



Heatley Hall Farm, Heatley Lane, Abbots Bromley, WS15 3EW



Enjoying an idyllic rural location is the imposing Heatley Hall Farm, an elegant detached farmhouse offering generous and versatile family interiors, six double bedrooms plus study and a generous garden plot including a detached home office/gym. Dating back to the 1600s, this beautifully presented family home has received a recent refurbishment including a new energy efficient Biomass heating and hot water system and refit to the kitchen in 2015, a new roof in 2016 and a refit to the bathroom and two en suites in 2018. The accommodation comprises briefly; reception hall, two spacious reception rooms with feature fireplaces, a

stunning open plan kitchen with dining area and Orangery style family room, utility, boot room and cloakroom to the ground floor, with a cellar ripe for development set to the lower ground floor. To the first floor are four double bedrooms and a single room/study serviced by two en suites and a family bathroom, and a stunning guest suite comprising a double bedroom, sitting room, dressing area and en suite is set to the second floor. Views over surrounding countryside can be appreciated from the front aspect, the mature gardens and two driveways lead to ample parking and an oak framed triple bay car port. Heatley Hall Farm benefits from double glazed windows,

a wealth of beautifully retained character throughout and is serviced by a private drainage system and septic tanks.

Heatley lies on the outskirts of Abbots Bromley, a popular village famed for its annual Horn Dance. The village, having formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, offers a good selection of amenities including a Butcher's, general store, bistro, cafes, a primary school, doctors, pubs, a church and a village hall. For leisure pursuits, Blithfield Reservoir lies a short drive away and offers a sailing club, fishing and pleasant

walks and the renowned Cannock Chase lies 7 miles away. There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School and the property lies within catchment for Thomas Alleyne's Middle and Oldfields High School in Uttoxeter. There are good road links along the A50 and A38 giving access to major commercial centres in the Midlands, regular direct rail links to Birmingham and London can be found in nearby Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are within an easy drive.



- Imposing Detached Farmhouse
- Refurbished to include Biomass Boiler, New Roof & Internal Refit
- Wealth of Character Throughout
- Rural Setting with Open Views
- Two Spacious Reception Rooms
- Stunning Open Plan Kitchen with Dining & Family Rooms
- Reception Hall, Utility, Cloakroom & Boot Room
- Five Double Bedrooms & Study/Sixth Bedroom
- Two Refitted En Suites & Refitted Family Bathroom
- Guest Suite with Sitting Room, Dressing Area & En Suite
- Generous Rear Gardens
- Detached Office/Gym
- Oak Framed Triple Car Port
- Ample Parking & Two Driveways
- Well Placed for Local Amenities/Cannock Chase/Commuter Routes

The front door opens into:

Reception Hall 3.7 x 2.44m (approx. 12'1 x 8'0) having vaulted ceilings with beams, windows to two sides exposed brickwork and oak flooring. Stairs rise to the first floor accommodation and character doors open into:

Lounge 7.28 x 5.12, 3.63m (approx. 23'10" x 16'9", 11'10")

Showcasing a wealth of character, this formal reception room benefits from windows to two sides and a stunning original inglenook fireplace with wood burning stove inset. A door opens into:

Stunning Family Dining & Living Kitchen 14.33 x 4.99, 4.62m (approx. 47'0" x 16'4", 15'2")

Extending across the width of the property, this beautifully remodelled and refitted space was completed in 2015 and comprises a comprehensively fitted kitchen, dining space and family room. The **Kitchen** is fitted with a range of wall and base units having granite worktops over, housing an inset sink with side drainer, integral appliances including dishwasher, microwave oven and wine fridge and a recess housing an electric programmable Aga with Hotcupboard Option module which was new in 2015. There are windows to two sides, a central island houses another inset sink and space for breakfast bar stools, and feature character brick work arches have been finished with a Staffordshire blue brick thrall. Oak flooring extends into the **Dining Area** where there is a window to the rear and an arched brickwork fireplace housing a wood burner set to stone hearth (burner fitted in 2020). Doors open to the **Utility** and **Cellar** and the dining area leads into a spacious **Family Room**, having windows to two sides, double doors out to the rear garden and an Orangery skylight. Double doors lead into:



Sitting Room 2.47 x 1.43m (approx. 8'1" x 4'8")

Another well presented reception room having windows to two sides and a character fireplace housing a wood burning stove set to brickwork fireplace with slate hearth

Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled splash backs and a window to the side

Utility 3.09 x 2.26m (approx. 10'1" x 7'5")

