



Netherwood Farm, Bromley Wood, WS15 3AG



Nestled within a secluded location overlooking picturesque Staffordshire countryside is Netherwood Farm, a beautifully presented detached country home benefitting from spacious and versatile accommodation, five good sized bedrooms and an impressive plot totalling 3 acres including paddock land and a copse. Having been remodelled and extended over time, this individual home showcases a wealth of reclaimed character throughout and offers further potential to tailor the accommodation to suit the next owner. There is space to extend the kitchen and the detached triple bay coach house benefits from planning consent to convert the first floor into a self contained apartment. Netherwood Farm enjoys a particularly peaceful location and views over surrounding rolling countryside can be

appreciated from all aspects.

An impressive galleried reception hall gives access into the three superb reception rooms presenting ample space for formal dining and entertaining spaces as well as everyday family living. There is an extended farmhouse style kitchen with an idyllic outlook over the gardens. A study, utility room, cloakroom and rear hall present an ideal space for conversion into ancillary accommodation. From the first floor feature landing there are four double bedrooms serviced by a master en suite, guests WC and family bathroom, and a fifth double bedroom can be accessed via a separate staircase. Outside, a sweeping driveway leads to a parking area able to accommodate a number of vehicles with turning space and

there is access to the detached triple bay coach house which benefits from planning permission for a first floor apartment. Beautiful formal gardens are laid to two sides of the property, there is a mature orchard to one side and established lawns extend to the opposite side leading down to a small area of woodland. Accessed directly off the drive and lawns is a paddock ideal for equestrian use.

Bromley Wood lies a short distance from the village centre of Abbots Bromley, enjoying both a scenic location with excellent facilities nearby. Famed for its annual Horn Dance, Abbots Bromley is a thriving village offering a good selection of amenities including a butcher, general store, primary school, doctors, traditional pubs, church and village

hall. The village has formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School, with the historic Abbots Bromley School also due for reopening in the coming months. There are good road links along the A515, A50 and A38 giving access to all major commercial centres of the Midlands. A regular public bus route runs through the village allowing for access to nearby villages and towns. Regular direct rail links to Birmingham and London can be found in nearby Lichfield, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Individual Detached Country Residence
- Wealth of Character & Open Views
- Generous Plot of 3.1 Acres
- Extended & Remodelled offering Versatile & Spacious Accommodation
- House & Garage Floor Area 4294.8ft²/399m²
- Stunning Galleried Reception Hall
- Three Superb Reception Rooms
- Breakfast Kitchen with Walk in Pantry
- Study, Utility & Cloakroom
- Five Excellent Double Bedrooms
- Master En Suite, Guests WC & Bathroom
- All external patio doors and windows replaced in 2017
- Idyllic Location with Panoramic Views
- Detached Coach House with Planning Permission for First Floor Apartment
- 3.1 Acre Formal Gardens & Paddock Land
- Well Placed for Amenities, Schools & Commuter Routes



The entrance porch opens into:

Galleried Reception Hall 4.37 x 2.8m (approx 14'4 x 9'2)

An impressive welcome to this individual country home, having a feature oak staircase rising to the first floor, tiled flooring and exposed brickwork. Windows extend the full height of the entryway providing plenty of natural light to the hallway and landing. Steps rise to:

Lounge 5.47 x 4.58m (approx 17'11 x 15'0)

A beautifully presented reception room having window to the side, double doors into the rear courtyard and a feature inglenook fireplace housing a Franco Belge multi fuel stove

Sitting/Dining Room 7.68 x 3.95m (approx 25'2 x 12'11)

Another well presented reception room having windows to the side aspect, double doors out to the south facing foregardens and exposed beams. A brickwork inglenook fireplace houses a traditional multifuel stove. A door opens into:

Family Room 7.71 x 3.75m (approx 25'4 x 12'4)

