



Old Barn Kennels, Blithbury, WS15 3JG



Set within a superb 2.5 acre plot overlooking stunning Staffordshire countryside is The Old Barn, an individual country residence benefitting from four bedrooms, beautiful gardens and a paddock, and a lucrative luxury boarding facility for dogs. Originally converted from a barn, the property has been extended and remodelled over time to create a spacious family home with further potential to tailor the property and plot to the next owners requirements. The Old Barn enjoys complete privacy to all sides, is bordered by farmed agricultural land and is serviced by oil fired central heating and double glazing.

The interiors comprise briefly reception hall, family room, dining kitchen, study, utility and

cloakroom to the ground floor, with an impressive lounge to the first floor opening out to a balcony where the gardens, views and peaceful setting can be appreciated. Also to the first floor are three double bedrooms, a dressing room, master en suite and bathroom, with a fourth bedroom/gym with refitted cloakroom to the ground floor. The enviable grounds extend to a generous 2.5 acres of beautifully landscaped formal gardens with a pool and a Koi pond and an elevated grass paddock. Outbuildings include a Finnish BBQ hut, two stables and a barn/wood store ideal for equestrian use, and there is a double garage and workshop accessed off the driveway which sits beyond a secure electric gated entrance.

Offering plenty of flexibility for a home-run business, the luxury log cabin style boardings were founded by the current vendors around 12 years ago and maintain a 5 star rating. The facility is formed by a safely enclosed courtyard housing a kitchen, 12 bespoke log cabins with outdoor runs, a shared kennel and an office, and offers potential to be taken over or for adapting to suit another business.

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 minutes 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.



- Individual Detached Country Home
- Offered with No Upward Chain
- Generous 2.5 Acre Plot
- Idyllic Rural Setting with Panoramic Views
- Lucrative On Site Boarding Business
- Impressive Lounge with Balcony
- Open Plan Dining Kitchen & Family Room
- Reception Hall, Study, Utility & WC
- Three Double Bedrooms & Dressing Room
- Master En Suite & Bathroom
- Fourth Double Bedroom/Gym with WC
- Gated Entrance & Ample Parking
- Double Garage, Workshop Stables & Barn
- Ideal for Cannock Chase, Eland Lodge & Blithfield Reservoir

Reception Hall 3.24 x 2.86m (approx. 10'7 x 9'4)
This attractive hallway has a wood burning stove and doors into the **Study** and the **Inner Hall** where stairs rise to the first floor. A door opens into:

Open Plan Dining Kitchen 7.72 x 4.26m (approx. 25'3 x 13'11)

A spacious open plan **Kitchen** having a range of wall and base units with granite worksurfaces over, housing an inset one and a half sink, space for an American fridge freezer and integral appliances including dishwasher, oven and electric hob and a recess housing a Sandyford Classic oil fired range cooker which is included in the sale. There is a central island unit housing a breakfast bar and additional storage, a window overlooks the gardens and the **Dining Area** features double doors out to the gardens

Utility 3.05 x 2.48m (approx. 10'0 x 8'1)
Fitted with base units housing an inset sink and spaces for a washing machine and tumble dryer, with dual aspect windows and doors to the gardens and a **WC**

Family Room 6.06 x 3.76m (approx. 19'10 x 12'3)
A spacious reception room having both a sitting area/playroom and formal dining space. There is a window to the rear, double doors open out to the gardens and a brickwork fireplace houses space for an electric fire. A door opens into the **Gym/Bedroom Four**

Study 2.87 x 2.47m (approx. 9'5 x 8'1)
An ideal home office having dual aspect windows



Lounge 6.1 x 6.0m (approx. 20'0 x 19'8)

Stairs rise to the first floor where this impressive living space is set, having oak flooring, a window to the side, double doors to a glazed balcony enjoying idyllic countryside and garden views and tall vaulted ceilings showcasing exposed beams and rafters.

Double doors from the **Lounge** open into:

Dressing Room 2.85 x 2.85m (approx. 9'4 x 9'4)

Ideal as a reading nook or dressing room, having window to the front and a door into:

Master Bedroom 4.8 x 3.67m (approx. 15'8 x 12'0)

A spacious principal bedroom having a superb range of fitted wardrobes and storage, windows to two sides and a climate control Air Conditioning unit. With private use of:

En Suite 2.83 x 2.29m (approx. 9'3 x 7'6)

Comprising fitted wash basin, WC, double ended bathtub and corner shower, with tiled splash backs and traditional panelling, a heated towel rail and a window to the side

Bedroom Two 6.03 x 3.2m (approx. 19'9 x 10'5)

A spacious double room having triple aspect windows all overlooking countryside views

Bedroom Three 3.11 x 2.87m (approx. 10'2 x 9'4)

A double room having window overlooking the gardens and views beyond

Bathroom 3.05 x 2.07m (approx. 10'0 x 6'9)

