



Ivy Cottage, Lichfield Road, Armitage, WS15 4DX

 Parker
Hall

Set within a generous garden plot is Ivy Cottage, an individual detached character cottage and annexe benefitting from substantially upgraded interiors, a wealth of character throughout and a rural setting enjoying countryside views to the front and rear. Presenting an attractive exterior and accommodation to suit those in need of an annexe as well as a separate work-from-home space, this character home has received a number of thorough upgrades in recent years to include treated cedarwood to the exterior, new boilers to both the annexe and cottage and a new below ground LPG gas tank with automatic reader, new UPVC double glazed

windows, a rewire to both properties, and a new roof to the annexe. The cottage has also received a remodel to create an open plan dining kitchen and a larger shower room.

The interiors to Ivy Cottage comprise briefly entrance hall, open plan dining kitchen, two reception rooms, luxury shower room and utility space to the ground floor, with three bedrooms to the first floor serviced by an en suite and cloakroom. The detached annexe offers beautifully refurbished interiors comprising kitchen, spacious lounge, shower room and bedroom suite with dressing room and WC. This fully renovated annexe offers

versatile uses as ancillary accommodation, a guest house or Air BnB style rental income. Outside, the mature plot of 0.4 acre is set beyond a private gated entrance, having sweeping driveways providing ample parking for both the annexe and cottage as well as a car port to the side of the garage. The detached double garage has been re-rendered and had a new roof. Mature gardens wrap around the cottage, all overlooking rural countryside views to the front and rear, and a versatile summer house offers ideal space for a home office, studio or gym.

Ivy Cottage lies just minutes drive from Kings

Bromley, home to amenities including a Co-op, pub and church. A public bus route runs through the village giving access to additional villages and facilities and there are rail links from Rugeley train station to various locations including direct to Birmingham. The Cathedral City of Lichfield offers additional amenities including shops, restaurants and further public transport links including trains to London and the location is ideal for access to the picturesque Cannock Chase. Ivy Cottage is ideally located for travel along the A51, A38 and A515 and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Detached Cottage with Open Views to Front & Rear
- Wealth of Character Throughout
- Refurbished to include Windows, Wiring, Boilers, LPG Tank, Re-Roofing & Internal Remodel & Refit
- Detached Fully Renovated Annexe
- Two Character Reception Rooms
- Open Plan Dining Kitchen
- Luxury Shower Room & Utility Space
- Three Bedrooms, En Suite & WC
- Stunning Gardens Totalling 0.4 Acre
- Gated Entrance, Double Garage, Car Port & Parking
- Annexe comprising Refitted Kitchen, Lounge, Two Bedrooms & Two Bathrooms
- Rural Position with Countryside Views
- Well Placed for Commuter Routes & Amenities

Entrance Hall

A stable door opens from the front aspect to the porch which has been re-roofed and features flagstone flooring, a window to the front, fitted cupboard housing the refitted boiler and a glazed oak door opening into;

Open Plan Dining Kitchen 5.65 x 4.9m (approx. 16'1 x 10'0) – max

Having been remodelled and refitted to a superb standard, the kitchen is formed by a dining area with feature inglenook fireplace housing an open



fire and a comprehensively fitted kitchen. The kitchen comprises a range of wall and base units housing inset sink with side drainer and integral appliances including dishwasher, double oven and induction hob. Flagstone flooring with under floor heating extends throughout, and the kitchen has windows to two sides, further window to the front from the dining area and a door opens out to the side into the gardens. A glazed door opens into the rear hall where stairs rise to the first floor and an oak thumb latch door leads into:

Sitting Room 4.8 x 3.05m (approx. 15'9 x 10'0)
A well presented reception room having window to the front, a traditional multifuel burning stove set to exposed brickwork fireplace and exposed beams. A door opens into:

Study 4.5 x 2.4m (approx 14'7 x 8'0)
Ideal as a second sitting room or home office, having windows to three sides, exposed beams and a door out to a porch to the side which leads out to the driveway and gardens