Extending to a generous size, this spacious reception room is ideal as an informal family living space, having a breakfast room with feature inglenook fireplace and a Clearview multi fuel stove inset and a sitting room. There are windows to the front and rear aspect, double doors out to the south facing garden and exposed beams. Leading into:

Breakfast Kitchen 5.13 x 3.8m (approx 16'10 x 12'6)

The kitchen comprises a range of antique pine fitted cupboards, a recess housing a dual fuel Rangemaster cooker, space for a fridge freezer and integral dishwasher. A central painted Cotswold island with a granite worktop provides further workspace and storage and there is a window overlooking the rear courtyard. Tiled flooring extends throughout the kitchen and double doors open out to the front aspect. A door opens into the **Utility** where there is a useful **Walk in Pantry** having quarry tiled flooring and fitted shelving



Utility 4.13 x 3.9m (approx 13'7 x 12'10)

The utility is fitted with a range of base units housing a Belfast sink and spaces for a freezer, washing machine and tumble dryer, having tiled flooring, windows to the front and side and the Worcester Bosch oil fired central heating boiler. There is a door into the **Cloakroom**, which is fitted with wash basin, WC and a window to the side.

Stairs rise to the first floor and a step leads into the **Rear Hall** where there is a useful fitted storage cupboard and doors open to the rear courtyard and:

Study 4.1 x 3.8m (approx 13'5 x 12'6)

An ideal home office, studio or games room, having a window overlooking the rear courtyard. Please note, there is potential to convert this space along with the utility and first floor bedroom into ancillary accommodation if required



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Galleried Landing 4.15 x 2.8m (approx 13'7 x 9'2)
The solid oak staircase rises to the first floor
Landing where a walkway leads to the **Master Bedroom** and there is access onto the main landing which has windows to the rear aspect. Doors open from the landing into a fitted **Airing Cupboard** and double wardrobes/storage cupboards.

Master Suite 5.47 x 4.58m (approx 17'11 x 15'0)
A generous principal bedroom having vaulted ceiling, a window to the side and double doors out to a Balcony to the rear. A door opens into:

En Suite
Comprising pedestal wash basin, WC and corner shower, with tiled splash backs, a window to the side and a heated towel rail

Bedroom Two 6.02 x 3.25m (approx 19'9 x 10'8)
Another superb double room having a large fitted cupboard and windows to two sides enjoying open views to the South

Bedroom Three 3.9 x 3.69m (approx 12'10 x 12'1)
A window to the front enjoys open views, there is a large double fitted wardrobe. This bedroom benefits from a **Cloakroom** suite which offers potential to extend to an en suite

Bedroom Four 3.9 x 3.8m (approx 12'10 x 12'6)
Another double room with wash basin having windows to the front and rear aspects

Family Bathroom 2.78 x 2.69m (approx 9'1 x 8'10)
Comprising a five piece suite having pedestal wash basin, WC, bidet, shower and double ended Victoria and Albert bathtub, having a window to the front and tiled walls and flooring

Bedroom Five 4.5 x 3.9m (approx 14'9 x 12'10)
Currently used as a hobby room but ideal as a fifth double bedroom, having window to the front with open views and vaulted ceiling with two Velux windows.

