead off into:

Master Bedroom 3.76 x 3.64m (approx 12'3 x 11'11)
A spacious principal bedroom fitted with a range of bedroom furniture including wardrobes with hanging and storage space, a dressing table and drawers and window to the front.

Bedroom Two 3.64 x 3.63m (approx 11'11 x 11'10)
Having a window to the front aspect enjoying stunning countryside views

Bedroom Three 3.58 x 2.77m (approx 11'8 x 9'1)
Another double room having window to the rear aspect and a fitted double wardrobe

Family Bathroom 2.78 x 2.65m (approx 9'1 x 8'8)
Comprising wash basin set to vanity unit providing ample fitted storage, WC and corner Jacuzzi bathtub with shower over, having tiled splash backs and an obscured window to the side aspect

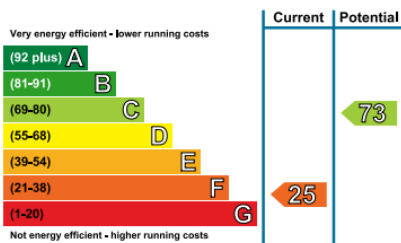
From the **Reception Hall** double doors open into:

Bedroom Four 4.21 x 3.01m (approx 13'9 x 9'10)
Another excellent double room ideal as a guest bedroom or for conversion into an annexe. Double doors open to a fitted wardrobe which also gives access to a superb storage space extending the width of the property. Door from the bedroom into:

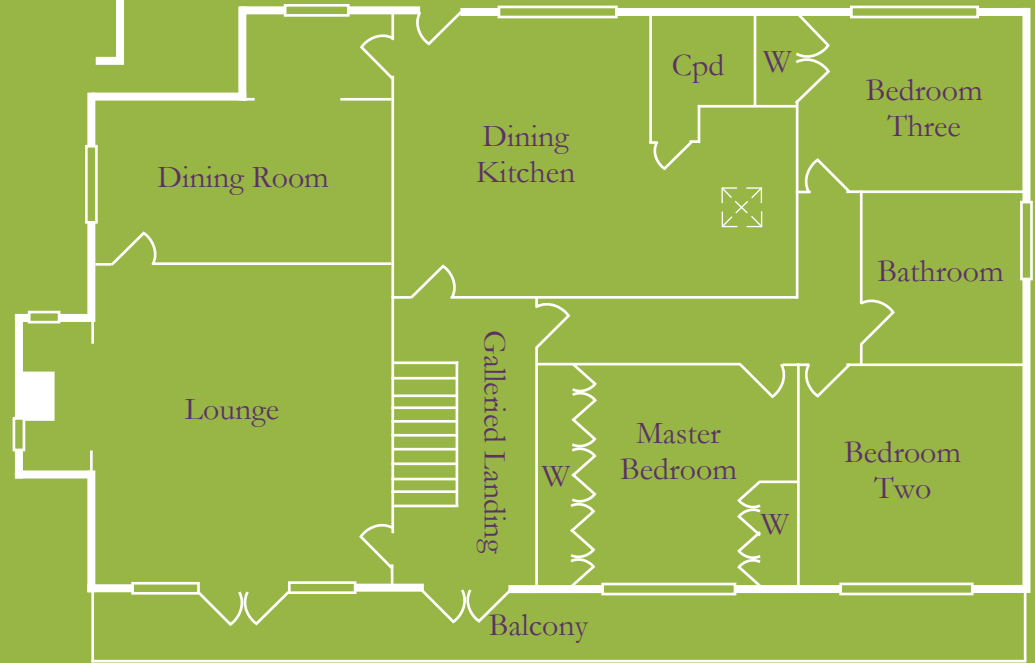
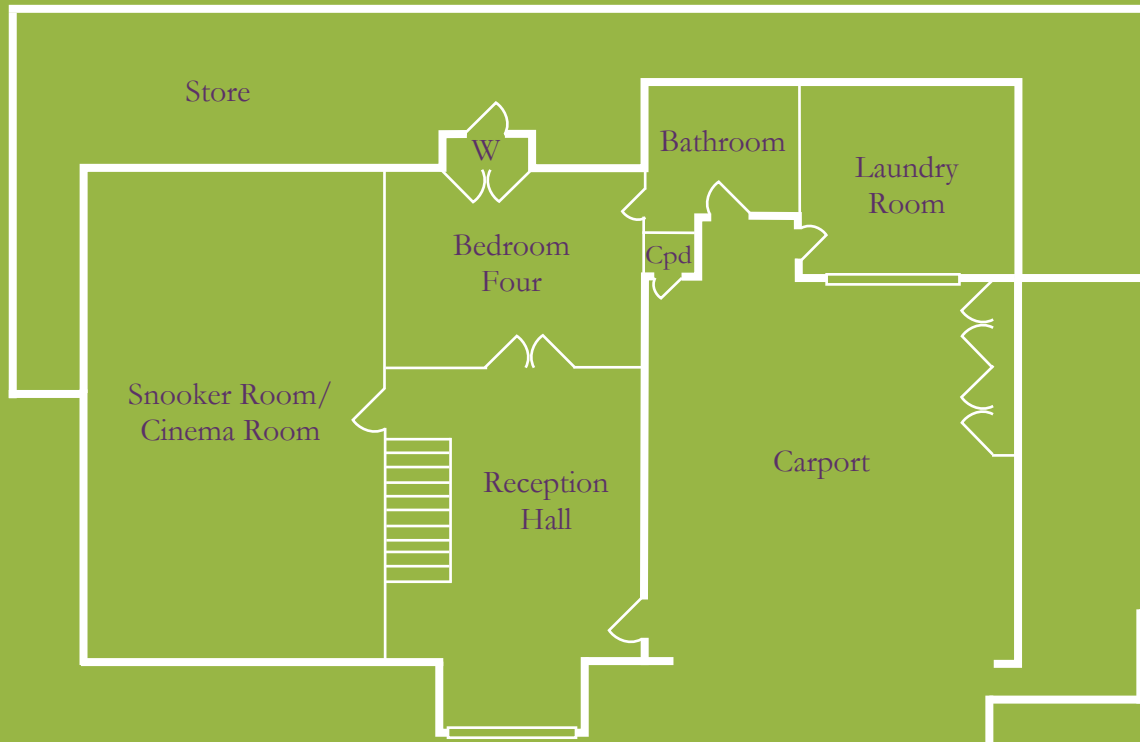
Bathroom 2.42 x 2.11m (approx 7'11 x 6'11)
Fitted with a wash basin set to vanity unit providing fitted storage, WC and corner bathtub with shower over, having tiled splash backs, travertine tiled flooring and a door to the front aspect



Energy Efficiency Rating









Outside

A lengthy driveway leads off Lower Way, providing plenty of off street parking as well as access to the double width **Carport** 7.78 x 6.02m (approx 25'6 x 19'9), offering undercover parking for up to four vehicles. There is exterior lighting and a door from the carport opens into:

Laundry Room 3.54 x 3.07m (approx 11'7 x 10'1) Fitted with wall and base units housing provisions for washing machine, tumble dryer and a further appliance. Tiled flooring and a window to the front

Corner Plot Gardens

The stunning gardens total approximately 0.4 of an acre and have been thoughtfully cultivated over the years to create shaped lawns, area of mature foliage and a paved patio which lies next to the house. There is exterior storage to one side and a pathway rises to the top of the garden where there is a flat lawn providing outdoor entertaining space and an electricity point. Next to the house is a walled courtyard providing space for alfresco dining and gated access leads to the side aspect where further mature gardens extend to the front and side of the property



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.