



Bank House Farm, Blithbury, WS15 3JE



Nestled within this peaceful rural setting is the beautifully presented Bank House Farm, a charming and 18<sup>th</sup> Century country farmhouse benefitting from spacious reception rooms, five bedrooms (four doubles) and a generous plot including a self contained annexe and paddock land. Enjoying panoramic countryside views to all sides, Bank House Farm has been immaculately maintained by the current vendors and showcases a wealth of character both inside and out. The superb plot of 2.4 acres is formed by a grass paddock, manicured formal gardens and a gravel courtyard home to an extensive range of outbuildings including stables, garaging, an office and a one bedroom cottage. This versatile range of outbuildings presents a range of potential uses and is ideal to create

a home office suite, for equestrian use or for Air BnB type income.

The interiors to this individual and spacious farmhouse comprise briefly entrance hall, three reception rooms, farmhouse dining kitchen with walk in pantry, utility, cloakroom and rear hall to the ground floor, with four double bedrooms, a fifth single bedroom, a master en suite and family bathroom to the first floor. Having previously been a working dairy farm, the generous plot retains an expanse of outbuildings including a four bay car port with workshop, a home office, garage warehouse and refrigeration room, three stables and further storage barns, as well as a one bedroom cottage which is ideal or use as a guest house or annexe for a dependent

relative. The beautifully maintained formal gardens extend to a generous size and feature a small orchard and Bank House Farm enjoys a southerly aspect with plenty of sunlight throughout the day. Off the courtyard there is also an established kitchen garden with a greenhouse, polytunnel and vegetable beds. Bank House Farm is serviced by oil fired central heating and bespoke double glazed windows.

The property enjoys an enviable setting amongst stunning Staffordshire countryside, with convenient access to local amenities and commuter routes. Nearby Abbots Bromley offers an excellent range of amenities including shops, cafes and pubs and the Cathedral City of Lichfield lies a short drive

away, providing further shopping and leisure facilities as well as two rail stations with direct links to Birmingham and London (in 80 minutes). There are a number of equestrian centres nearby including Eland Lodge, Cannock Chase, an Area of Outstanding Natural Beauty is around 15 minutes drive, and Blithfield Reservoir lies 5 miles away where a sailing club can be found. The property is ideally placed for travel along the A38, A5 and M6 Toll, Birmingham International and East Midlands Airports are both within an easy drive and the property is well placed for a range of independent schools including Foremarke Prep, Lichfield Cathedral and the soon to be reopened Abbots Bromley School.



- Detached Farmhouse in Idyllic Setting
- Countryside Views to all aspects
- Wealth of Character throughout
- Three Spacious Reception Rooms
- Dining Kitchen with Walk in Pantry
- Utility, Cloakroom & Rear Hall
- Five Bedrooms (Four Doubles)
- En Suite & Bathroom
- Formal Gardens with Orchard
- 2.4 Acre Plot including Paddock
- Range of Outbuildings including Home Office, Stables & Garaging
- One Bedroom Cottage
- Gated Entrance & Ample Parking
- Well Placed for Commuter Routes, Rail Travel & Leisure Facilities

A charming gable Porch opens into:

#### Entrance Hall

Having a wide staircase rising to the first floor and doors opening into:

**Snug** 4.37 x 3.61m (approx 14'4 x 11'10)

A spacious reception room having feature brickwork fireplace housing a traditional wood burning stove set to quarry tiled hearth, a window to the front and exposed beams. Double doors open into the dining area of the **Kitchen**

**Dining Room** 4.39 x 4.14m (approx 14'5 x 13'7)

This formal dining room benefits from an impressive inglenook housing an open fire set to flagstone hearth and feature lighting and a charming stained glass window. Having a wealth of exposed beams, a window to the front and doors into the **Kitchen** and **Rear Hall**

**Family Room** 6.3 x 4.78m (approx 20'8 x 15'8)

A spacious living room having windows to two sides, double doors out to the gardens, exposed beams and a traditional wood burning stove set to brickwork fireplace

**Farmhouse Dining Kitchen** 6.5 x 4.11m (approx 21'4 x 13'6)

Fitted with a range of wall and base units having complementary worktops over housing inset one and a half sink with side drainer, an integral dishwasher and spaces for a cooker and an American style fridge freezer. There are windows to the rear aspect and the dining area has double doors out to the terrace and gardens. There is a useful walk in **Pantry** and the kitchen has feature exposed brickwork arches, tiled flooring, exposed beams and a doors into both the **Dining Room** and **Snug**

**Rear Hall**

A door opens to the courtyard and a further door leads into:

