



Wheelwrights House, Pipe Ridware, WS15 3QL

Nestled within picturesque countryside is Wheelwrights House, an individual detached country home offered with no upward chain, benefitting from spacious and versatile accommodation, four superb double bedrooms and a generous half acre plot including a range of outbuildings. With the original build dating back to the 1620s King Charles Caroline era, this Grade II Listed home has resided within the same family since 1969 where it has been well cared for and restored over time, with the interiors showcasing a wealth of beautifully retained features including exposed beams, feature original windows and the historic Wheelwrights forge which is thought to date back to the late 1700s. The property features

uncharacteristically tall (2m +) ceilings and has been refurbished in recent years to include restoration and replacement of many windows and doors and internal/external redecoration, with plenty of further potential offered to remodel the interiors to suit the next owners requirements of a self contained annexe or 'work from home' space.

The interiors comprise entrance hall, two spacious reception rooms and farmhouse kitchen with utility area, with two further reception rooms, a ground floor bedroom and bathroom with separate WC presenting ideal space to extend the existing living accommodation or to convert into a self contained annexe/home office suite. To the

first floor there are three double bedrooms and a family bathroom, with each bedroom extending to generous size and benefitting from fitted wardrobes and idyllic countryside views. Outside, the property lies within a generous and completely private half acre plot laid to cottage gardens, formal lawns, a gated driveway and an excellent range of brick outbuildings including two garages and two stables. From all sides open views can be appreciated over farmland and towards Cannock Chase and the property is serviced by oil fired central heating.

Pipe Ridware is a sleepy hamlet forming part of the Parish of Mayvesyn Ridware which dates back to the 1066 conquest. Local villages

offer amenities within easy reach including Hamstall Ridware which is home to a traditional country pub and Armitage, offering an array of shops, pubs and further general conveniences. The Cathedral City of Lichfield can be reached within a short drive and offers further amenities such as shops, pubs, restaurants and the renowned Beacon Park, as well as excellent rail links giving direct access to Birmingham and London (in 80 minutes). Local leisure pursuits can be found at Blithfield Reservoir and Cannock Chase, both being a short drive away and the location is ideal for travel along the A50, A38 and M6.



- Detached Country Residence
- Offered with No Upward Chain
- Wealth of Historic Character & Charm
- Recently Refurbished & Superb Potential
- Views towards Cannock Chase
- Generous 0.5 Acre Garden Plot
- Two Spacious Reception Rooms
- Farmhouse Kitchen with Utility Space
- Ground Floor Double Bedroom & Bathroom
- Two Further Reception Rooms/Potential Annexe/Home Office Suite
- Three Large Double Bedrooms & Bathroom
- Gated Entrance & Ample Parking
- Mature Wrap Around Gardens
- Range of Outbuildings including Stables & Two Garages
- Tall Ceiling Height of 2.0/2.35m
- Idyllic Rural Location

A character gable porch leads to the front door which in turn opens to the **Entrance Hall**, having tiled flooring and doors off into:

**Sitting Room** 6.12 x 3.61m (approx 20'0 x 11'10)

A spacious reception room having bay window to the front and a feature period open fireplace with tiled inlay. Door into:

**Dining Room** 6.31 x 4.58m (approx 20'7 x 15'0)

Another well presented living space having a bay window to the front aspect, a window to the rear



and a feature inglenook fireplace housing a wood burning stove set to quarry tiled hearth. A door opens to the staircase rising to the first floor

**Farmhouse Kitchen** 5.57 x 5.36m (approx 18'3 x 17'7)

This spacious farmhouse style kitchen features a wealth of character and potential to remodel. The kitchen is fitted with wall cupboards and base units housing inset an sink with side drainer and a freestanding dishwasher, with a recess housing a Britannia electric range cooker with induction hob over. There is a **Utility** space with original quarry tiled flooring housing a freestanding fridge freezer, washing machine and tumble dryer as well as further fitted units, and a door opens out to the rear patio and gardens

From the **Sitting Room**, a vestibule with window to the rear has doors into:

**Study/Bedroom Four** 3.03 x 3.03m (approx 9'11 x 9'11)

Along with further accommodation off the **Rear Hall**, this room is ideal to be utilised as a bedroom to serve the self contained annexe. There is a window to the rear

**Rear Hall**

A door opens to the front aspect and the rear hall has quarry tiled flooring and doors into:

**Guest Bedroom/Annexe Kitchen** 3.69 x 2.6m (approx 12'1 x 8'6)

In need of certain refurbishment, this room is ideal for conversion into a kitchen to serve a self contained annexe or could be part of a studio/'work from home' suite. There are windows to two sides and a door into:

**'The Forge'/Annexe Sitting Room** 4.69 x 3.71m (approx 15'4 x 12'2)

This impressive reception room features vaulted ceiling and the original wheelwrights Forge fireplace. There are windows to two sides and a door opens to the rear courtyard

**Bathroom** 2.81 x 2.27m (approx 9'2 x 7'5)

Comprising wash basin set to vanity unit and bathtub with shower unit over, with tiled flooring, tiled splash backs and a window to the front. A **Separate WC** is accessed off the **Rear Hall**





Stairs rise from the **Dining Room** to the **First Floor Landing**, which features an original window to the rear and character wooden flooring. Doors open into:

**Master Bedroom** 5.37 x 3.29m (approx 17'7 x 10'9)  
With windows to two sides, two double fitted wardrobes and further fitted storage, this bedroom showcases a wealth of exposed beams and enjoys open countryside views

**Bedroom Two** 5.26 x 3.38m (approx 17'3 x 11'0)  
Another double room having a window to the front with countryside views, a double fitted wardrobe and feature period fireplace that to quarry tiled hearth

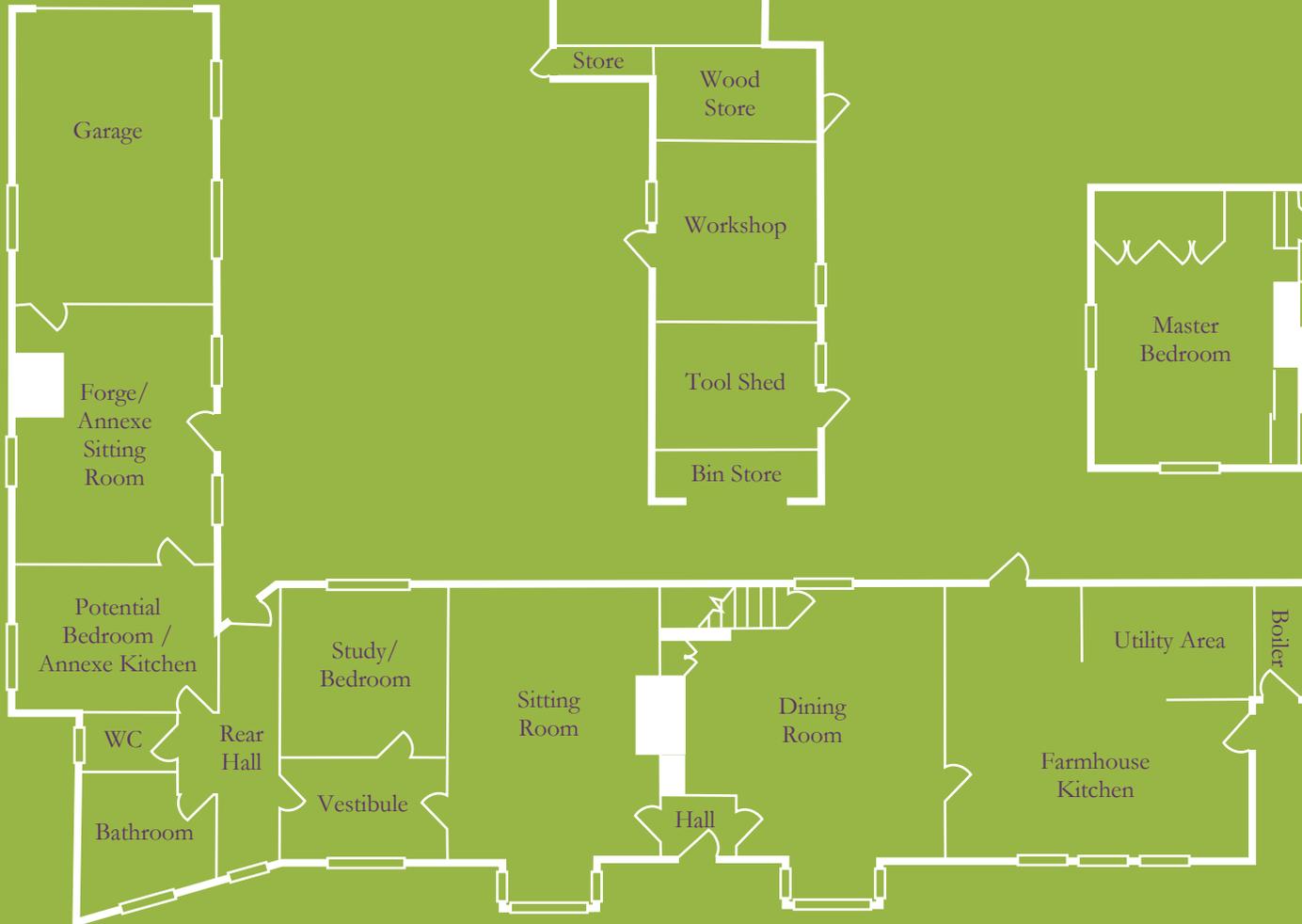
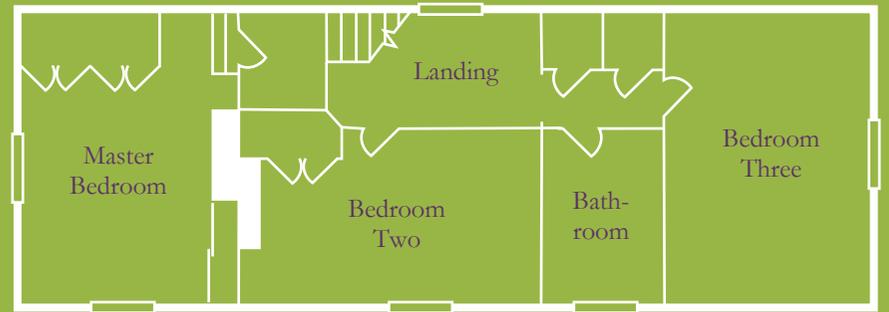
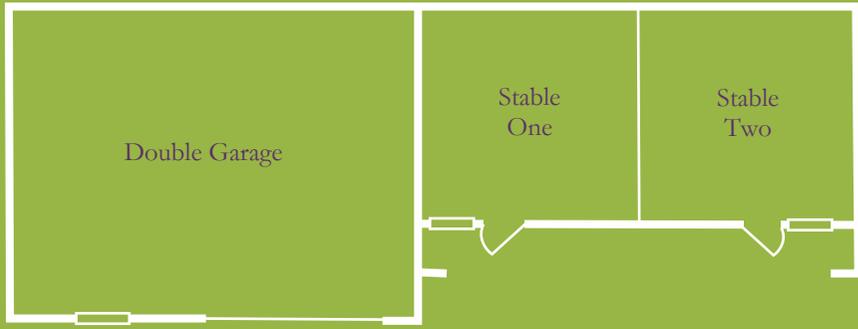
The **Inner Landing** features fitted wardrobes and doors into:

**Bedroom Three** 5.15 x 2.97m (approx 16'10 x 9'9)  
A third spacious double room having windows to two sides enjoying open views and fitted wardrobe space and storage

**Bathroom** 3.03 x 2.12m (approx 9'11 x 6'11)  
Comprising a white suite having pedestal wash basin, WC and bath tub with shower unit over, with tiled splashbacks, a window to the front and a double **Airing Cupboard** housing the hot water cylinder









**Outside**

To the rear aspect, gated access opens into the gravel courtyard where there is parking for a number of vehicles as well as access into a range of outbuildings:

**Garage** 5.3 x 3.7m (approx 17'4 x 12'1)  
 With an electric entrance door

**Double Garage** 6.02 x 3.0m (approx 19'9 x 17'4)  
 With roller side door, this double with garage has loft storage to one side

**Stable One** 3.7 x 3.67m (approx 12'1 x 12'0)  
**Stable Two** 3.72 x 3.68m (approx 12'2 x 12'0)  
**Garden Store** 3.79 x 2.8m (approx 12'5 x 9'2)  
**Workshop** 3.05 x 3.34m (approx 10'11 x 9'11)

**Wrap Around Gardens**

Wheelwrights House sits in a generous plot totalling **0.5 Acre** which extends to three sides of the property. To the front aspect is a charming cottage garden featuring stocked borders, shaped lawns and a character wall to one side where views over open fields and towards Cannock Chase can be appreciated.



To the side of the cottage is a kitchen garden with defined beds, a range of fruit trees and a greenhouse which is included in the sale. Paved pathways lead to the rear aspect where further lawned gardens extend to a generous size and there is access into two further outbuildings and a garden shed

**Tool Shed** 3.04 x 2.3m (approx 9'11 x 7'6)  
**Wood Store** 3.05 x 1.7m (approx 10'0 x 5'7)

**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.