



Newlands Cottage, Newlands Lane, Blithbury, WS15 3JD



Enjoying an enviable position overlooking idyllic Staffordshire countryside is Newlands Cottage, a beautifully presented detached country home benefitting from spacious and versatile interiors, four double bedrooms and generous grounds including 3.5 acres of paddock land ideal for equestrian use. Originally dating back to 1860 where it was built to house local farm workers, Newlands Cottage showcases a quality finish throughout alongside a wealth of beautifully retained character beams, fireplaces and original doors. The property is approached via an electric gated entrance and sits along a private lane

which the Queen Mother reputedly travelled down to open Blithfield Reservoir in 1953.

The versatile interior caters well for modern family living. The oak framed gable porch leads to the stunning reception hallway, farmhouse kitchen, utility with additional electric range cooker, cloakroom, three reception rooms, and an Orangery on the ground floor, with solid oak flooring throughout. On the first floor are four double bedrooms, serviced by two en suites, and a family bathroom. From all sides of the property open views can be appreciated over

the gardens and rolling countryside beyond. Outside, a detached barn has been converted into a gym with mezzanine floor above, and there is ample parking provided to two driveways next to the property. There are three paddocks included in the sale totalling 3.5 acres and being ideal for equestrian use, and the mature gardens extend to around an acre and offer plenty of space for outdoor entertaining whilst enjoying the picturesque location.

Newlands Cottage is set amongst stunning Staffordshire countryside and enjoys an idyllic

position with views extending to all sides. The location is ideal for those looking to take advantage of local leisure pursuits, with an array of equestrian centres being nearby as well as Cannock Chase (around 15 minutes drive) and Blithfield Reservoir which is home to a sailing club. The property is ideally placed for travel along the A38, A5 and M6 Toll, rail stations in Lichfield and Rugeley provide regular and direct links to Birmingham and London and the Birmingham International and East Midlands Airports are both within an easy drive.



- Stunning Detached Farmhouse
- Idyllic Location with Open Views
- Paddock Land totalling 3.5 Acres
- Three Reception Rooms
- Farmhouse Dining Kitchen
- Oak Framed Orangery
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom & Guest En Suite
- Detached Barn with Mezzanine
- Secluded Location on Private Lane with Electric Gated Access
- Ample Parking to Two Driveways
- Garden Store & Workshop
- 1 Acre Mature Gardens
- Open Views to All Sides
- Well Placed for Blithfield Reservoir & Cannock Chase
- Oil Fired Central Heating
- Wooden Framed Double Glazing

An oak framed gable Porch opens from the driveway into:

Reception Hall 8.24 x 4.10, 1.77m (approx. 27'0 x 13'5, 5'9)

A spacious reception to this individual home, having oak flooring, staircase rising to the first floor and double doors into the **Orangery** and **Dining Room**. there is a door opening out to the gardens and the hallway opens into:

Dining Kitchen 5.19 x 4.48m (approx. 17'0 x 14'8)

An attractive farmhouse style kitchen comprising a range of painted wall and base units with contrasting granite and solid oak Butcher block worktops over, housing an inset double Belfast sink, recess housing the oil fired Aga and mate and an integral dishwasher. The Samsung American fridge freezer is also included in the sale. There are windows enjoying a rural outlook over the gardens and views beyond and the kitchen has exposed beams and tiled flooring

Utility 2.69 x 2.64m (approx. 8'9 x 8'8)

A useful laundry room having fitted wall and base units with solid oak Butcher block worktops over, housing inset Belfast sink, spaces for washing machine and tumble dryer and a recess housing an electric Elan range cooker with induction hob over. Having tiled flooring and a window to the side aspect



Dining Room 4.72 x 4.67m (approx. 15'5 x 15'3)
 Double doors open into this reception room, having window to the front aspect, oak flooring and a character open fireplace with quarry tiled hearth. A door opens into:

Sitting Room 4.98 x 4.76m (approx. 16'4 x 15'7)
 Another spacious reception room having window to the front, wood burning stove set to quarry tiled hearth with beam lintel over and oak flooring. Doors open to the **Porch** at the front aspect, to the **Inner Hall** and into:

Oak Framed Orangery 4.27 x 3.9m (approx. 14'0 x 12'9)
 This stunning space enjoys an idyllic outlook over the gardens and open views beyond and features vaulted ceilings and a wood burning stove set to stone hearth

A door opens from the **Sitting Room** into the **Inner Hall**, where a door opens to a second staircase to the first floor and there is fitted storage housing the consumer units and a door into the **Cloakroom**. Opening into:

Drawing Room 4.91 x 4.23m (approx. 16'1 x 13'10)
 A beautifully presented living room having vaulted ceilings with beams, windows to two sides, double doors out to the terrace and gardens and an impressive inglenook fireplace housing a wood burning stove set to slate hearth

Cloakroom
 Comprising fitted wash basin and WC, with a window to the rear and oak flooring



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
65	
Not energy efficient - higher running costs	



Stairs rise to the **First Floor Landing** where doors open into:

Dressing Room 2.49 x 1.75m (approx. 8'2 x 5'9)
With fitted wardrobes and a window to the side, the dressing room opens into:

Master Bedroom 4.62 x 4.51m (approx. 15'1 x 14'9)
A spacious principal bedroom having windows to three sides with open views and a door into:

En Suite 2.53 x 2.01m (approx. 8'3 x 6'7)
Comprising a traditional suite having pedestal wash basin, WC and walk in shower, with tiled splash backs, a window to the front and a traditional radiator with heated towel rail

Bedroom Two 4.61 x 3.43m (approx. 15'1 x 11'3)
Another generous bedroom suite having window to the rear with views, a wealth of exposed beams and a door into:

En Suite 1.61 x 1.53m (approx. 5'3 x 5'0)
Comprising fitted wash basin, WC and corner shower, with tiled splash backs and exposed beams

Bedroom Three 4.72 x 2.74m (approx. 15'5 x 8'11)
Having window to the rear with open views, fitted shelving and exposed beams

Bedroom Four 3.41 x 2.97m (approx. 11'2 x 9'9)
With a window to the rear enjoying views and stairs leading down to the **Inner Hall**

