



The Nook, Lower Way, Upper Longdon, WS15 1QG

 Parker
Hall

Set in a peaceful and secluded spot in Upper Longdon is The Nook, a beautiful, detached Tudor style cottage benefitting from historic character throughout, five spacious double bedrooms and a superb plot including a one acre paddock with private access into Cannock Chase. Dating back to the early 1600s, The Nook originally formed part of the locally significant Beaudesert Estate and has been modernised and upgraded in recent years to create an open plan family dining kitchen and modernised family accommodation in keeping with the original 1600s build. Offering excellent potential to create a home office suite or annexe with separate entrance and parking, The Nook is

offered with no upward chain and is serviced by mains gas central heating and double glazed windows.

The interiors comprise briefly gable porch to reception hall, spacious sitting room with open fire, open plan dining kitchen with Orangery style family room, second kitchen, utility room, shower room and cloakroom to the ground floor, with a superb family room offering potential for a second living space or for conversion into a home office or annexe. Off the main landing are four double bedrooms, three with en suite, plus a family bathroom, master dressing and study, with a fifth double en suite bedroom having a second

staircase down to the family room allowing for this part to be self-contained. Outside, there is a detached double garage as well as parking for a number of vehicles to two driveways, with secluded cottage gardens extending to the front and side. Off the driveway is gated access into a superb one acre paddock bordered by picturesque woodland where a private gate leads out onto Cannock Chase.

The desirable village of Upper Longdon is set on the edge of Cannock Chase, a designated Area of Outstanding Natural Beauty. Within this tranquil rural village is the Chetwyn Arms, a popular pub and restaurant, and additional shopping, convenience and leisure amenities

can be found in the local Cathedral City of Lichfield which lies around 10 minutes drive away. There are a range of excellent independent schools in the area including Longdon Hall and Lichfield Cathedral the property lies within the catchment area for the highly regarded The Friary High School in Lichfield. As a location well suited to commuters, the A51, A38 and M6 are all within easy reach, Birmingham International Airport is 25 miles away and rail stations in Rugeley and Lichfield provide regular and direct links to Birmingham and London.



- Character Residence in Idyllic Setting
- Private Access onto Cannock Chase
- Recently Remodelled & Upgraded
- Wealth of Beautifully Preserved Character
- Potential for Annexe/Home Office Suite
- Open Plan Living & Dining Kitchen
- Two Reception Rooms
- Second Kitchen, Utility & Shower Room
- Character Reception Hall & Cellar
- Five Double Bedrooms
- Three En Suites & Bathroom
- Dressing Room & Study
- Charming Cottage Gardens
- Double Garage & Parking to Two Drives
- Paddock with Gate onto Cannock Chase
- Secluded Position on Quiet Cul de Sac
- Well Placed for Commuter Routes

A charming oak framed porch to the front aspect leads to:

Reception Hall 6.56 x 3.69m (approx. 2'6 x 12'1)

A spacious reception to this individual character home, having a feature inglenook fireplace, staircase rising to the first floor, a wealth of exposed beams and a window to the front. Steps with a feature balustrade lead down to the Cellar and doors open into:

Lounge 8.45 x 5.02m (approx. 27'8 x 16'5)

A spacious reception room having windows to two sides, a wealth of exposed beams, a feature stone fireplace housing an open fire and further stonework recess to the opposite end. A door opens into:

Family Room/Yoga Studio 7.0 x 6.13m (approx. 22'10 x 20'1)

Formerly used as a studio and being ideal for conversion into ancillary accommodation, having windows to two sides, stairs rising to the first floor, engineered oak flooring and a feature wood burning stove. A door to the rear provides the opportunity for a separate entrance ideal for an annexe or home office suite. A door leads into a **Hallway** giving access into the **Utility, Shower Room** and:

Open Plan Dining & Living Kitchen 8.74 x 5.18m (approx. 28'8 x 17'0)

Having been remodelled and refitted to an excellent standard, this stunning family space comprises a bespoke dining kitchen with Orangery style living space off. The kitchen is fitted with a range of painted base units having solid oak worktops over housing an inset double Belfast sink, with a character recess housing a Rangemaster cooker with induction hob over. There is ample space for a dining table and chairs and the kitchen has windows to the rear aspect and tiled flooring extending into the living area where there are double doors out to the gardens to the side. Leading through to:

Second Kitchen 5.08 x 2.73m (approx. 16'7 x 8'11)

Currently used as a 'working' kitchen, being fitted with a range of wall and base units housing an inset sink with side drainer and integral appliances including a gas hob, double oven and dishwasher. With windows to two sides, tiled flooring and a door into the

Reception Hall

Cloakroom

With fitted wash basin and WC, having tiled flooring, tiled walls and an obscured window to the side

Utility 3.17 x 2.02m (approx. 10'4 x 6'7)

