



Ivy Cottage, Lichfield Road, Armitage, WS15 4DX



An individual detached character cottage set within a generous plot including both a double garage and a detached annexe, benefitting from recently upgraded interiors, a wealth of character throughout and a rural setting enjoying countryside views. Presenting an attractive exterior and an array of potential uses, this character home benefits from a number of recent upgrades made by the current vendors to include new boilers to both the annexe and cottage, a new LPG gas tank, new carpets and a refitted and rewired kitchen to both properties.

The interiors to Ivy Cottage comprise briefly entrance hall, three reception rooms, kitchen,

utility, bathroom and cloaks to the ground floor, with three bedrooms to the first floor serviced by an en suite and WC. The detached annexe offers beautifully refurbished interiors comprising kitchen, spacious lounge, shower room and bedroom suite with dressing room and WC. This fully renovated annexe offers versatile uses as ancillary accommodation, a guest house, home office or rental income. Outside, the mature plot of 0.4 acre is set beyond a private gated entrance, having sweeping driveways providing ample parking for both the annexe and cottage. There is access into the detached double garage and mature gardens extend to a generous size, all overlooking rural countryside views.

Ivy Cottage lies just minutes drive from Kings Bromley, home to amenities including a Co-op, pub and church. A reliable public bus route runs through the village giving access to additional villages and facilities and there are rail links from Rugeley train station to various locations including direct to Birmingham. The Cathedral City of Lichfield offers additional amenities including shops, restaurants and further public transport links including trains to London (in 80 mins) and the location is ideal for access to the picturesque Cannock Chase. Ivy Cottage is ideally located for travel along the A51, A38 and A515 and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Detached Cottage
- Wealth of Character Throughout
- Detached Fully Renovated Annexe
- Upgraded Recently including New Boilers
- Three Reception Rooms & Refitted Kitchen
- Utility, Cloaks & Bathroom
- Three Good Sized Bedrooms
- Master En Suite & WC
- Mature Gardens Totalling 0.4 Acre
- Gated Entrance, Double Garage & Parking
- Annexe comprising Refitted Kitchen, Lounge, Shower Room & Bedroom Suite with Dressing Room & Cloakroom
- Rural Position with Countryside Views
- Well Placed for Commuter Routes & Amenities including Cannock Chase



Entrance Hall

A stable door opens from the front aspect to the porch, having parquet flooring, a window to the front, fitted cloaks storage and a door into the **Dining Room**. The recently refitted boiler is also housed in here

Sitting Room 4.9 x 3.05m (approx 16'1 x 10'0)

Having a feature inglenook fireplace housing an open fire, exposed ceiling beams, and dual aspect windows. A door opens into the **Kitchen** making this space ideal as a breakfast room and a further door leads to:

Lounge 4.8 x 3.05m (approx 15'9 x 10'0)

A well presented reception room having window to the front aspect, a traditional multifuel burning stove set to exposed brickwork fireplace, bespoke fitted storage to an alcove and exposed beams. A door opens into:

Dining Room 4.5 x 2.4m (approx 14'7 x 8'0)

Ideal as a second sitting room, playroom or home office, having windows to three sides, exposed beams and a door out to a porch to the side aspect which leads out to the side aspect

Kitchen 2.6 x 2.4m (approx 8'9 x 7'11)

Refitted recently, the kitchen comprises a range of wall and base units with Butcher block oak worktops over housing inset sink with side drainer, integral appliances including dishwasher, oven and microwave. The kitchen has windows to two sides and a door opening into a **Rear Hall** which in turn has stairs rising to the first floor, a door out to the rear aspect and an interior door into:

Utility 2.4 x 1.5m (approx 7'11 x 5'1)

Comprising fitted wall cupboard and worksurfaces housing provisions for both a washing machine and tumble dryer. With a window to the rear, tiled flooring and doors into:

Cloakroom

Fitted with wash basin and WC, with a window to the rear

Bathroom

Comprising wash basin with vanity storage below and refitted bathtub with shower unit over, having tiled splash backs, tiled flooring, a chrome heated towel rail and a window to the side



Stairs rise from the rear hall to the **First Floor Landing**, having two fitted storage cupboards and doors opening into:

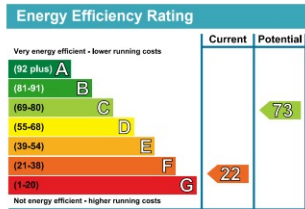
Master Bedroom 4.5 x 3.1m (approx 14'9 x 10'2)
A spacious principal bedroom having dual aspect windows with rural views and private use of:

