



Heatley Lane Farmhouse, Heatley Lane, Abbots Bromley, WS15 3EW

Enjoying a tranquil countryside setting and open views is Heatley Lane Farmhouse, an immaculate presented detached country home benefitting from beautifully refurbished accommodation, four bedrooms plus a superb self contained annexe and south facing gardens. Showcasing a wealth of restored and reclaimed character throughout, this elegant 1800s farmhouse has been sympathetically upgraded to an excellent standard, with modernisations to include a full internal refit, LPG central heating system and a new boiler and thermal store, and the addition of a stunning oak framed Orangery.

The interiors comprise briefly entrance porch, Orangery, two reception rooms with feature

inglenook fireplaces, refitted breakfast kitchen, laundry and cloakroom to the ground floor, with four bedrooms set to the first and second floors. Two bedrooms are serviced by a private en suite, there is a luxury family bathroom and all bedrooms benefit from fitted wardrobes or storage. Outside, a regal private driveway leads to electric gated into the farmhouse, where there is ample parking, a double garage and an assortment of outbuildings. An excellent detached annexe which is currently used as a home office is ideal as a guest suite, Air BnB type rental or ancillary accommodation, and offers further potential to a second floor or further bedroom space for dependent relatives. The generous south facing plot extends to over half an acre

and is formed by formal lawns, a large rear courtyard, a childrens' play area and a small vegetable patch. Heatley Lane Farm benefits from stunning views to all sides and is serviced by private drainage and full double glazing.

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.

- Stunning Detached Country Farmhouse
- Idyllic Rural Position with Open Views
- Beautifully Refurbished
- Half Acre Plot with Private Drive
- Impressive Oak Framed Orangery

- Two Further Reception Rooms
- Breakfast Kitchen with Pantry
- Porch, Laundry Room & Cloakroom
- Four Bedrooms (Three Doubles)
- Two En Suites & Luxury Bathroom

- Self Contained Annexe with Lounge, Study/Bedroom, Kitchen & Shower Room
- Electric Gated Entrance, Ample Parking & Double Garage
- South Facing Gardens & Rear Courtyard

- Outbuildings, Veg Patch & Play Area
- Secluded & Peaceful Setting with Views
- Well Placed for Local Amenities, Rail Travel, Commuter Routes & Airports



A bespoke **Oak Framed Porch** with oak flooring and under floor heating leads into:

Oak Framed Orangery 9.6 x 4.5m (approx. 31'5 x 14'9)

A stunning reception room having bifold doors to the front, windows overlooking the gardens oak flooring and tall ceilings with an oak framed ceiling lantern providing plenty of natural light. There is oak flooring (which extends throughout the ground floor), the window sills feature reclaimed York stone and there are bespoke made cast iron Arrol radiators in here and the porch. A glazed doors opens into:

Dining Room 4.95 x 4.56m (approx. 16'2 x 14'11)

Another beautifully presented space having dual aspect windows and an inglenook fireplace featuring exposed brickwork, reclaimed York stone and housing a wood burning stove. Oak glazed double doors lead into:

Sitting Room 4.95 x 3.55m (approx. 16'2 x 11'7)

A cosy living room having windows to three sides and an inglenook fireplace housing a wood burning stove which also aids the hot water heating. Double doors open into the **Orangery**

Breakfast Kitchen 4.95 x 4.61m (approx. 16'3 x 15'1)

Refitted to an excellent specification, the kitchen comprises a range of wood grain wall and base unit with marble style quartz worktops over, housing an inset Belfast sink, recess housing space for a range cooker with fitted retractable extractor, space for an American style fridge freezer, integral dishwasher and integral Neff double ovens. Windows to three sides overlook pleasant views of the gardens and there is a door into a useful **Pantry** 2.02 x 1.02m (approx. 6'7 x 3'4). Steps lead down into:

Laundry Room 3.32 x 1.7m (approx. 10'10 x 5'7)

An ideal utility and boot room, having window and door to the rear, fitted storage and base units with quartz worktops over, housing an integral washing machine and inset ceramic sink with side drainer. A door opens into:

Cloakroom

Fitted with a traditional suite having pedestal wash basin and WC, with an obscured window



Stairs rise to the **Part Galleried Landing** where windows to the front overlook idyllic views and doors open into:

Master Bedroom 4.1 x 4.07m (approx. 13'5 x 13'4)
A spacious principal bedroom having windows to three sides with idyllic views and a range of fitted wardrobes. Door into:

En Suite
With wash basin set to vanity unit, WC and shower, with tiled flooring, a heated towel rail and an obscured window with stone sill

Bedroom Three 5.36 x 2.91m (approx. 17'7 x 9'6) – max
Having windows to the rear and two double fitted wardrobes

Bedroom Four 2.27 x 2.58m (approx. 8'5 x 7'5)
With windows to two sides and two double fitted wardrobes