Fitted with wall and base units housing inset sink with side drainer and spaces for a washer, dryer and further appliance, with tiled flooring, and a door to the rear

Shower Room 3.08 x 1.52m (approx. 10'1 x 4'11)

Comprising wash basin set to vanity unit, WC and shower, with tiled flooring and tiled walls





Stairs rise from the **Reception Hall** to the **Landing**, having exposed stonework and beams and doors opening into:

Master Bedroom 4.82 x 3.23m (approx. 15'9 x 10'7)
With windows to two sides enjoying picturesque views towards the paddock

Dressing Room 4.12 x 2.59m (approx. 13'6 x 8'6)
Having a window to the front and a range of fitted shelving and storage

Bathroom 2.73 x 2.28m (approx. 8'11 x 7'5)
Comprising a white suite fitted with wash basin set to vanity units, WC and bathtub with shower attachment, having tiled flooring, tiled walls and windows to two sides

Study 2.76 x 2.72m (approx. 9'0 x 8'10)
With exposed beams and a window to the rear

Bedroom Two 4.93 x 3.92m (approx. 16'1 x 12'10)
Another double bedroom having window to the rear and a fitted wardrobe. A door opens into:

En Suite 3.64 x 1.81m (approx. 11'11 x 5'11)
Fitted with wash basin set to vanity units, WC and walk in shower, with tiled walls, tiled flooring, a heated towel rail and a skylight

Bedroom Three 4.85 x 3.65m (approx. 15'11 x 11'11)
Another double bedroom having dual aspect windows and a wealth of exposed beams. A door opens into:

En Suite 2.44 x 1.59m (approx. 8'0 x 5'2)
Fitted with wash basin set to vanity unit, WC and shower, with tiled flooring and tiled walls

Bedroom Four 5.03 x 4.17m (approx. 16'6 x 13'8)
A generous double bedroom having exposed beams, a window to the front and a large walk in wardrobe ideal for conversion into an en suite