**Utility Room**

Fitted with wall and base units housing an inset sink and spaces for a washing machine and tumble dryer, with tiled flooring and a window to the side. The Trianco oil fired central heating boiler is housed in here

**Cloakroom**

Having WC, wash basin, woodblock flooring and an obscured window to the side





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

**Master Bedroom** 4.78 x 3.89m (approx 15'8 x 12'9)  
A spacious double room having windows to two aspects overlooking idyllic open views. A door opens into:

**En Suite**

Comprising a traditional suite having pedestal wash basin, WC and double shower cubicle with Aqualisa shower fitment, having a window to the side aspect and tiled splash backs

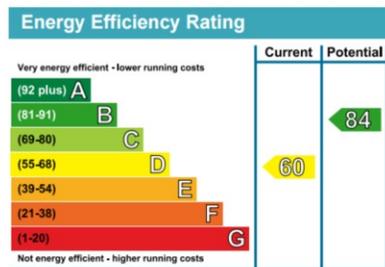
**Bedroom Two** 4.39 x 3.66m (approx 14'5 x 12'0)  
Another good sized double room having window to the front aspect with open views and a walk in store cupboard with double glazed window and access to the loft via a drop down ladder

**Bedroom Three** 4.22, 3.18 x 3.35m (approx 13'10, 10'5 x 11'0)  
Having a window to the front enjoying rural views

**Bedroom Four** 3.96 x 2.95m (approx 13'0 x 9'8)  
A fourth double room having a window to the rear aspect with open views

**Bedroom Five** 3.85 x 2.4m (approx 12'7 x 7'10)  
A useful room ideal as storage or as a home office, having an exposed beam and a window to the rear

**Bathroom** 3.86 x 2.44m (approx 12'8 x 8'0)  
Comprising pedestal wash basin, WC, bathtub and corner quadrant shower with Aqualisa shower filment, with a window to the side aspect, tiled splash backs and a fitted **Airing Cupboard** housing the hot water cylinder and linen shelving





Views from First Floor

From the courtyard, a door gives access into **The Cottage**, a self contained one bedroom annexe which is ideal to house a dependant relative or for use as an Air BnB. A door opens into:

**Sitting Room** 4.17 x 4.17m (approx 13'8 x 13'8)  
A spacious living room having windows to two sides and stairs rising to the first floor accommodation. Opening into:

**Kitchen** 3.81 x 1.57m (approx 12'6 x 5'2)  
Fitted with wall and base units having complementary worktops over, housing an inset sink with side drainer, spaces for a washing machine, electric oven and fridge and a built in storage cupboard which is ideal for use as a pantry. The Eurostar combi oil fired central heating boiler is housed in here and the kitchen has tiled flooring and a window to the rear aspect

**Double Bedroom** 4.17 x 2.31m (approx 13'8 x 7'7)  
A galleried staircase rises to this spacious double bedroom having a vaulted ceiling, Velux skylight and door into:

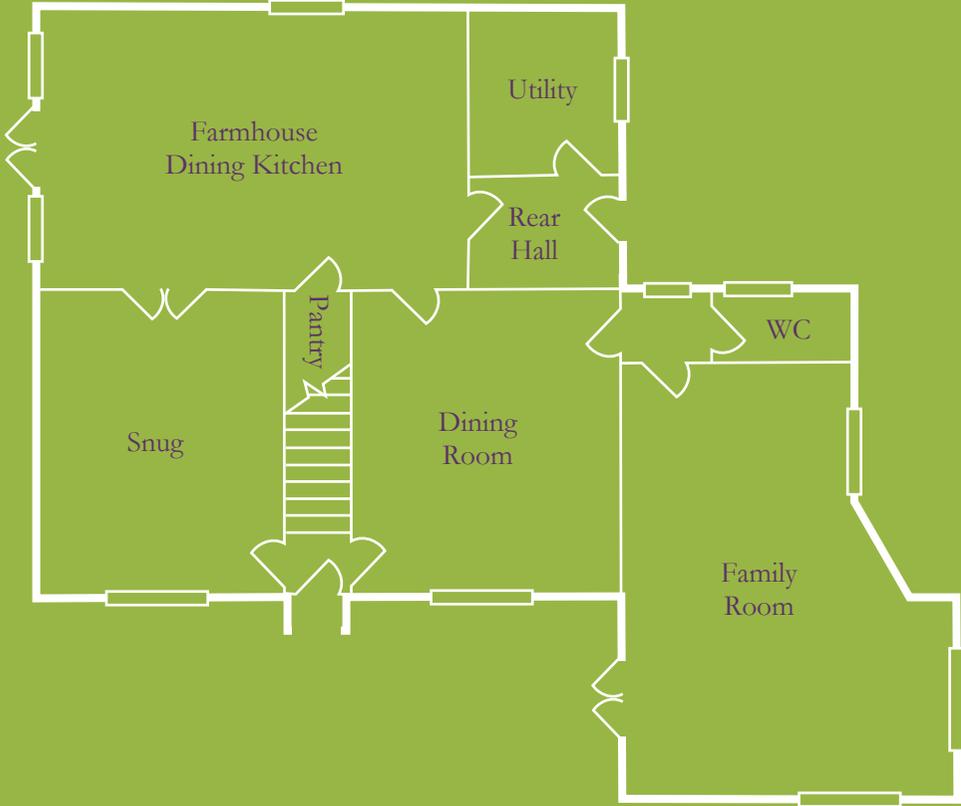
**En Suite**  
Fitted with pedestal wash basin, WC and corner shower, with a Velux skylight and tiled splash backs