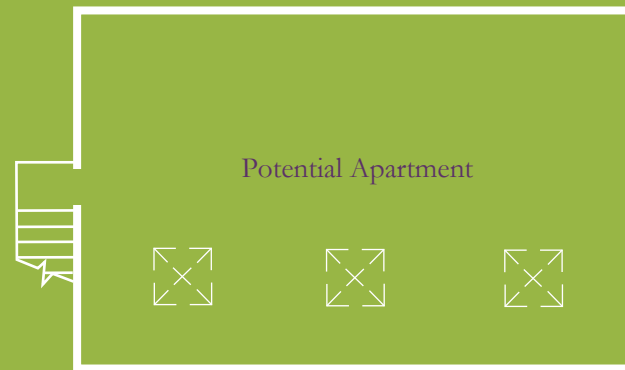
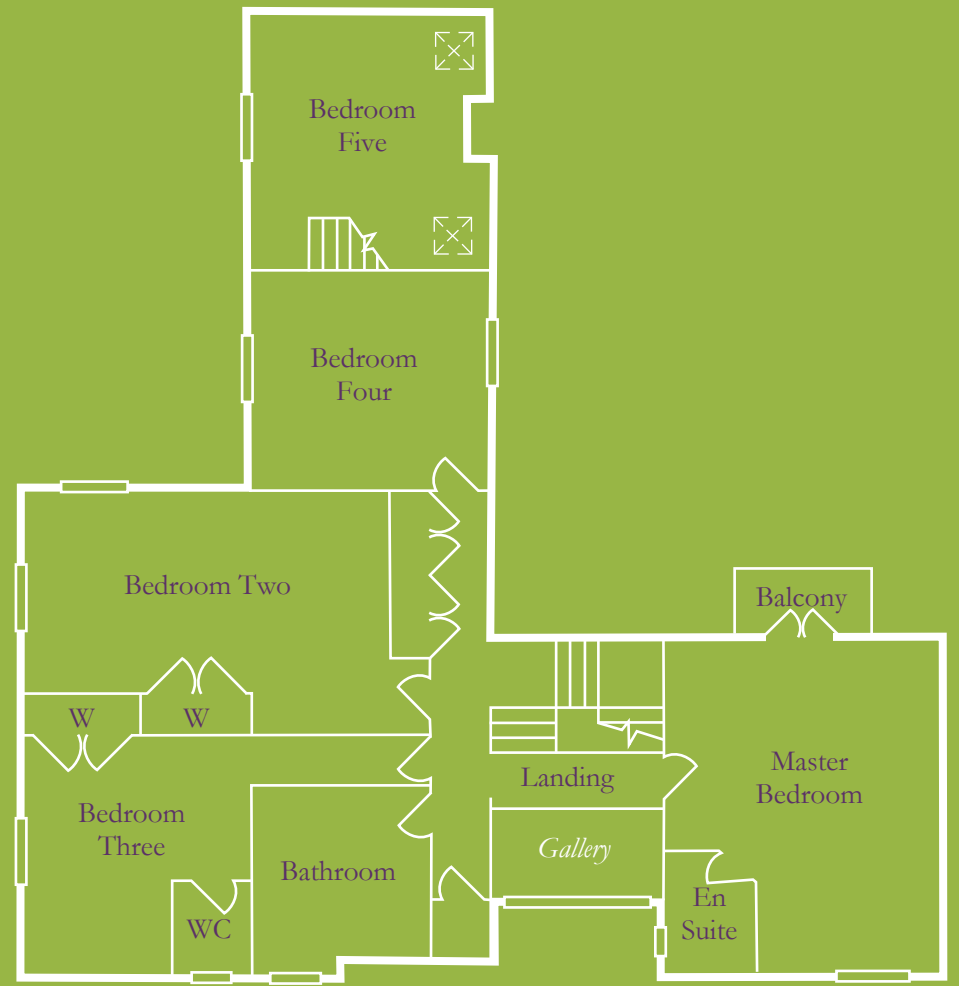
