



Ratford, 5 The Old Rectory, Admaston, WS15 3NL



Set within a prestigious manor house amidst idyllic countryside is Ratford, an elegant first floor apartment offering a wealth of space and character, two double bedrooms and private south facing gardens. Enjoying an idyllic setting overlooking panoramic rural views towards Cannock Chase, this individual Georgian apartment takes its name from a former Vicar who resided within The Old Rectory and showcases beautifully retained character including stained glass windows, intricate plasterwork and sash windows. The interiors comprise briefly communal reception hall, dining hall, drawing room, kitchen with integral appliances and two double bedrooms serviced by a master en suite and family bathroom. Outside, a private drive leads past Blithfield Church and into The Old Rectory through woodland and parkland with views over Blithfield Reservoir. There is a double garage within a communal courtyard as well as allocated parking and accessed via a paved pathway is a beautifully maintained private garden overlooking

stunning open views.

The Old Rectory is an attractive development of homes set within the three acres of the Blithfield Hall Estate. This historic location is home to a collection of beautifully converted and restored homes and is renowned for its peaceful setting and impressive Georgian exterior. Abbots Bromley lies a few minutes' drive from the property and is home to an array of amenities including shops, pubs and a butchers, with more comprehensive shopping facilities easily reached in the market town of Rugeley and the Cathedral City of Lichfield. For those seeking leisure pursuits there is fly fishing at the reservoir, a sailing school and club at Abbots Bromley and conveniently located golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within an easy drive. The property is well placed for access to the A50, M1, M6 and M42 and direct rail links from Lichfield give access to Birmingham and London (in 80 mins).



- Elegant First Floor Apartment
- Wealth of Character Throughout
- Regal Setting in Country Mansion
- Idyllic Setting with Open Views
- Impressive Drawing Room
- Dining Hall & Kitchen
- Two Double Bedrooms
- Master En Suite & Bathroom
- Private Garden with Rural Views
- Double Garage & Parking
- Further Visitors Parking
- Secluded & Peaceful Setting within Parkland & Woodland

A character stained glass door opens from the Landing into:

#### Entrance Hall

Having fitted storage and stained glass doors leading into:

#### Dining Hall 3.31 x 2.67m (approx. 10'10" x 8'9")

A charming and versatile space ideal as a

reception hall or dining area, having a door leading into:

#### Drawing Room 6.62, 4.48 x 5.41m (approx. 21'8" x 14'8" x 17'8")

An impressive living space having windows to two sides all enjoying idyllic views and an electric fire with carved mantelpiece. There is a window seat to the front aspect and this room features a wealth of character to ornate plasterwork and a ceiling rose

#### Kitchen 3.16 x 2.97m (approx. 10'4" x 9'9")

Fitted with a range of wall and base units having an inset sink with side drainer and integral appliances including dishwasher, double oven, electric hob, fridge freezer and space for a washer/dryer. Having a window to the side and tiled flooring, the Kitchen also features stunning stained glass windows through to the central

#### Dining Hall





Doors from the central **Dining Hall** open into:

**Master Bedroom** 3.88 x 3.11m (approx. 12'8 x 10'2)  
A spacious principal bedroom having sash window to the front enjoying views and a range of fitted wardrobes and storage. With private use of:

**En Suite** 3.19 x 1.41m (approx. 10'5 x 4'7)  
Fitted with a traditional suite comprising wash basin set to vanity, WC, bidet and large double shower, with tiled walls, tiled flooring and fitted storage

**Bedroom Two** 4.11 x 3.92m (approx. 13'5 x 12'10)  
Another spacious double bedroom having sash window to the front with shutters and two double fitted wardrobes

**Family Bathroom** 2.28 x 2.23m (approx. 7'5 x 7'3)  
Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring

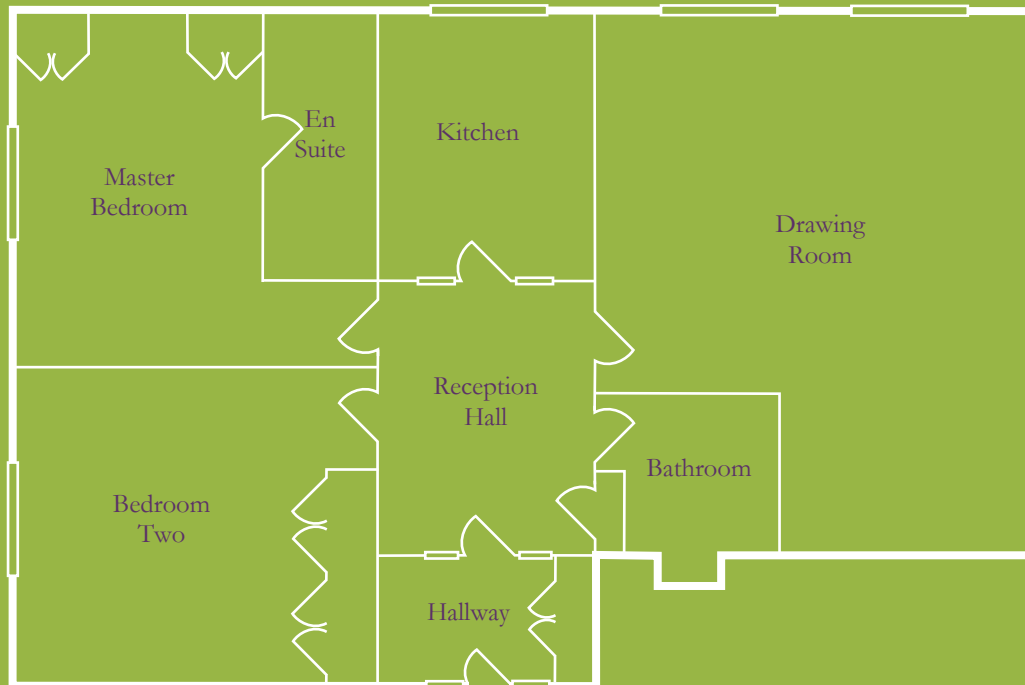
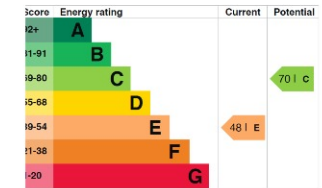




From Lea Lane, a private drive through idyllic countryside leads towards The Old Rectory, enjoying views over the Blithfield Reservoir. The drive leads past Blithfield Church and into another drive where there is allocated visitors parking amidst peaceful woodland. A shared courtyard houses a double garage belonging to the property and there is a further parking space to the front of the apartment

### South Facing Gardens

An archway to the left leads through to a pathway giving access to a private garden laid out immaculate lawns and edged borders, all overlooking most stunning views over countryside and towards Cannock Chase



**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.