Shower Room
This luxury refitted shower room comprises wash basin set to a range of vanity units, WC and oversized walk in shower, with tiled splash backs, flagstone flooring, a heated towel rail and windows to the rear. Double oak doors open into a **Utility** cupboard which houses fitted shelving and spaces for a fridge freezer and washing machine



Stairs rise from the rear hall to the **First Floor Landing**, having two fitted storage cupboards and doors opening into:

Master Bedroom 4.5 x 3.1m (approx 14'9 x 10'2)
A spacious principal bedroom having dual aspect windows with rural views and private use of:

En Suite

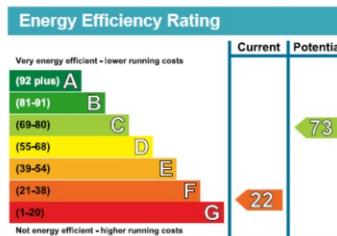
Comprising wash basin set to vanity unit, low level WC and walk in shower, with tiling to walls, a heated towel rail and a window to the rear

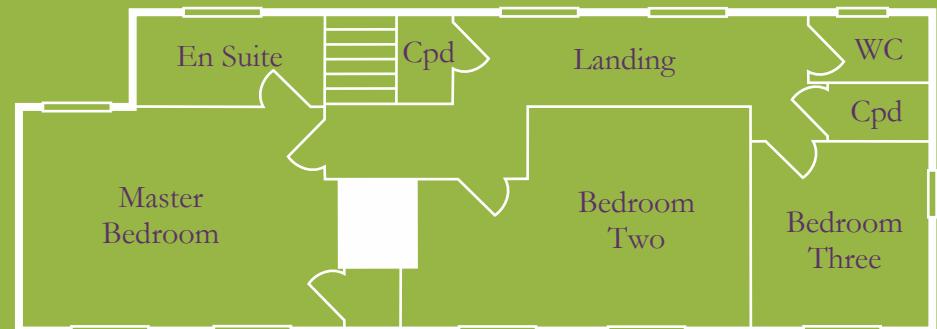
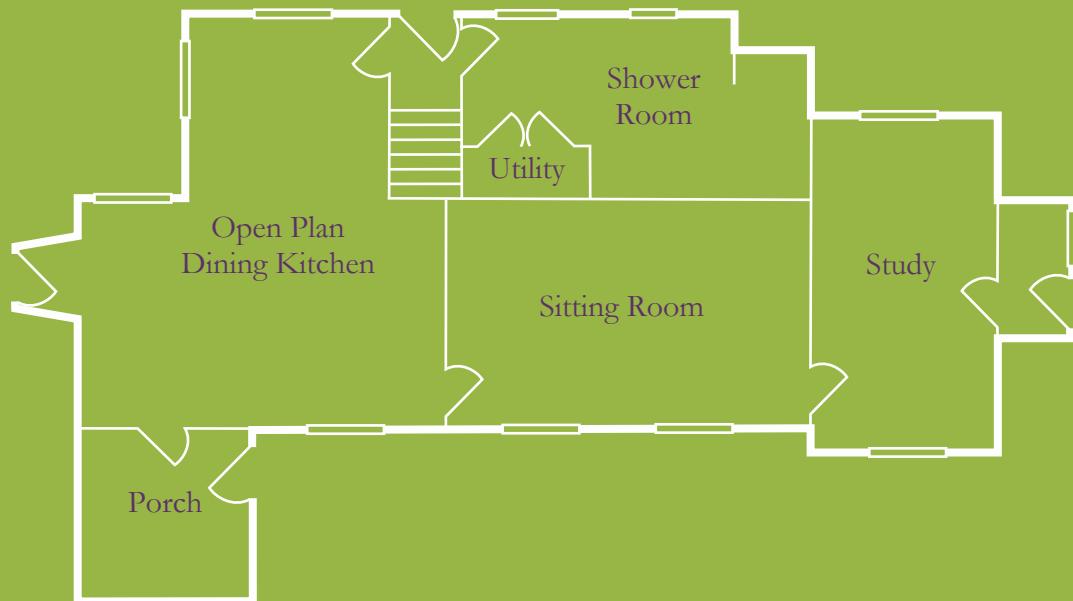
Bedroom Two 4.9 x 3.1m (approx 16'1 x 10'2)
Another good sized double room having window to the front aspect