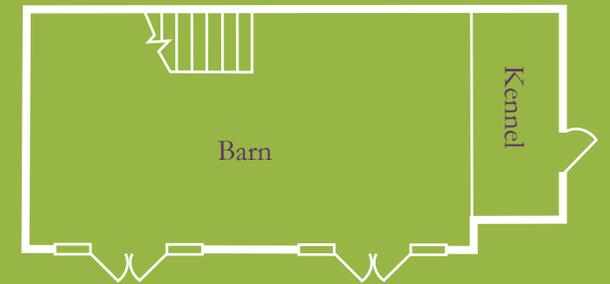
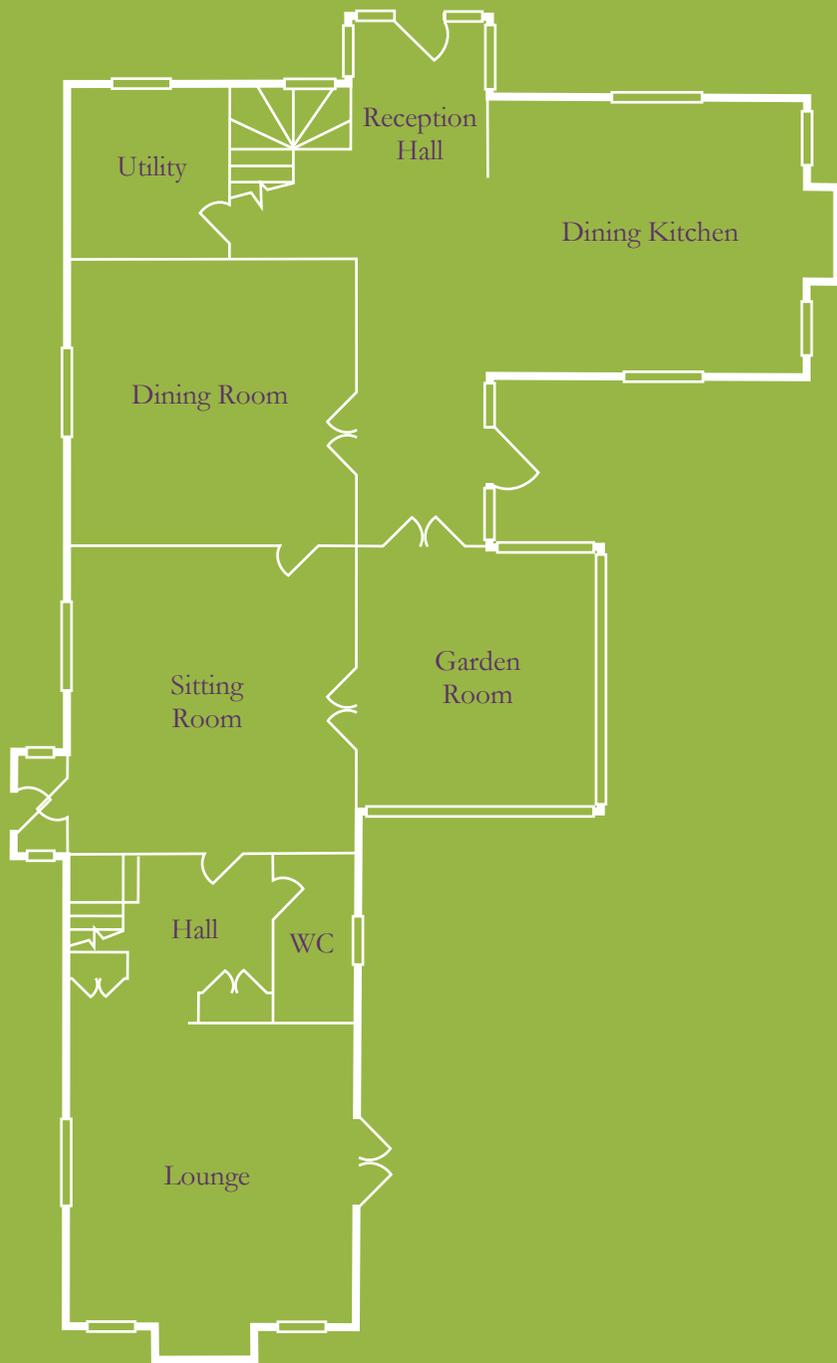
Family Bathroom 2.71 x 2/65m (approx. 8'10 x 8'8)
Fitted with a traditional suite having pedestal wash basin, WC, corner shower and double ended bathtub, with tiled splash backs, tiled flooring, a window to the side and a traditional radiator with heated towel rail. A door opens to the Airing Cupboard which houses the pressurised water cylinder

