



Oriel House, West Wing, Blithfield, Admaston, WS15 3NL



Set within the prestigious Blithfield is Oriel House, an elegant Grade I Listed country residence set within picturesque parkland above Blithfield Reservoir. This impressive home occupies the West Wing of the former Blithfield Hall which has been named as one of the oldest castles in England and originally dates back to 1530 with later additions made by the renowned Bagot family. The formal grounds are laid to historic buildings and a former archery lawn, and this majestic residence retains beautifully preserved features complemented by a substantial renovation recently carried out by the current owner.

The interiors have been sympathetically

renovated in recent years and comprise briefly reception hall, the original ball room, a refitted kitchen, open plan living and dining room, formal dining room with Orangery and bedroom suite to the ground floor, with three double bedrooms and three bathrooms to the first floor gallery landing as well as a fourth bedroom currently used as a sitting room. The second floor offers further accommodation to renovate and the renovation included a refit of all bathroom suites, the installation of wood burning stoves throughout and a full renovation of the cellars to provide a laundry room, wine cellars and ample storage space. This stunning home presents a wonderful opportunity for those looking for a truly

impressive residence and to be part of an area with a rich and fascinating history.

The Blithfield Estate, a tranquil and prestigious location, is set overlooking Blithfield Reservoir which plays host to a sailing club and scenic walking routes. Just across the reservoir is Abbots Bromley, a charming village famed for the Horn Dance Festival of which participants make their way to dance on the grounds opposite Oriel House. Amenities in Abbots Bromley include a butchers, cafes, boutique shops and a range of pubs also serving food. The local towns of Uttoxeter and Lichfield offer further everyday facilities including rail stations and

supermarkets and the A50, M1, M6 Toll and M42 are all within convenient reach. For Those seeking leisure pursuits, there is fly fishing at the reservoir, a sailing school and club at Abbots Bromley and Cannock Chase is just a short drive away. Cannock Chase is within an easy drive offering further leisure pursuits including walking, cycling and pony trekking. The luxurious Hoar Cross Hall Health Club, Spa & Hotel are the FA's St Georges Park are also around a 20 minute drive. Rail stations in Lichfield offer direct links to Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands are within an easy drive.



- Elegant & Unique Country Residence
- Prestigious Blithfield Estate Location
- Recently Renovated Throughout
- Stunning Original Ballroom
- Three Further Reception Rooms
- Refitted Kitchen with Integral Appliances
- Renovated Cellars housing Laundry
- Impressive 91' Gallery Landing
- Five Superb Bedrooms
- Four Refitted Bathrooms
- Further Accommodation for Conversion
- Stunning Formal Gardens
- Double Garage & Ample Parking
- Exceptional Setting with Views over Blithfield Reservoir

Reception Hall 5.18 x 4.54m (approx 17'0 x 14'10)

A stunning entrance to this magnificent property, having original wooden flooring, sash window to the front, original fireplace with marble surround and stone hearth, intricate plaster detailing to the ceiling and walls, doors the **Inner Hallway, Lounge** and:

Ballroom 9.04 x 6.39m (approx 29'8 x 20'11)

An elegant entertaining space showcasing impressively high ceilings with intricate plaster detailing, original wooden flooring, a full height sash window to the side giving views over Blithfield Reservoir and two further sash windows to the front. A wonderful addition to this room is a wood burning stove housed to the original



marble fireplace, the twin of whom resides in 10 Downing Street

Family Room max 9.72 min 4.99 x max 8.15 min 4.05m (approx max 31'10 min 16'4 x max 26'8 min 13'3)

Being the oldest part of the hall and dating back to 1640, this room has an impressive marble fireplace housing a wood burning stove to brick hearth, three sizeable sash windows to the front with shutters, wood panelling to the walls and intricate plaster detailing. There is ample space for both living and dining areas and double doors open into:

Refitted Kitchen 5.31 x 4.61m (approx 17'5 x 15'1)

Comprising a quality range of gloss wall and base units with granite worktops and splash backs over, the kitchen is fitted with integral appliances including dishwasher, induction hob with extractor above and two ovens plus a microwave oven and warming drawer. There is space for an American fridge freezer and the units house an inset sink with side drainer. There are two sash windows overlooking the courtyard to the middle of the Hall, plaster detailing to the ceiling and a carved stone fireplace housing a wood burning stove



Dining Hall max 11.23 x 5.88m (approx 36'10 x 19'3)

A stunning formal dining space providing ample space to seat around thirty guests. Another original marble fireplace houses a wood burning stove installed by the current owner, there is intricate plaster detailing to the ceiling and an orangery style sitting area to the front aspect has double doors out to the gardens, enjoying views towards Blithfield Church and over the communal grounds. Stone steps rise to double doors into:

Rear Hall

With doors to the **Guest Bedroom**, the hallway has a feature stained glass window to the side and steps lead down to the:

Lower Ground Floor Cellar

Having been converted into a superb space, the cellars now provides a laundry room as well as wine cellars and a further storage room to the far end



Laundry 6.56 x 4.15m (approx 21'6 x 13'7)

Fitted with a range of gloss wall and base units with granite worktops over, housing an inset sink and spaces for both a washing machine and tumble dryer. There is character quarry tiled flooring throughout and recessed house wine cellar racks and additional storage space. Opening into:

Control Room 1

Housing the first boiler and water tank for the property and having a vented corridor leading to:

Control Room 2

Housing the consumer units for the property and the second boiler and water tank. Leading to:

Storage Room 9.33 x 6.38m (approx 30'7 x 20'11)

A door leads from the **Reception Hall** into the:

Rear Hall

Having an impressive oak staircase rises to the first floor and the hallway has original wooden flooring, a sash window to the rear aspect, doors to storage cupboards and further door to:

Guest Cloakroom

Having original wooden flooring, storage cupboards and a white suite comprising wash basin and WC set to granite topped vanity units



Gallery Landing 27.8 x 2.91m (approx 91'2 x 9'6)
A magnificent addition to this part of the Hall, being over 90ft long in length and having four sash windows to the rear, original wooden flooring, plaster detailing to the ceiling and walls and doors off to the bedrooms. This landing also features a most beautiful original stained glass window, and a further oak staircase leads to an upper level being home to the:

Master Suite

A door opens from the main **Gallery Landing** to the entrance hall of the master suite, having doors off to the rooms and a circular skylight giving the corridor natural light. This **Master Suite** comprises of:

Master Bedroom 6.47 x 4.55m (approx 21'2 x 14'10)

A stunning window is the focal point of this room, giving magnificent views over Blithfield Reservoir and providing a character window seat. There is a further sash window to the front with window seat below and plaster detailing to the ceiling and walls. A marble fireplace houses a wood burner

Bathroom/Dressing Room 5.10 x 4.53m (approx 16'8 x 14'10)

Also being accessed from the hallway, this spacious room comprises a refitted bathroom suite having wash basin and WC set to a range of granite topped vanity units, freestanding claw foot bathtub and a walk in shower, with tiled splash backs, contrasting tiled flooring and wooden floor boards, a sash window to the front and a range of fitted wardrobes

Located back off the main **Gallery Landing** are doors giving access to:

Bedroom Two 6.29 x 5.43m (approx 20'7 x 17'9)
With a sash window to the front, plaster detailing to the ceiling and walls, decorative wood panelling to the walls and an original marble fireplace with inset wood burner. A door gives access to:

En Suite Bathroom 4.64 x 4.36m (approx 15'2 x 14'3)

Having a window to the front, a refitted suite comprises wash basin and WC set to vanity units, freestanding claw foot bathtub and walk in shower, with a period fireplace, tiled and wooden board flooring and fitted storage



Bedroom Three 6.03 x 4.85m (approx 19'9" x 15'10")
Another spacious double bedroom having glorious rural views through two sash windows to the front, original fireplace with wood burner inset, plaster detailing to the ceiling and wooden flooring. A door opens into:

En Suite Bathroom 6.17 x 3.09m (approx 20'3" x 10'1")
Comprising wash basin and WC fitted to vanity units, freestanding bathtub and walk in shower, with a stone fireplace, window to the front, tiled flooring, tiled splash backs and original wooden flooring

Sitting Room/Bedroom Four 5.27 x 4.51m (approx 17'3" x 14'9")
Currently used as a further reception room and having sash windows to the front, a fireplace with wood burning stove inset and plaster detailing. On entry to this bedroom there two are integral storage cupboards, currently used as linen cupboards

Accessed from the ground floor **Rear Hall** is:

Guest Bedroom Five 6.23 x 4.49m (approx 20'5" x 14'8")
Showcasing a wealth of character laid to original wooden panelling, an original marble fireplace with inset wood burner and impressive sash windows to the front aspect. A door gives access to:

En Suite
Refitted with wash basin and WC set to vanity unit, a large double shower, tiled splash backs and a window to the side

Second Floor Optional Accommodation

A door at the end of the **Gallery Landing** gives access to an inner landing having window to the side with views over the majestic Blithfield Church. There are stairs ascending to the second floor which would have previously served as the Nanny's living quarters when the Hall was in its grandeur. The accommodation to this level is ideal for conversion into an annexe and is in need of renovation. Off the hallway are rooms ideal as:

Sitting Room max 6.0 x max 4.57m (approx max 19'8" x max 14'11")

Bedroom max 6.6 x max 3.67m (approx max 21'7" x max 12'0")

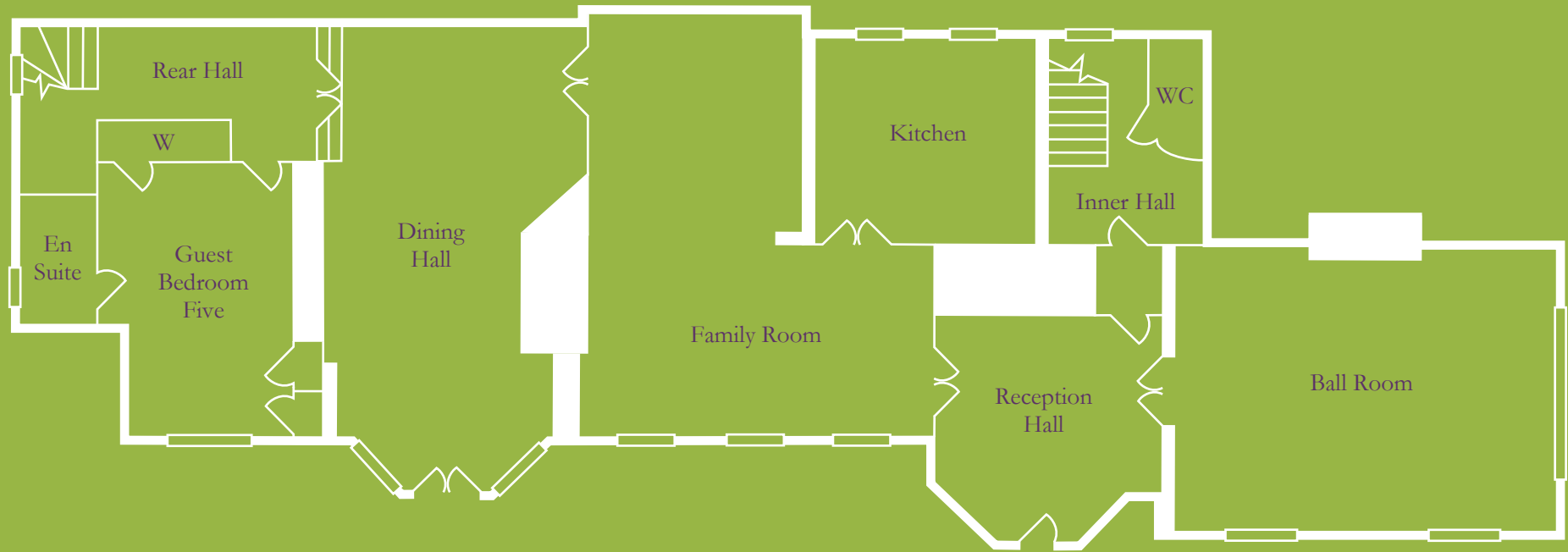
Bathroom 3.94 x 2.46m (approx 12'11" x 8'0")







Ground Floor



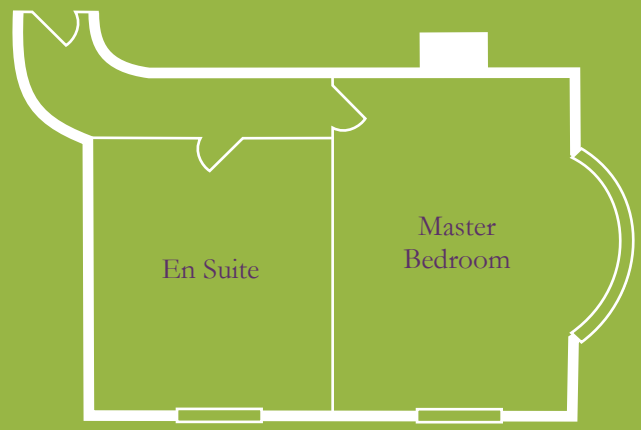
Lower Ground Cellar



First Floor



Second Floor





Outside

Approached via a lengthy private driveway through Staffordshire countryside enjoying views over the Reservoir and surrounding countryside, Oriel House is accessed via a regal turreted entrance arch with the original gates still intact. Located in the West Wing, Oriel House benefits from an open aspect to the front over the elegant formal grounds, with magnificent views over Blithfield Reservoir and surrounding countryside enjoyed from the property itself

Shared with other properties within Blithfield, Oriel House has use over the maintained communal grounds for walking and exploring and there is ample parking to the front of the house as well as a **Double Garage** located within a separate block



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.