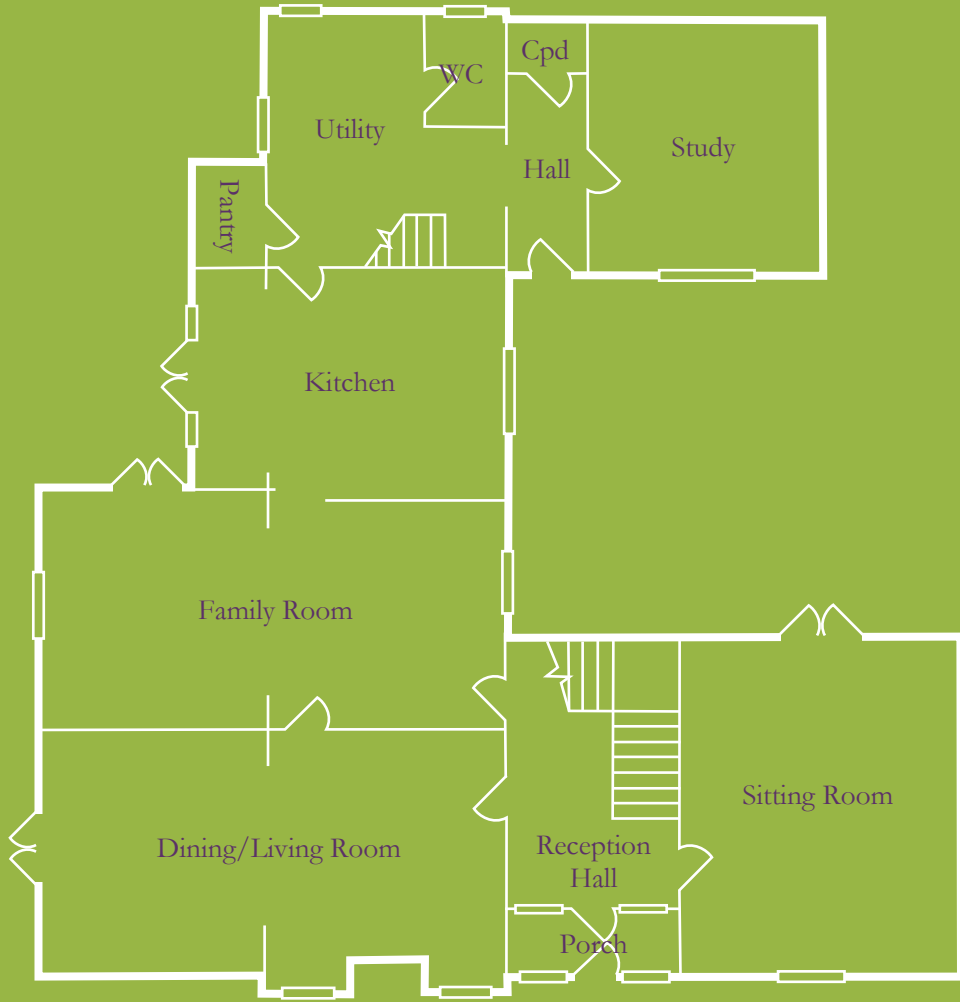