Ground Floor

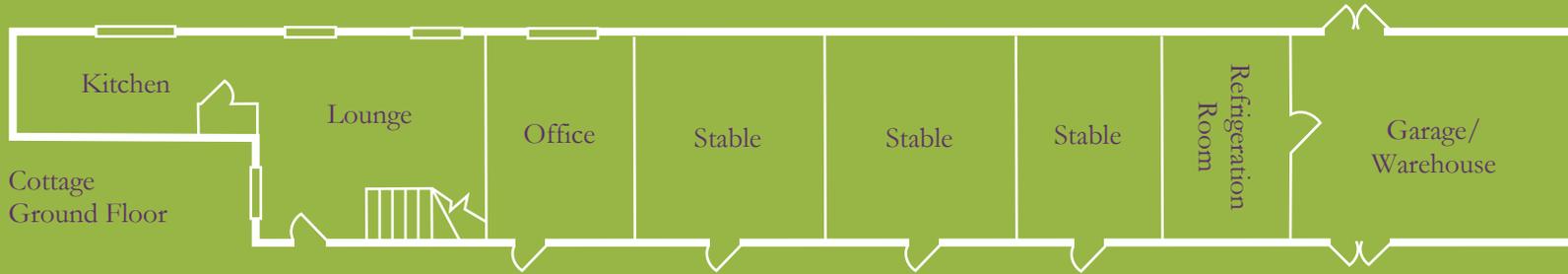


First Floor



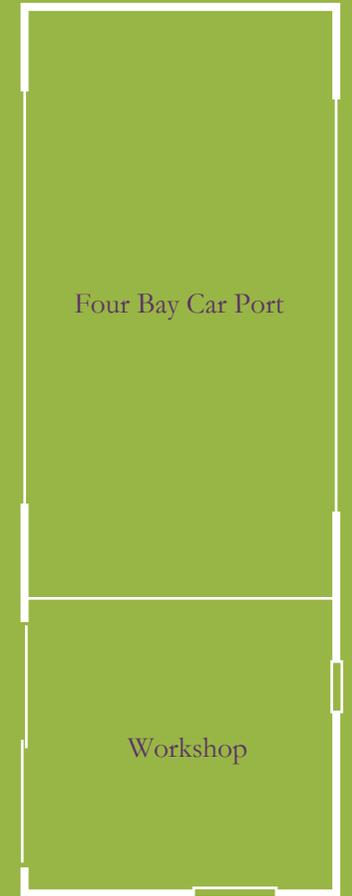
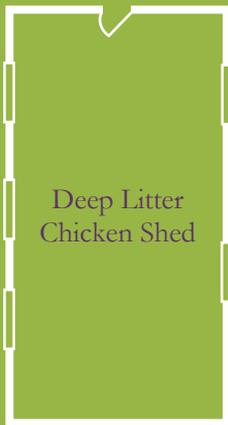


