



The Gables, Blithbury Road, Hamstall Ridware, WS15 3RR



An individual character cottage set within a mature third of an acre plot, benefitting from extended accommodation, five bedrooms (four doubles) and an idyllic village location with pleasant views over countryside and the village church. Originally built by Lord Hamstall of Hamstall Hall in 1851 to be the home of the village cobbler, The Gables has been extended over the years both in accommodation and plot size to create an individual character home set well within stunning mature gardens. The interiors comprise briefly porch and entrance hall, three reception rooms, refitted bespoke dining kitchen, refitted utility and cloakroom to the ground floor, with five bedrooms (four

doubles) and a family bathroom to the first floor. Outside, the generous gated plot totals approximately 0.28 acre and is laid to extensive parking, a detached double garage added by the current vendors and gardens to all sides. The Gables is serviced by double glazing and mains gas central heating and is an ideal for anyone looking for an idyllic country lifestyle.

The rural community of Hamstall Ridware is nestled within picturesque Staffordshire countryside with the village home to amenities including the Shoulder of Mutton pub, a private fishery and historic village church. The Cathedral City of Lichfield is

easily accessible, being home to an excellent array of shopping and leisure facilities and nearby commuter routes include the A515, A38 and M6 Toll provide convenient access to towns and cities including Burton on Trent, Lichfield, Birmingham and Derby. Rail connections can be found in Lichfield providing direct access to Birmingham and London and the International airports of Birmingham and East Midlands are also within an easy drive. A good selection of schools are available including Henry Chadwick Primary school and Fair Oak High School, with independent schools close by including Smallwood Manor, Abbots Bromley and Repton.

Character double doors open from the front into the Porch which in turn opens into:

Entrance Hall

An l shaped hallway having doors off into:

Dining Kitchen 3.95 x 3.95m (approx 12'11 x 12'11)

Refitted to an excellent standard around five years ago, the kitchen comprises a range of bespoke solid wood painted wall and base units with granite worktops over, housing an inset Belfast sink and integral appliances including a fridge freezer, dishwasher and wine chiller. The Rangemaster Elan cooker with induction hob over is included in the sale and the kitchen has windows to two sides, tiled flooring, tiled splash backs and space for a dining table and chairs

Study/Snug 3.2 x 2.7m (approx 10'6 x 8'11)

Ideal as a home office or sitting room, having window to the front aspect and exposed beam

Lounge 4.3 x 4.25m (approx 14'5 x 13'11)

A spacious reception room having a gas fireplace, window to the front, window to the side and a recess where the original front door was positioned

Rear Hall

Double doors open out to a covered terrace which leads onto the gardens and stairs rise to the first floor accommodation. Doors into:

Dining Room 3.65 x 3.0m (approx 11'11 x 9'11)

A character reception room having window to the rear aspect and an open fire

Utility 2.8 x 2.0m (approx 9'1 x 6'7)

Again having been refitted by the current vendors, the utility is fitted with wall and base units housing an inset sink and spaces for a fridge freezer, washing machine and tumble dryer. With a window to the side aspect and tiled flooring

Cloakroom 2.8 x 1.3m (approx 9'1 x 4'2)

Fitted with pedestal wash basin and WC, with tiled flooring, tiled splash backs and an obscured window to the front

- Detached Cottage in Idyllic Location
- Refitted Dining Kitchen
- Three Spacious Reception Rooms

- Refitted Utility & Cloakroom
- Five Good Sized Bedrooms & Bathroom
- Gated Entrance & Ample Parking

- Detached Double Garage
- Stunning Gardens of 0.3 Acre
- Open Fields to Rear & Views over Church





Landing

Stairs rise from the rear hall and doors off the landing open into:

Master Bedroom 4.4 x 4.1m (approx 14'5 x 13'5)

A spacious double room with vaulted ceilings and a window to the front aspect

Bedroom Two 4.0 x 3.35m (approx 13'0 x 10'11)

With two double fitted wardrobes and a window to the rear with rural views

Bedroom Three 4.15 x 3.25m (approx 13'7 x 10'8)

With a window to the front with views towards the church and a fitted double wardrobe

Bedroom Four 3.7 x 3.05m (approx 12'1 x 9'11)

Another excellent double bedroom having vaulted ceilings and a window to the side

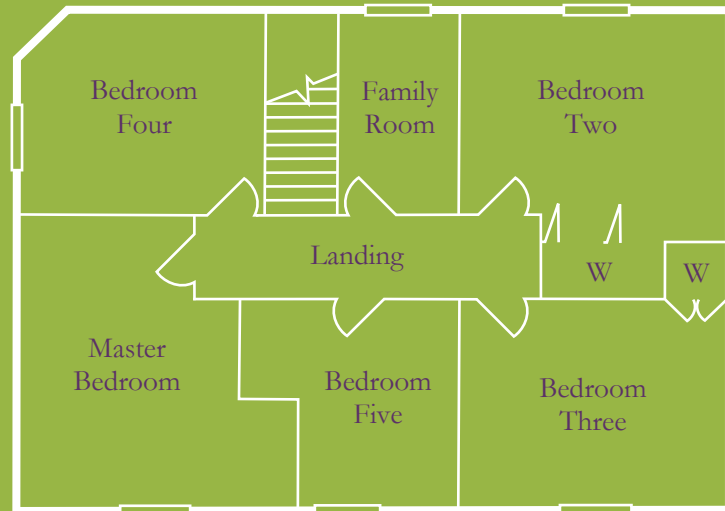
Bedroom Five 3.4 x 2.4m (approx 11'1 x 7'11)

With a window to the front with attractive views

Bathroom 3.0 x 1.8m (approx 9'9 x 5'9)

Comprising Heritage pedestal wash basin, WC, shower cubicle and a Heritage bathtub, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the rear





Outside

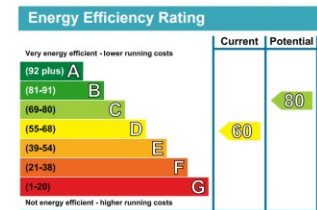
Gated access off Blithbury Road opens into the generous driveway where there is parking and turning space for a number of vehicles. There is access in to the property via the porch, steps rise to the gardens to the side and there is a pathway leading to the rear gardens

Detached Double Garage 6.05 x 6.0m (approx 19'9 x 19'7)

A superb addition made by the current vendors, having manual twin doors to the front, pedestrian door to the side, power, lighting and access to storage space to the roof

Gardens

The Gables sits well within the mature garden plot which totals approximately a third of an acre and is laid to all sides of the cottage. To the rear aspect are well tended gardens laid to a paved terrace with character brick pillared veranda, raised lawns and mature foliage. There are fittings for a hot tub, within the garden is a small wildlife pond and the rear aspect enjoys an open outlook. To the front, steps rise from the driveway up to extensive lawns featuring mature trees, open fields to the rear and views towards Hamstall Ridware's village church to the front. The entire plot and cottage enjoys an excellent degree of privacy



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.