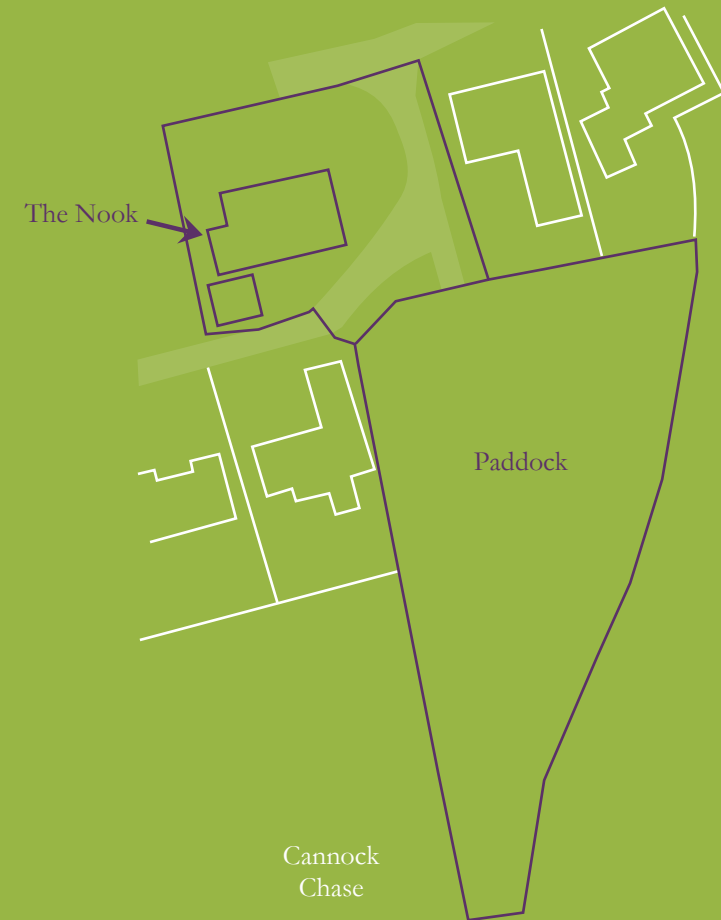
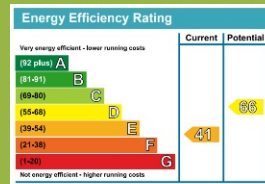
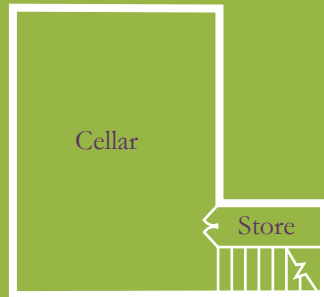
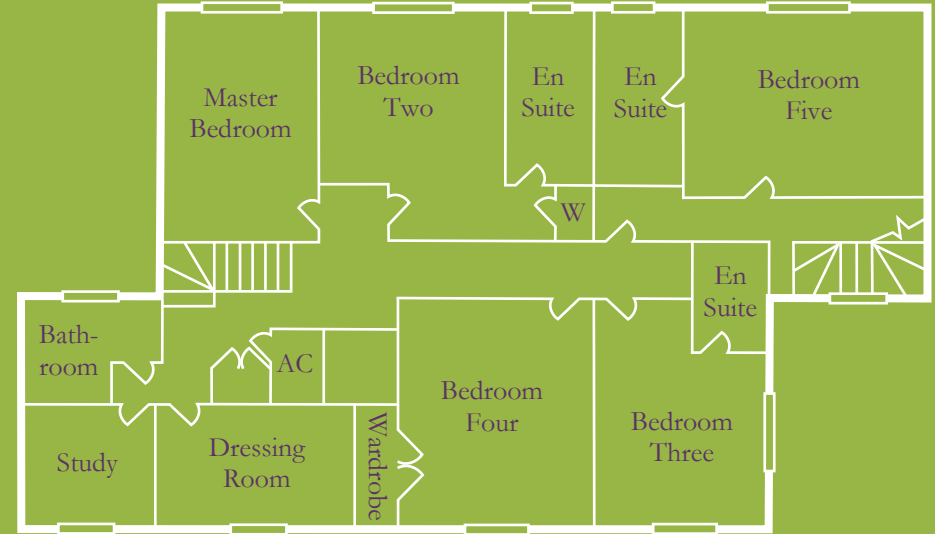
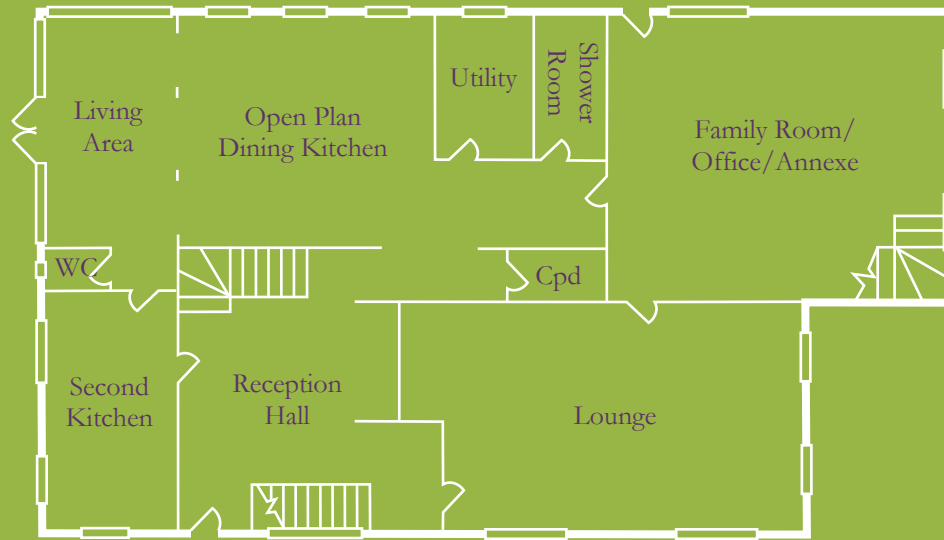
From the landing, a door opens into part of the upstairs which is ideal for use an annexe, having stairs leading down to the **Family Room** and a window to the front. A door opens into:

Bedroom Five 5.04 x 3.91m (approx. 16'6 x 12'9)
A fifth double bedroom having windows to the rear

En Suite 3.87 x 1.85m (approx. 12'8 x 6'0)
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiling to walls and a window to the rear









Outside

The Nook lies to the end of Lower Way within a peaceful cul de sac setting. A sweeping driveway leads to the rear aspect where there is parking for three to four vehicles to the fore of the **Detached Double Garage** 6.7 x 5.9m (approx. 22'0 x 19'3) which has up and over entrance doors, power, lighting and a water feed. To the opposite side of the property linked by a walkway is a second driveway allowing for additional parking or private parking to service a home office or annexe.

Gardens

Set to the front aspect is a well tended cottage garden laid to a paved terrace, lawns and mature foliage. A paved terrace leads around to the side of the property where there are further lawned gardens, and steps lead down to a sunken seating area providing a completely secluded space for outdoor entertaining

From the driveway, a gated opens into the **Paddock** which extends to a generous **1 Acre** and is laid to grass with mature trees to the perimeter. A gate from the paddock allows for private access onto the idyllic Cannock Chase and panoramic views over surrounding countryside can be enjoyed from the paddock. There is also a water feed to the paddock

Cellar 6.09 x 4.35m (approx. 19'11 x 14'3)

An ideal wine store, having power, lighting and a door opening to a separate store room

Please Note: an uplift clause will be applicable to the paddock

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.