Comprising a white suite having pedestal wash basin, WC and shower, with a heated towel rail, tiled flooring and a window to the front

Gym/Bedroom Four 5.98 x 3.21m (approx. 19'7 x 10'6)

An ideal ground floor bedroom, having windows to three sides, a large double cupboard and a door into:

Cloakroom

Having been recently refitted with wash basin set to vanity unit and WC, with tiled flooring, a chrome heated towel rail, window to the front and recessed shelving with feature lighting. There is the potential to add a shower to the suite to create an additional bathroom





Outside

Old Barn is set back from the lane beyond a secure electric gated entrance. Mature trees and foliage provide screening from the road and a lengthy tarmac drive leads down to the property where there is parking for a number of vehicles as well as access into the kennels and front aspect of the property. Gated access next to the driveway leads into the paddock

Double Garage 5.26 x 4.99m (approx. 17'3 x 16'4)
With electric entrance door, power and lighting

Workshop 5.03 x 1.65m (approx. 16'6 x 5'4)
With a window to the side, door to the front, power and lighting

2.5 Acre Grounds & Paddock

The Old Barn sits well within beautifully landscaped formal gardens which wrap around the side and rear and are laid to a paved terrace, shaped lawns, stocked borders and mature trees. There are exterior power points and the hot tub is as separate negotiation. To one side of the lawn, there is a childrens' play area which is included in the sale and a gate leads out to an orchard and lawns where there is a large pool with central water feature and mature borders. A Grillkota BBQ hut overlooks the pond, having power, lighting and a fitted bar ideal for entertaining, and a walled Koi pond with pergola over is set next to the property. Another walled terrace with shaped ponds lie to the side aspect



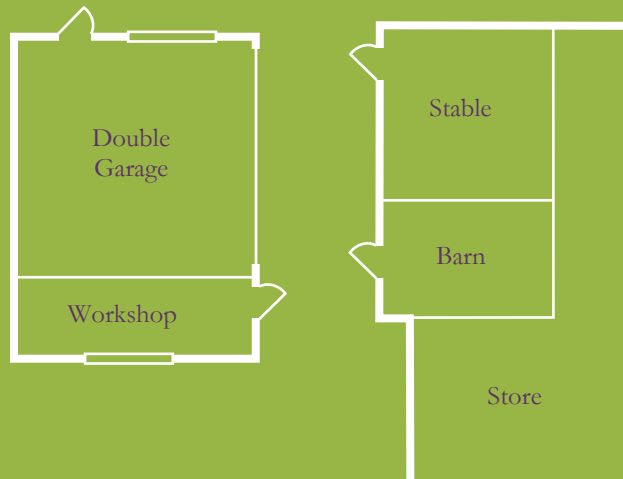
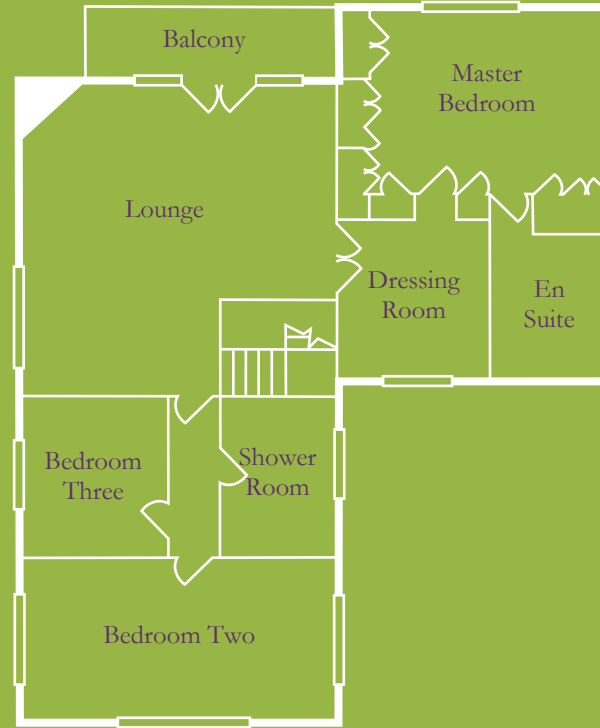
From the front, a gate opens out to the grass **Paddock** where there are **Two Stables**, a **Barn/Wood Store** and a further small gated paddock. Far reaching countryside views can be appreciated from the top of the paddock

Luxury Holiday Boarding Cabins for Dogs

Set to the side of the property is a lucrative luxury Kennels business founded by the current vendor. The Old Barn Kennels comprises an array of private log cabins with outdoor runs, a further block of communal kennels, a kitchen and an office. There is lighting throughout the landscaped gravel courtyard which is securely fenced to all sides, each kennel features thermostatically controlled heating and there is a speaker system to the courtyard. The site offers flexibility to revise to suit a different business or to continue as a successful luxury boarding facility







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
			76 C
		30 F	

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 2009 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.