Bedroom Three 2.6 x 2.4m (approx 8'7 x 8'0)
With dual aspect windows enjoying countryside views

WC

Fitted with wash basin and WC, having a window to the rear





Detached Annexe

Ideal for those with dependent relatives or for rental income, this superb detached cottage has been fully refurbished to an excellent standard and benefits from a new central heating system including boiler and radiators, a full refit to the kitchen, a full rewire, new roof, new carpets and a conversion of the second bedroom to create a dressing room and cloakroom

A canopy porch from the driveway leads to the front door which opens into:

Kitchen 3.85 x 2.9m (approx 12'7 x 9'6)

Refitted to a high standard, the kitchen comprises a range of wall and base units with wood effect worktops over, housing inset sink with side drainer, integral oven and space for a washing machine. There is a window to the front, stairs rise to the first floor and the kitchen has tiled flooring and doors into the **Shower Room** and:

Sitting Room 6.1 x 3.1m (approx 20'0 x 10'1)

A spacious reception room having windows to two sides and a carved stone mantle housing space for an electric fire

Shower Room

Fitted with a modern suite comprising wash basin set to vanity unit, WC and shower cubicle, with tiled flooring, tiled splash backs and a window to the side aspect. A door opens to a useful cupboard housing space for a fridge and pantry style ample storage

Stairs rise from the kitchen to the first floor accommodation:

Master Bedroom 4.9 x 4.1m (approx 16'2 x 13'6)