Luxury Bathroom 4.63 x 1.83m (approx. 15'2 x 5'11)
Fitted with a traditional suite comprising pedestal wash basin, WC, double shower and freestanding bathtub, with tiled flooring, windows to two sides and a column radiator with integral towel rail

Stairs rise to the **Second Floor** where a door opens into:

Bedroom Two 5.15 x 3.73m (approx. 16'10 x 12'2)
With windows to three sides overlooking stunning countryside views, this double bedroom has fitted storage and private use of:

En Suite
Comprising wash basin set to vanity unit, WC and double shower, with tiled splash backs and a chrome heated towel rail



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		





Detached Annexe

An ideal home office suite, guest house or ancillary accommodation, this self contained Annexe offers a versatile range of uses, has been rendered within the last year and is serviced by an independent consumer unit. There is also potential (STPP) to develop further and add a second floor. A door opens from the driveway into:

Lounge 5.134 x 4.8m (approx. 16'9 x 15'8)

With oak flooring throughout, dual aspect windows and vaulted ceilings, this spacious reception room is ideal as a living room for an annexe, as further office space or to create additional bedroom space. Doors lead into:

Study/Bedroom 5.05 x 3.41m (approx. 16'6 x 11'2)

Having windows to three sides overlooking pleasant views and oak flooring

A **Hallway** has fitted storage and doors opening to:

Kitchen 2.72 x 2.02 (approx. 8'11 x 6'7)