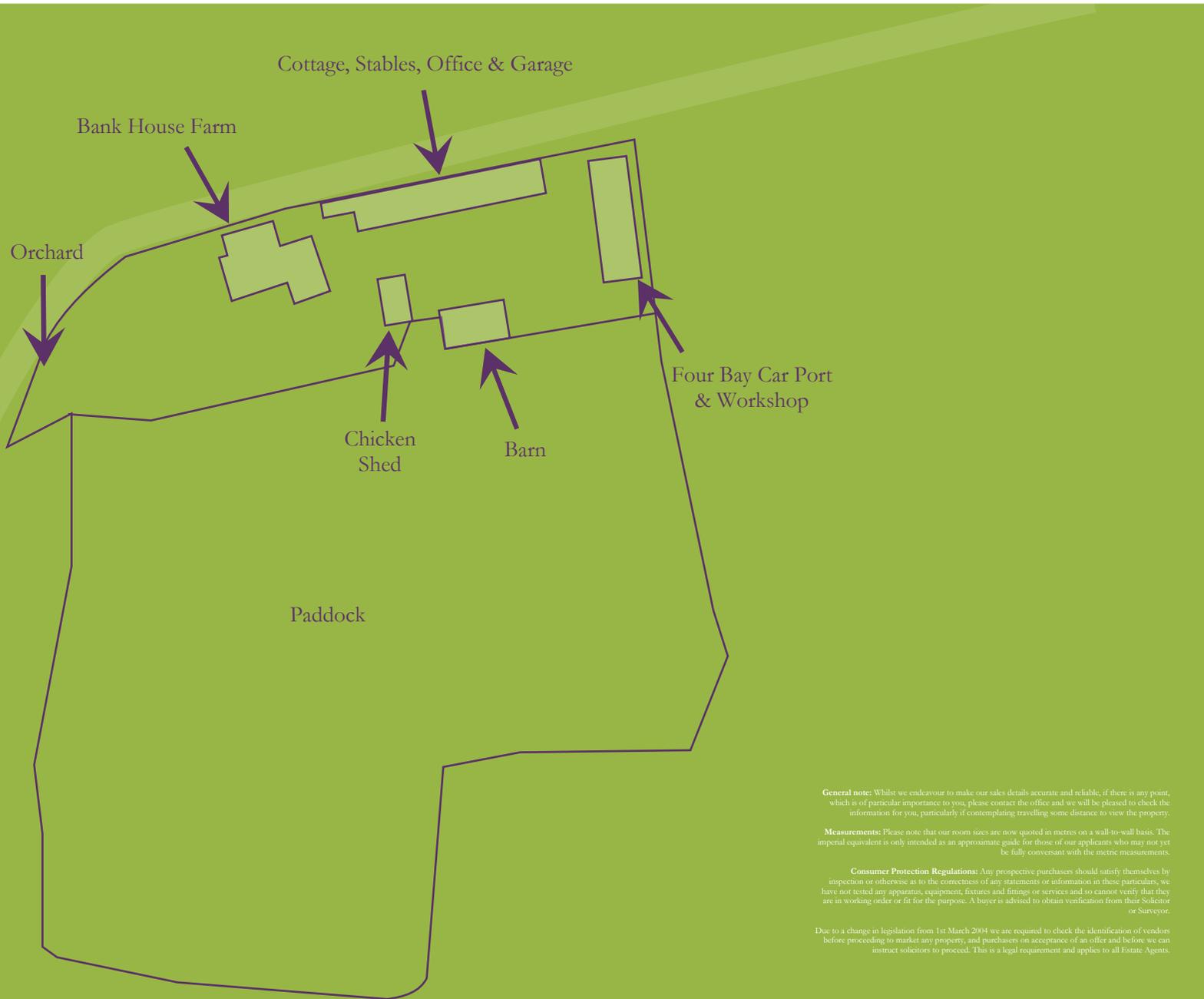
Cottage First Floor



Cottage Ground Floor

Covered Walkway





### Outside

Dual gated access opens into the gravel courtyard where there is ample parking and access into the range of outbuildings. a canopy porch opens into the **Rear Hall** and

**Home Office** 4.17 x 2.54m (approx 13'8 x 8'4)  
 With power, lighting and a window to the rear

**Stable Block** 10.29 x 4.32m (approx 33'9 x 14'2)  
 – max  
 Separated into three looseboxes, the stables have power, lighting and a water supply to two of the three

**Garage** 5.89 x 4.83m (approx 19'4 x 15'10)  
 Having electric roller entrance door, further double doors to both front and rear, power, lighting and a **Refrigeration Room** 4.27 x 2.74m (approx 14'0 x 9'0)

**Four Bay Car Port & Workshop** 5.79m x 5.49m (approx 19'0 x 18'0)  
 With full height and width sliding entrance door. There is also a second **Two Bay Car Port** with side store and access into the paddock

From the courtyard, there is an established **Kitchen Garden** with raised beds, a polytunnel, a greenhouse and a large chicken shed with gated access into the paddock.

### Formal Gardens

Extending to the front and side of the property are beautifully tended gardens laid to shaped lawns, stocked borders and mature foliage. Next to the house is a Staffordshire blue brick paved terrace and to the far end of the garden is a small orchard housing apple, pear and plum trees. There is gated access into the **Paddock** which extends to just less than two acres. Off the courtyard is a walled ornamental pond and there are water points and exterior lighting throughout the courtyard

\*Plans & Floor Plans may not be drawn to scale

**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.