



Manor Cottage, 25 Manor Road, Kings Bromley, DE13 7HZ

Set on the prestigious Manor Road is Manor Cottage, a beautifully presented Georgian residence showcasing elegant three storey interiors, five double bedrooms and idyllic south facing gardens. Having been remodelled and extended over time, this individual village home retains many original features including exposed beams, quarry tiled flooring and character fireplaces, with versatile accommodation offering the potential for a ground floor annexe and a secluded home office suite. The interiors comprise briefly stunning reception hall with inglenook, two reception rooms, open plan family kitchen, utility, cloakroom and a playroom/ground floor bedroom with shower room, with five double bedrooms set to the

first and second floors serviced by two en suites, a walk in wardrobe and a luxury family bathroom. Outside, a private drive shared with neighbouring properties leads to a gated parking area and within the established south facing gardens is a detached office (ripe for conversion into an annexe) and a summer house. Manor Cottage lies within a protected Conservation Area and is serviced by mains gas central heating and partial double glazing.

Manor Cottage holds a prominent position within the popular village of Kings Bromley, a thriving village home to an active community centred around the All Saints Church, highly regarded primary school, village hall, Royal Oak pub and the show field and cricket

ground. Further amenities lie just five miles away in the Cathedral City of Lichfield where there are shops, pubs and restaurants, a medieval Cathedral and Beacon Park. Two rail stations in Lichfield provide direct links to Birmingham and London and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach, and Birmingham International and East Midlands Airport both being within a 40 minute drive. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Smallwood Manor, Lichfield Cathedral and Repton.

- **Elegant Georgian Village Home**
- **Wealth of Original Character**
- **Spacious Extended Family Interiors**
- **Reception Hall with Inglenook**
- **Two Spacious Reception Rooms**
- **Open Plan Family Kitchen**
- **Playroom/Annexe with En Suite**
- **Utility & Cloakroom**
- **Five Double Bedrooms**
- **Two En Suites & Luxury Bathroom**
- **Detached Office/Studio & Storage**
- **Generous South Facing Gardens**
- **Gated Entrance to Private Parking**
- **Annexe Potential**
- **Central Village Location**
- **'Outstanding' School Catchment**
- **Well Placed for Commuter Routers & Rail Travel**



The reclaimed front door opens into:

Reception Hall 5.12 x 3.18m (approx. 16'9 x 10'5)

A stunning welcome to this character home, having original quarry tiled floor, an original window to the front and an impressive inglenook fireplace housing wood burning stove to stone hearth with feature side windows. An oak staircase rises to the first floor and doors open into:

Lounge 6.7 x 3.93m (approx. 21'11 x 12'10)

A spacious reception room having original window to the front, exposed beams and a feature period fireplace housing an open fire set to stone hearth. Double doors open into:

Dining Room 4.13 x 2.62m (approx. 13'6 x 8'7)

Having double doors out to the rear gardens, vaulted ceiling with skylights and an opening leading into:

Open Plan Breakfast Kitchen 6.71 x 3.63m (approx. 22'0 x 11'10)

Having been remodelled and refitted to an excellent standard, this open plan family kitchen comprises a range of wall and base units by 1909 Kitchens having granite worktops over, housing an inset ceramic sink, recess housing a Rangemaster dual fuel stove and integral appliances including dishwasher, microwave,

larder fridge and larder freezer. A central island provides a breakfast bar and further workspace and storage, and the kitchen has skylights and a charming bay window with window seat overlooking the rear terrace and garden. There is fitted storage below the window seat and a door opens out to the front aspect. Doors into:

Rear Hall

Having tiled flooring, a window to the rear and doors out to the rear garden and into:

Playroom/Annexe 4.25 x 3.25m (approx. 13'11 x 10'7)

Ideal as a ground floor bedroom or further reception room, having window to the side aspect and private use of:

Shower Room 1.81 x 1.53m (approx. 5'11 x 5'0)

Fitted with wash basin set to vanity unit, WC and double shower, with tiled flooring and an obscured window to the side

Utility 2.22 x 1.82m (approx. 7'3 x 5'11)

