



Stables Cottage 3 Coach House Mews, Admaston, WS15 3NL



Set within the prestigious estate of Blithfield Hall is the Grade II Listed Stables Cottage, an individual character conversion benefitting from beautifully presented interiors, three bedrooms and an idyllic rural location enjoying views towards Blithfield Reservoir. Having been recently upgraded by the current vendors, this charming country home has received new carpets throughout, a complete redecoration in an elegant Farrow & Ball pallet, new engineered oak flooring to the reception rooms, a multifuel burning stove to the sitting room, bespoke plantation blinds throughout and heated towel rails to both bathrooms. The heating has been upgraded to energy efficient thermostatic convection heaters. The interiors comprise briefly reception hall, sitting room, dining room, kitchen and cloakroom to the ground floor, with three bedrooms, a master en suite and bathroom to the first floor. Outside, a charming courtyard provides space for outdoor seating, there is parking within a courtyard to the rear of the property and a double garage also belongs to the property. The current vendors also pay a small annual fee for a private area of lawned garden.

A lengthy private drive winds its way through scenic countryside to Coach House Mews, a collection of individual character homes enjoying a tranquil and prestigious location overlooking Blithfield Reservoir. Just across the reservoir is Abbots Bromley, a charming village famed for the Horn Dance Festival, which offers amenities including 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 a sailing school and sailing club at the reservoir and Cannock Chase is a short drive away offering further leisure pursuits including walking, cycling and pony trekking. The luxurious Hoar Cross Hall Health Club, Spa & Hotel and 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.



- Charming Character Home
- Idyllic Rural Setting within Historic Estate
- Recently Upgraded Interiors
- Two Spacious Reception Rooms
- Kitchen, Cloakroom & Reception Hall
- Three Good Sized Bedrooms
- Master En Suite & Bathroom
- Double Garage & Parking
- Courtyard & Further Garden by Lease

The solid wood entrance door opens through to the **Reception Hall**, having tiled flooring, a window to front, stairs rising to first floor and doors to an under stairs storage cupboard. Double arched doors lead into:

**Sitting Room** 6.05 x 3.62m (approx 21'4 x 11'10)  
A generous principal reception room having windows to two sides, engineered oak flooring and a feature multifuel burning stove

**Dining Room** 3.33 x 2.81m (approx 10'11 x 9'2)  
Another beautifully presented reception room having windows to the rear elevation and engineered oak flooring

**Kitchen** 3.58 x 3.31m (approx 13'1 x 10'10)  
Fitted with a range of solid wood painted wall and base units having granite work surfaces and upstands over, housing an inset Belfast sink, space for American style fridge freezer, integral washing machine and tumble dryer, dishwasher and a Rangemaster stove (as negotiation). The kitchen has tiled splash backs, tiled flooring and windows to the rear providing plenty of natural light

**Cloakroom**  
Comprised of fitted wash basin and low level WC, with heated towel rail, tiled splash backs, tiled flooring and a double doors into a useful large storage cupboard





Stairs rise from the **Reception Hall** to the first floor part galleried Landing, where there is a window to front and doors leading off into:

**Master Bedroom** 4.76 x 4.2m (approx 15'7" x 13'9")  
A spacious principal bedroom having windows to the side aspect and private use of:

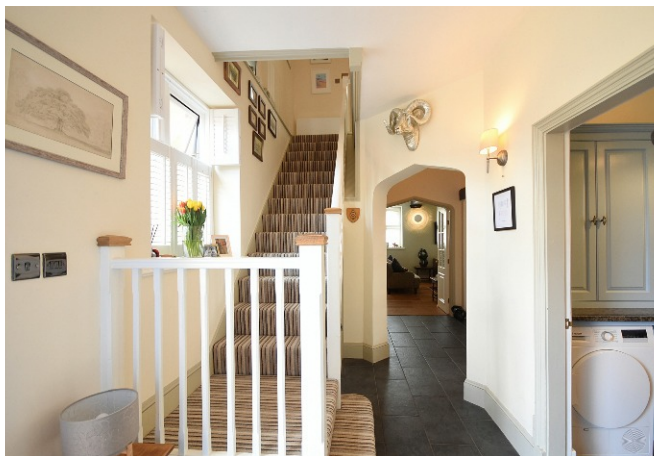
**En Suite** 3.13 x 1.92m (approx 10'3" x 6'3")  
Comprising wash basin, WC and bathtub with shower attachment, having window to the side, wooden flooring and a heated towel rail

**Bedroom Two** 3.84 x 3.32m (approx 12'07" x 10'10")  
Having window to the side and loft access via a drop

down ladder to a large boarded storage area

**Bedroom Three** 3.97 x 3.03m (approx 13'0" x 9'11")  
A further good size bedroom, having character arched windows to the front, ceiling beam, skylights and a range of fitted storage and wardrobes

**Bathroom** 2.79 x 2.4m (approx 9'1" x 7'0")  
Comprising a four piece suite having pedestal wash basin, WC, freestanding roll edge bathtub with shower attachment and double shower cubicle, with wooden flooring, tiled splash backs, windows to the front and a heated towel rail



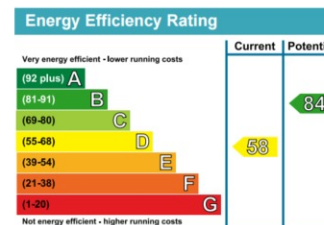
### Outside & Gardens

Coach House Mews enjoys an impressive approach with stunning views over Blithfield Reservoir. To the front of the property is a generous parking area and located beneath the archway within a picturesque shared courtyard, the property benefits from a terrace seating area. The current vendors have also obtained a lease agreement for a small annual fee of £100 for an area of private lawned gardens measuring approximately 5 x 20m which is gated and enclosed with post and rail fencing. The garden is planted with a range of shrubs and bedding plants and provides a pleasant additional summertime seating area



### Double Garage 6.03 x 5.22m (approx 19'9 x 17'1)

With twin up and over electric doors, power, lighting, two windows, boarded mezzanine floor providing extensive storage area and loft hatch



**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.