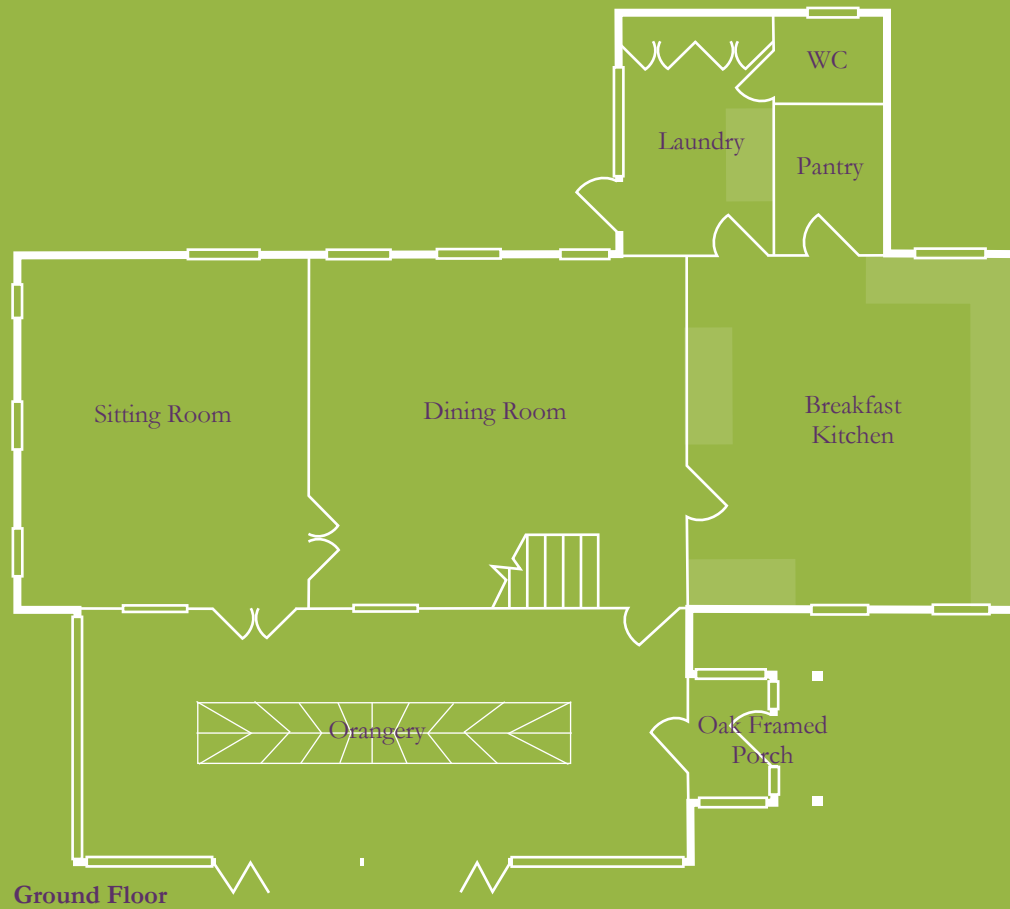
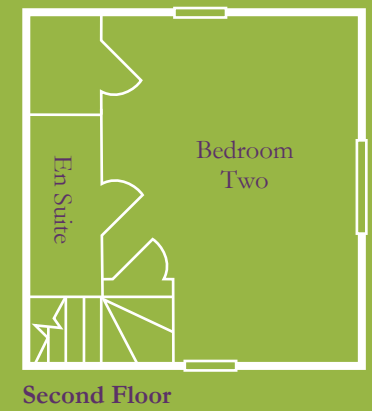
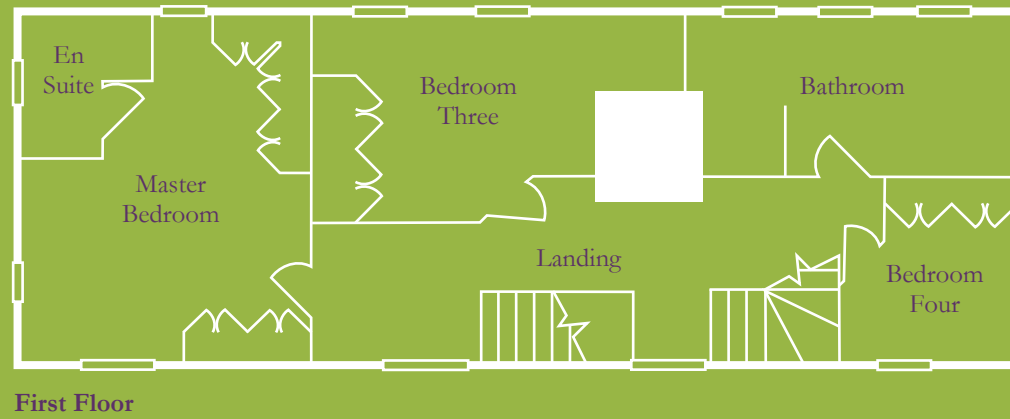
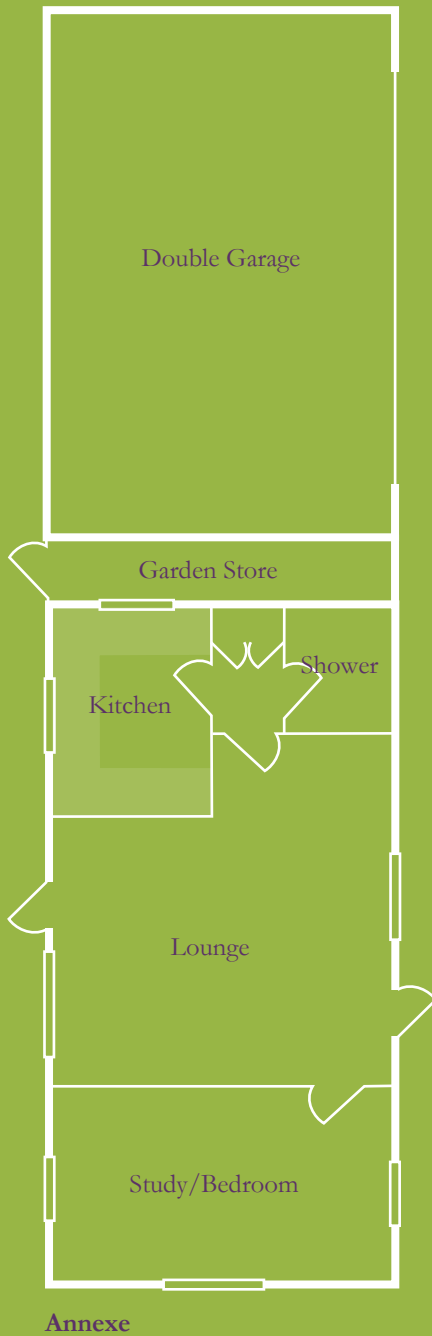
Fitted with base units housing solid wood worktops over, housing an inset sink with side

drainer, integral oven with induction hob over and spaces for a fridge and dishwasher. There are windows to two sides

Shower Room 1.91 x 1.8m (approx. 6'3 x 5'10)

Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with an obscured window to the side







Outside

Heatley Lane Farmhouse enjoys a tranquil setting amidst scenic Staffordshire countryside, overlooking open views to all aspects. A private drive owned by the property and shared with one other leads from Heatley Lane to the electric gated entrance, outside of which there is additional parking space belonging to the property. The block paved driveway provides parking for numerous vehicles and access to the rear and into:

Double Garage 6.7 x 6.2m (approx. 21'11 x 20'4)

With electric up and over entrance door, power, lighting and a range of fitted workshop style workspace and storage

South Facing Formal Gardens

Extending to a generous size, lawned gardens lie to the front of the property feature well stocked borders and mature foliage. The LPG tank is stored discreetly to one side, and next to the annexe is a bark childrens' play area, garden and wood stores and a timber shed currently used as a chicken house. To the rear of the property is a **Courtyard** offering further outdoor entertaining space and there is a brick pigsty offering further storage space with a vegetable patch to the rear



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.