Fitted with wall and base units housing spaces for a washing machine and tumble dryer and having tiled flooring

Cloakroom

Fitted with ornate marble topped vanity wash basin and WC with an obscured window to the side





The original oak staircase rises to the **First Floor Landing**, where there are doors into a useful storage cupboard and:

Master Bedroom 5.22 x 3.86m (approx. 17'1 x 12'8)
A spacious principal bedroom having original windows to the front aspect and private use of:

En Suite 1.98 x 1.18m (approx. 6'5 x 3'10)
Fitted with wash basin set to marble topped ornate vanity unit WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and a window to the rear

Bedroom Three 3.98 x 2.57m (approx. 13'0 x 8'5)
Having window to the front

Bedroom Four 3.07 x 2.43m (approx. 10'0 x 7'11)
Another double room having a window to the rear

Luxury Bathroom 3.72 x 2.69m (approx. 12'2 x 8'9)
Comprising twin marble topped wash basins set to vanity unit, WC and large double ended bathtub, with tiled flooring, tiled splash backs, a chrome heated towel rail and a window to the rear. Fitted cupboards house ample storage and the Worcester boiler

Stairs rise to the **Second Floor Landing** where there is a window to the side, loft access point and doors opening into:

Guest Bedroom Two 5.25 x 5.17m (approx. 17'2 x 16'11)
A spacious double room having exposed beams, windows to two sides and private use of:

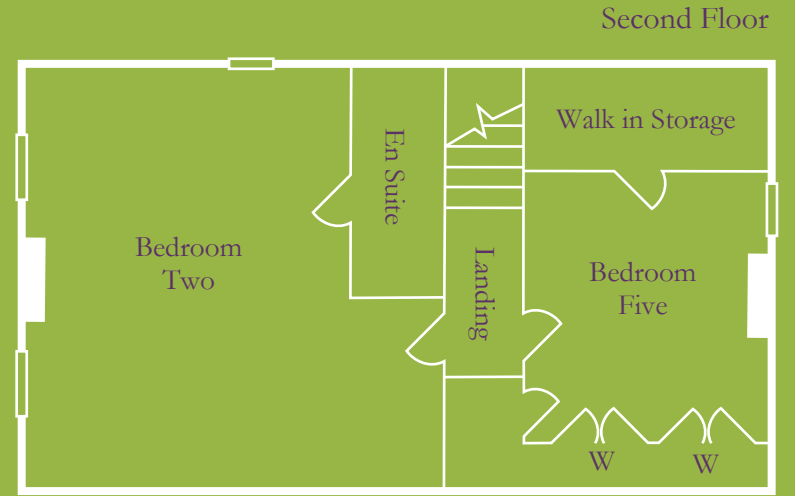
En Suite 2.63 x 1.19m (approx. 8'7 x 3'10)
Fitted with wash basin set to ornate marble topped vanity unit, WC and corner shower, with tiled flooring and splash backs and a chrome heated towel rail

Bedroom Five 3.3 x 3.08m (approx. 10'10 x 10'01)
With fitted wardrobes, a window to the side and a door into a useful walk in loftspace



EPC in
Progress







Outside

Manor Cottage holds a prominent position on Manor Road, having a character entrance with central pathway enclosed by an ornate cast iron fence and wall. A little way up the lane there is a private lane shared with neighbouring properties leading to a gated driveway offering parking for a number of vehicles and access into the gardens. There is side access into the Kitchen and a door opens to a useful **Outhouse** 1.97 x 0.65m (approx. 6'5 x 2'1)

South Facing Gardens

Extending to a generous size, the rear gardens enjoy much privacy and are laid to lawns, borders and a paved terrace with brick built barbecue. There are water points to the top and bottom of the garden and included in the sale is a **Summer House**

Detached Office 3.71 x 3.38m (approx. 12'2 x 11'1)

Formerly a garage, this self contained office space is ideal as a work from home suite, as a treatments room or artist studio, or for conversion into an annexe. There is a WC and wash basin and the office has power, lighting and a **Garden Store** 3.73 x 1.78m (approx. 12'3 x 5'10) set to the rear



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 purchases on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.