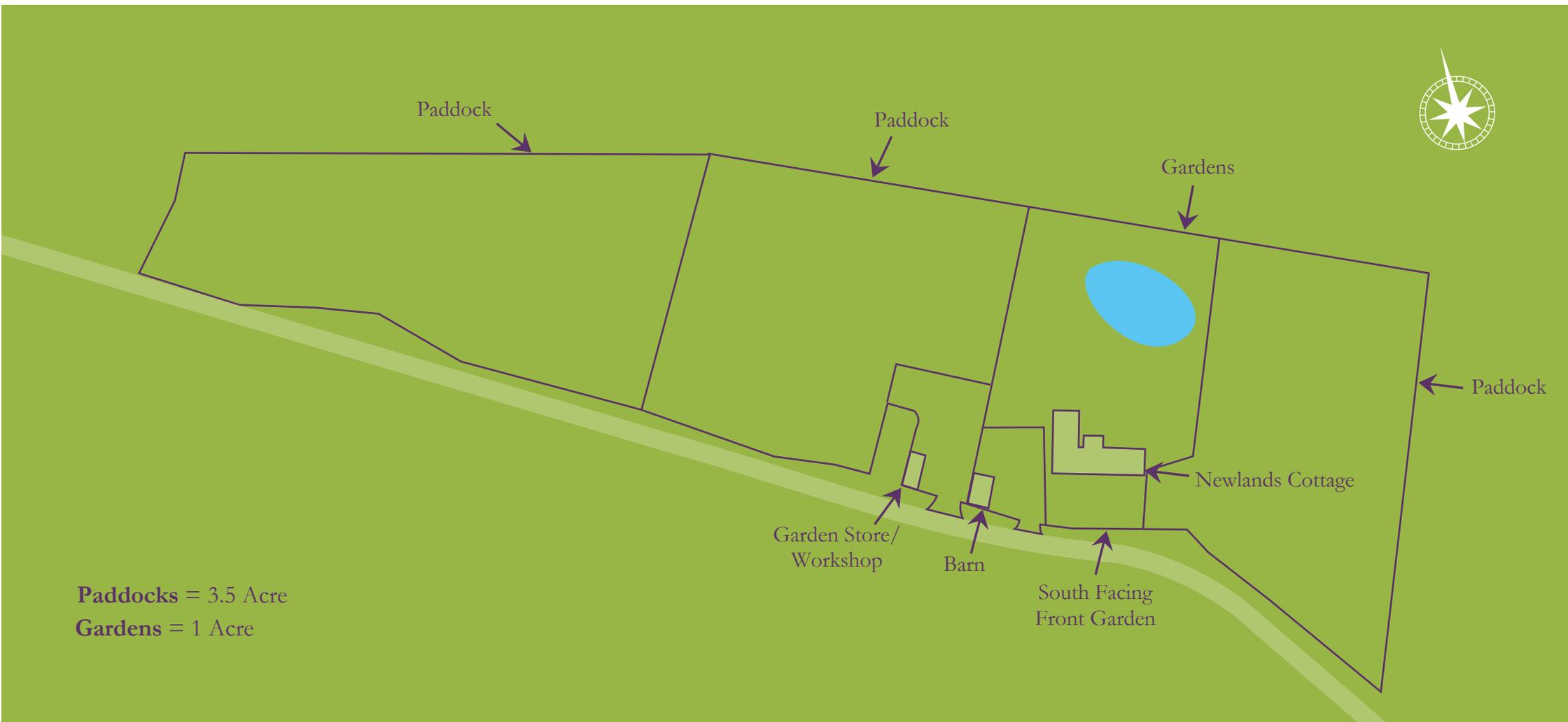














Outside

An electric intercom gated entrance opens into the private lane leading to Newlands Cottage. To the front is a south facing walled garden and next to the property is the first of two driveways which provides ample parking as well as access to the gardens, **Reception Hall** and into:

Detached Barn 7.38 x 3.99m (approx. 24'2 x 13'1)

Having been converted from a former outbuildings, this superb space is currently used as a gym and benefits from power, lighting and a wood burning stove. The barn presents an ideal opportunity for conversion into an annexe, guest house or home office and benefits from a **Mezzanine** 3.93 x 3.55m (approx. 12'10 x 11'7) to the first floor

Gardens

The gardens extend to **1 Acre** and are laid out extensive lawns, stocked borders and mature foliage, all overlooking stunning views. A terrace wraps around two sides and provides plenty of space for outdoor seating and a walled Koi pond lies to one side. The garden benefits from exterior lighting and a water point



From the private lane there is access into a second driveway providing further parking and housing a **Garden Store/Workshop** 509 x 3.31m (approx. 16'8 x 10'10), having power and lighting. There is access directly into one of the three paddocks. Also from the lane is gated access into each of the three paddocks, all of which benefits from water troughs and total **3.5 Acres**

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.