Fitted with base units housing spaces for a washing machine, tumble dryer and American fridge freezer with plumbed water supply, with tiled flooring, a window to the rear and a door to the side

Boot Room 2.47 x 1.43m (approx. 8'1" x 4'8")

Opening from the **Kitchen**, this useful space offers a fitted seat with storage below and has a door out to the driveway





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

Master Bedroom 4.98 x 4.55m (approx. 16'3 x 14'11)

A spacious double bedroom having dual aspect windows and a door into:

En Suite 2.3 x 1.7m (approx. 7'6 x 5'6)

Fitted with a traditional suite having wash basin set to vanity unit, WC and double shower, with half tiling to splash backs, Karndean flooring, a heated towel rail and an obscured window

Bedroom Two 4.12 x 3.53m (approx. 13'6 x 11'7)

Another spacious double bedroom having window to the front and exposed beams

En Suite 2.44 x 1.74m (approx. 7'11 x 5'8)

Comprising wash basin set to vanity unit, WC and walk in shower, with Karndean flooring, half tiling to walls, a heated towel rail and an obscured window to the front

Bedroom Three 4.95 x 4.53m (approx. 16'2 x 14'10)

Another superb double room having windows to two sides, a fitted cupboard housing the pressurised water cylinder and a period fireplace with tiled hearth

Bedroom Four 5.18 x 4.16m (approx. 16'11 x 13'7) – max

A fourth double bedroom having dual aspect windows with open views

Bedroom Five/Study 3.4 x 2.48m (approx. 11'1 x 8'1)

An ideal home office or single bedroom, having windows to two sides

Family Bathroom 2.42 x 2.19m (approx. 7'11 x 7'2)

Refitted with a traditional suite comprising wash basin set to vanity unit, WC, double shower and bathtub, with tiled splash backs, a heated towel rail and an obscured window to the front

Stairs rise to the **Second Floor Landing** where there is a fabulous **Guest Suite**, offering potential for a further en suite bedroom with dressing room and a sitting room. The stairs open into:

Sitting Room 5.26 x 5.34m (approx. 17'6 x 17'3)

Currently used as a bedroom, this room offers ideal space to be a further reception room, having dual aspect windows and a tall vaulted ceiling with exposed beams. A door opens into:

Guest Bedroom 5.18 x 4.62m (approx. 16'11 x 15'1)

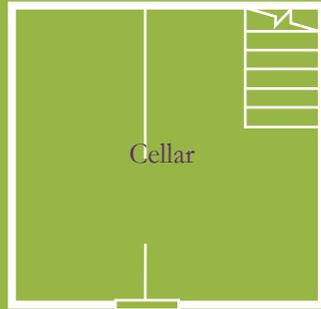
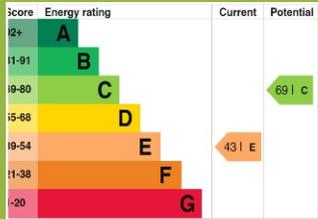
Another stunning double room having two windows to the front with open rural views. Off this bedroom is an area ideal for use as a **Dressing Room** 3.31 x 2.38m (approx. 10'10 x 7'9), having a window to the side and a door into:

En Suite 2.42 x 1.73m (approx. 7'11 x 5'8)

Fitted with wash basin set to vanity unit, WC and double shower, with a chrome heated towel rail, tiled floor and walls and an obscured window to the front







Second Floor



Ground Floor



First Floor



Outside

Heatley Hall Farm lies on the peaceful Heatley Lane, a lane servicing a handful of similar character properties and barn conversions. There are two entrances into Heatley Hall Farm, one leading to the rear of the garage and another into the main driveway where there is ample parking and turning space for a number of vehicles as well as access into the **Car Port**. An oak canopy leads to the door into the **Boot Room** and there is exterior lighting and a water point

Triple Bay Car Port 8.2 x 5.44m (approx. 26'10 x 17'10)

An attractive oak framed car port having power and lighting

Gardens

Extending to the side and rear of the property is a well tended garden laid to lawns edged with mature foliage. There are paved terraces next to the property enjoying rural views and a charming water feature has been made out of a water pump. Within the garden is a timber wood store and a further shed houses the Biomass boiler. A door from the garden opens into:

Detached Gym/Office 4.58 x 2.54m (approx. 15'0 x 8'4)

Ideal as a gym or as a self contained home office, having windows to three sides, power, lighting and a telephone/internet point

Cellar 5.11 x 3.79m (approx. 16'9 x 12'5)

A useful space ideal for conversion into a wine cellar or bar, having thralls, a window to the front and a sump pump

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.