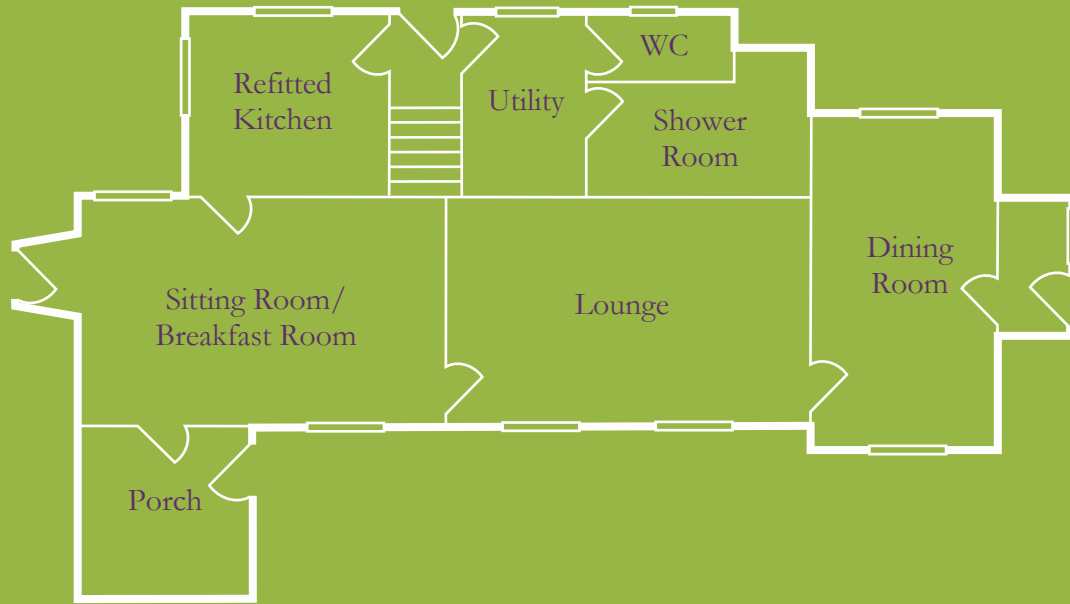
En Suite
Comprising wash basin set to vanity unit, low level WC and walk in shower, with tiling to walls, a heated towel rail and a window to the rear

Bedroom Two 4.9 x 3.1m (approx 16'1 x 10'2)
Another good sized double room having window to the front aspect

Bedroom Three 2.6 x 2.4m (approx 8'7 x 8'0)
With dual aspect windows enjoying countryside views

WC
Fitted with wash basin and WC, having a window to the rear





Detached Annexe

Ideal for those with dependent relatives or for rental income, this superb detached cottage has been fully refurbished to an excellent standard and benefits from a new central heating system including boiler and radiators, a full refit and rewire of the kitchen, new carpets and a conversion of the second bedroom to create a dressing room and cloakroom.

A canopy porch from the driveway leads to the front door which opens into:

Kitchen 3.85 x 2.9m (approx 12'7 x 9'6)

Refitted to a high standard, the kitchen comprises a range of wall and base units with wood effect worktops over, housing inset sink with side drainer, integral oven and space for a washing machine. There is a window to the front, stairs rise to the first floor and the kitchen has tiled flooring and doors into the **Shower Room** and:

Sitting Room 6.1 x 3.1m (approx 20'0 x 10'1)

A spacious reception room having ample space for both living and dining areas. Having a window to the front aspect and a carved mantle housing space for an electric fire

Shower Room

Fitted with a modern suite comprising wash basin set to vanity unit, WC and shower cubicle, with tiled flooring, tiled splash backs and a window to the side aspect. A door opens to a useful cupboard housing space for a fridge and pantry style ample storage

Stairs rise from the kitchen to the first floor accommodation:

Master Bedroom 4.9 x 4.1m (approx 16'2 x 13'6)

With dual aspect windows and storage to the eaves, this spacious double room has a door leading into:

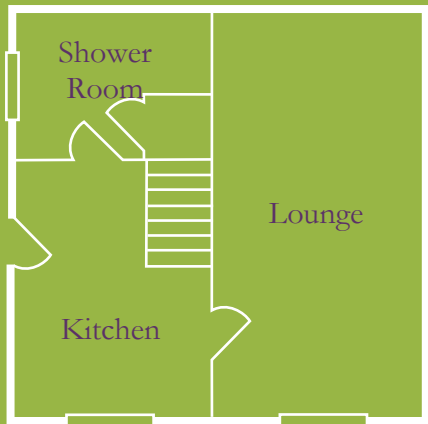
Dressing Room 3.6 x 2.8m (approx 11'7 x 9'3) max