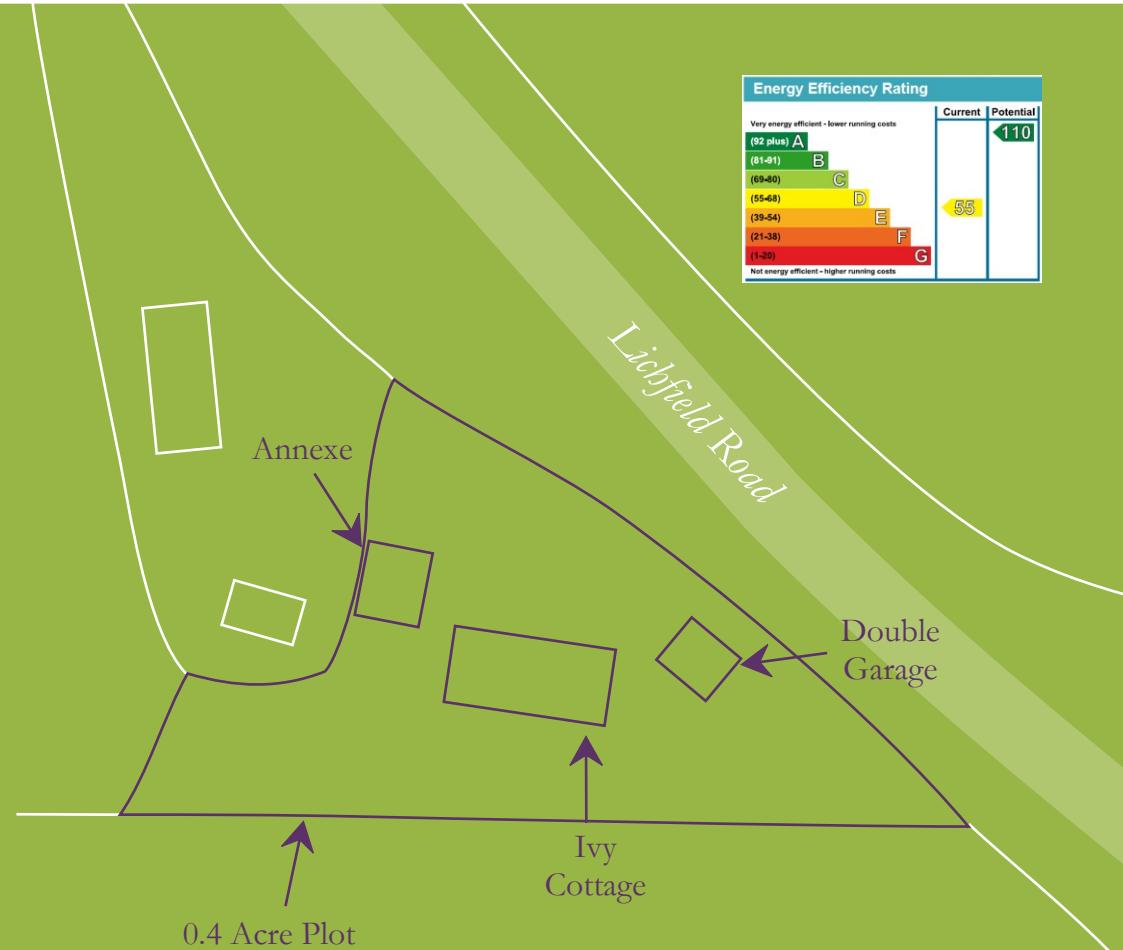
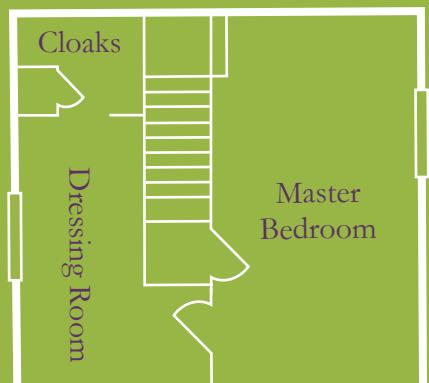
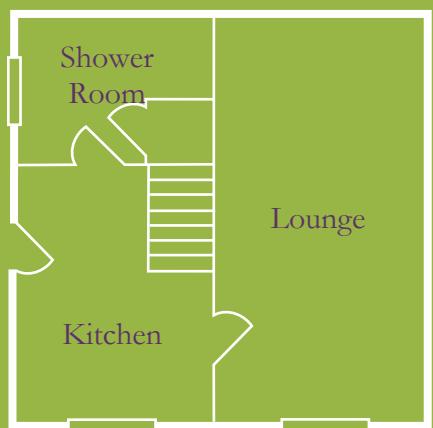
With dual aspect windows and storage to the eaves, this spacious double room has a door leading into:

Dressing Room 3.6 x 2.8m (approx 11'7 x 9'3) max
With windows to two sides, eaves storage and a door into:

Cloakroom 1.9 x 1.3m (approx 6'2 x 4'2)

Refitted recently, the en suite comprises wash basin fitted to vanity unit, low level WC and tiled splash backs







Outside

The gated entrance opens off a lane from Lichfield Road into the generous private driveway, providing access into the double garage and ample parking and turning space for both the Cottage and Annexe. A character working well is featured within the front garden and mature foliage and hedges provide screening from the road to the front

Detached Double Garage 6.0 x 5.7m (approx 19'7 x 18'8)

With an electric up and over entrance door, power, lighting, a window to the side and storage to the roof space. To one side of the garage is a car port providing an additional covered parking space

Gardens

The overall plot totals 0.4 acre, much of this being laid to landscaped gardens to the rear and Ivy Cottage. Well tended lawns and stocked borders overlook countryside views to the rear aspect and the garden enjoys complete privacy to all sides. A **Summer House** with power, lighting and UPVC windows is also set in the garden, being ideal for use as a studio, home office or gym

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.

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