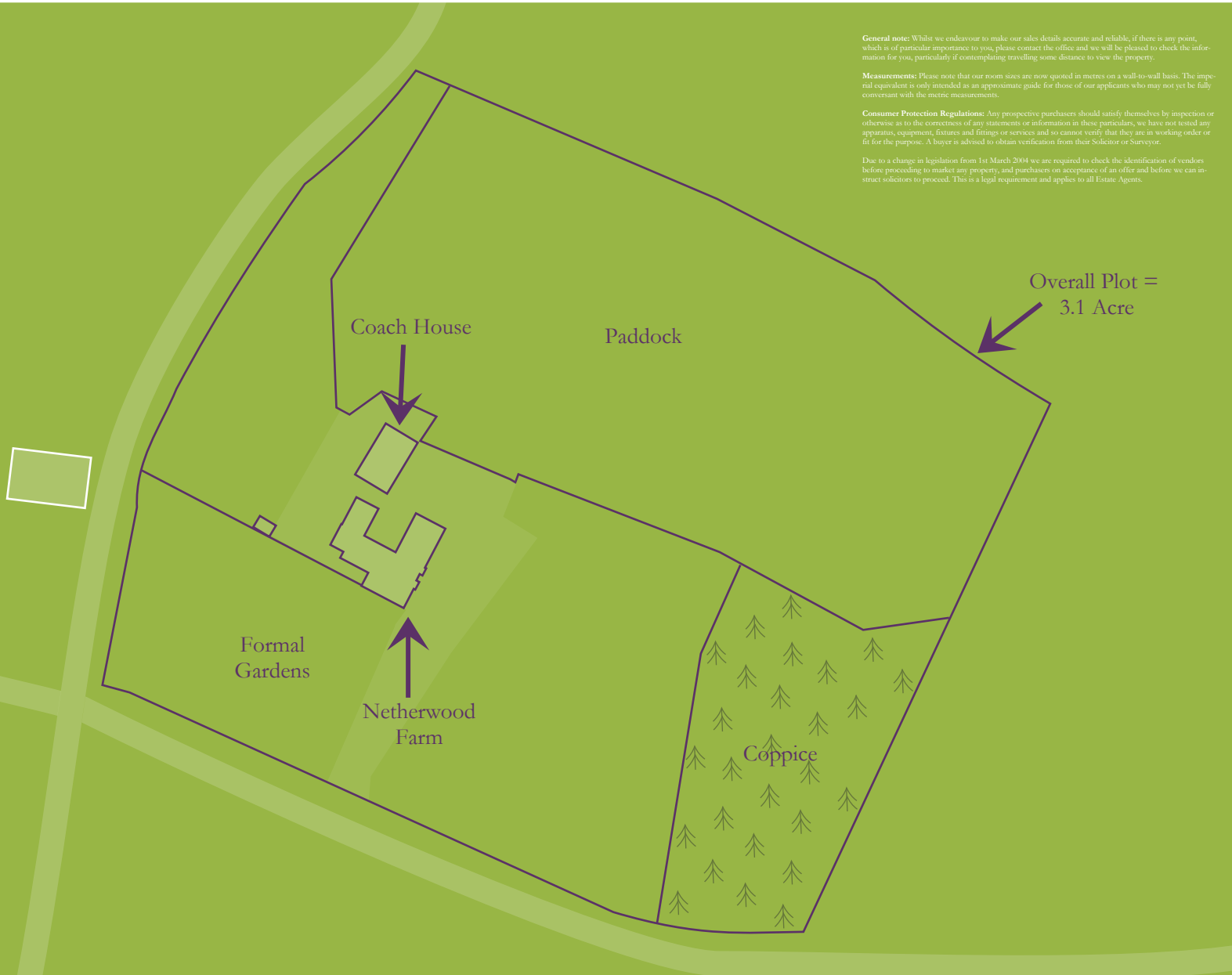












General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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.

Outside

From Bromley Wood Lanes, gated access opens into a sweeping driveway leading up to the property where there is ample parking and turning space for a number of vehicles

Detached Coach House 9.13 x 5.77m (approx 29'11 x 18'11)

This superb triple bay garage benefits from power, lighting, water, drainage, manual up and over entrance doors and a side entrance. An exterior staircase rises to the **First Floor Studio** 9.13 x 5.77m (approx 29'11 x 18'11) which benefits from planning consent for conversion into a self contained apartment

Stunning Gardens

Extending to the front of the property are beautifully maintained **South Facing Gardens** laid to paved and walled terraces, thoughtfully designed shaped lawns, well stocked borders and mature foliage. Lawns extend to the side where there is a small orchard home to an array of fruit trees including apple, pear, plum and damson and there is a greenhouse included in the sale next to an area ideal for cultivation into a kitchen garden. Adjacent to this area is a small brick and tile outbuilding, coal bunker and newly installed oil storage tank. To the rear of Netherwood Farm is a charming walled courtyard which provides space to extend the kitchen if required. Gated access opens out to the driveway

To the opposite side of the driveway is an extensive formal lawn with mature trees leading to a private copse having a large wildlife pond and pathways leading between mature trees and foliage. Gates from the lawn opens to the **Paddock** which totals around **1.2 Acre**

Directional Note

From Abbots Bromley, take the B5234 Ashbrook Lane out of the village towards Newborough. Continue for one mile and at the top of the hill turn left and continue to the crossroads at the end of the lane. Turn right and Netherwood Farm will be first on the left