With windows to two sides, eaves storage and a door into:

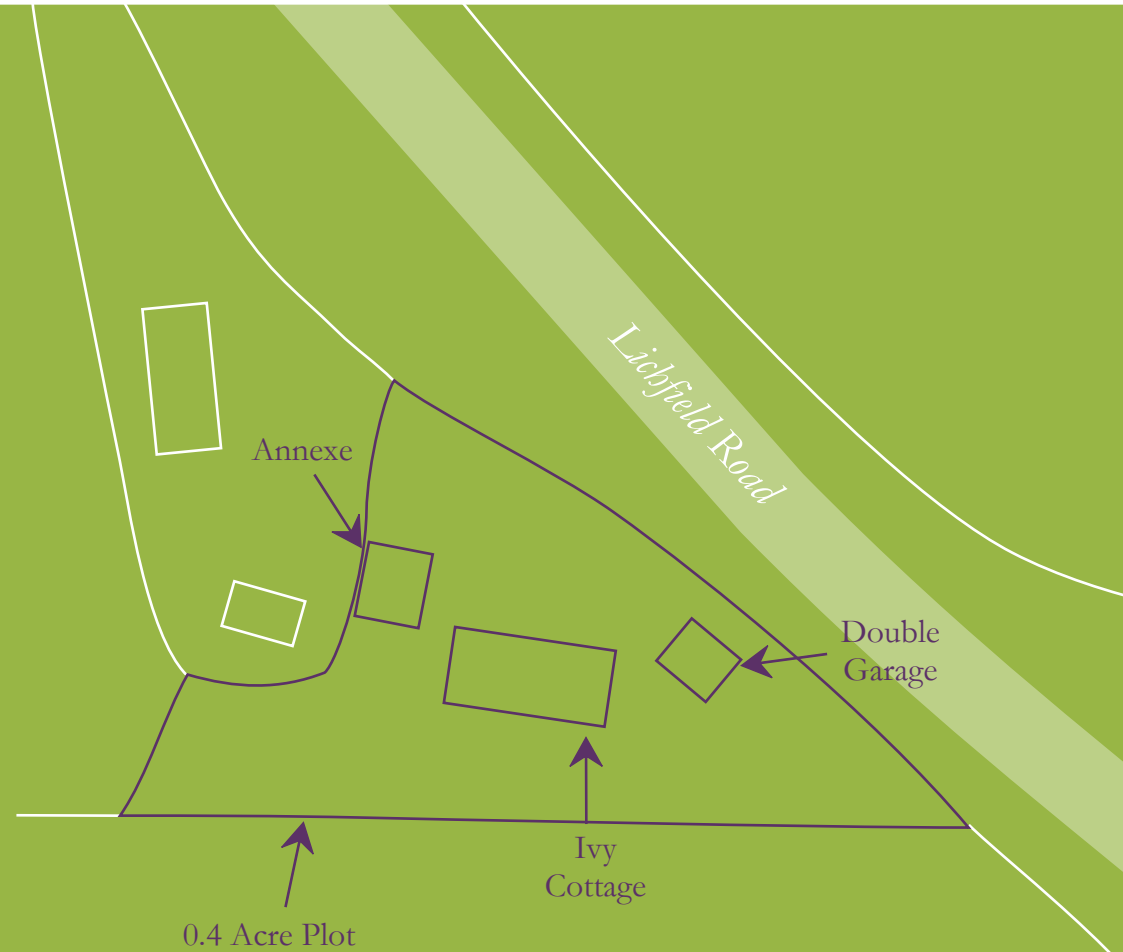
Cloakroom 1.9 x 1.3m (approx 6'2 x 4'2)

Refitted recently, the en suite comprises wash basin fitted to vanity unit, low level WC and tiled splash backs





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	110
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	





Outside

The gated entrance opens off a lane from Lichfield Road into the generous private driveway, providing access into the double garage and ample parking and turning space for both the Cottage and Annexe. A character working well is featured within the front garden and mature foliage and hedges provide screening from the road to the front

Detached Double Garage 6.0 x 5.7m (approx 19'7 x 18'8)

With an electric up and over entrance door, power, lighting, a window to the side and storage to the roof space

Gardens

The overall plot totals 0.4 acre, much of this being laid to landscaped gardens to the rear and Ivy Cottage. Well tended lawns and stocked borders overlook countryside views to the rear aspect and the garden enjoys complete privacy to all sides



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.