



Bromley Orchard House & Building Plot, Abbots Bromley, WS15 3EX



Enjoying a secluded position, rural views and a potential building plot is Bromley Orchard House, a contemporary detached village home benefitting from magnificent open plan interiors, five double bedrooms and a secluded 0.9 acre plot with a balcony and full planning consent for a four bedroom detached property. Having been bespoke designed and built to an exceptional standard, this individual residence offers oversized living accommodation alongside generous double bedrooms, with potential to create a home office or annexe within a ground floor en suite bedroom. The generous garden plot enjoys privacy, and a stunning balcony with glazed balustrade adds another idyllic space overlooking rural views.

The interiors comprise briefly impressive entrance/dining hall, triple aspect lounge, magnificent open plan kitchen with living areas and dining space, utility, pantry and two cloakrooms to the ground floor, with four double bedrooms serviced by two en suites and a family bathroom to the first floor. A fifth double bedroom with en suite also lies to the ground floor. Gated access opens into the sweeping gravel driveway where there is access into the garage and car port, and beautifully tended gardens extend to the front with a pathway leading to the front door. Wrap around walled gardens extend to the sides and rear and offering secluded outdoor space, and a first floor balcony enjoys an idyllic

outlook over rural countryside. The 0.9 acre garden includes a potential building plot which benefits from full planning permission for a four bedroom detached with a double garage with office over and a gated entrance.

Bromley Orchard House lies in a peaceful position close to the centre of Abbots Bromley, a popular village famed for its annual historic Horn Dance. Having formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, the village offers an excellent array of amenities including pubs, a bistro, cafes, a highly regarded primary school, doctors, a church and a village hall. The property lies

within catchment for Oldfields Middle and Thomas Alleynes High Schools, and there are an excellent range of independent schools in the area including Smallwood Manor, Lichfield Cathedral and Denstone. For leisure pursuits, Blithfield Reservoir is a short drive away and offers a sailing club and fishing spots, and the renowned Cannock Chase lies 7 miles away. There are good road links along the A50 and A38 giving access to major commercial centres, regular rail links to can be found in nearby Lichfield (80 mins to London) and Stafford (65 mins to London), and the International Airports of Birmingham, East Midlands and Manchester are all within an easy drive.



- Individual Detached Village Residence
- 0.9 Acre including Building Plot with Full Planning Permission
- Peaceful Location & Stunning Views
- Magnificent Living & Dining Kitchen
- Two Spacious Reception Rooms
- Utility Room Pantry & Two Cloakrooms
- Master Bedroom with Dressing Room & En Suite
- Ground En Suite Bedroom
- Three Further Beds, En Suite & Bathroom
- 0.45 Acre Garden & 0.45 Acre Building Plot
- Balcony with Countryside Views
- Car Port, Garage, Gated Entrance & Parking
- 5 Years LABC Warranty Remaining
- Idyllic Setting close to Village Amenities
- Superb Local & Independent Schools

An oak framed entrance leads into the entryway which in turn opens into:

Dining Hall 7.4 x 5.09m (approx. 24'3 x 16'8)

A stunning reception room having parquet flooring, stairs rising to the first floor and a traditional multifuel burning stove. There are windows to two sides and part glazed double doors open into:

Lounge 6.24 x 5.17m (approx. 20'5 x 16'11)

Another oversized reception room having triple aspect double doors out to the gardens and a multifuel burning stove set to slate hearth

Magnificent Open Plan Living & Dining Kitchen

9.11 x 7.43m (approx. 29'10 x 24'4)

This most impressive space extends to a generous size and is formed by a quality fitted kitchen, two living areas and a formal dining space. The **Open Plan Kitchen** comprises a range of wall and base units with contrasting island having granite worktops over, housing an inset Rangemaster Belfast sink, recess with inset Aga range cooker and integral appliances including dishwasher, fridge freezer, oven and induction hob. There are windows to the front, vaulted ceilings feature beams and a skylight and doors open into the dining hall and utility. Off the kitchen is a **Sitting Room** where there is a wood burning stove set to inglenook fireplace with brick hearth, and this space opens into another **Living Area**, with windows overlooking the rear gardens. From here, tiled flooring extends into the **Dining Room** where bifold doors open out to the gardens and there is an entertaining style breakfast bar into the kitchen

Utility 3.42 x 3.13m (approx. 11'3 x 10'3)

A door opens out to the car port and driveway, and the utility is fitted with base units housing an inset one and a half sink and spaces for appliances including washing machine, tumble dryer and fridge freezer. tiled flooring extends into a useful **Pantry** 1.7 x 1.63m (approx. 5'7 x 5'4) and a **Guests WC**, with fitted wash basin, WC and a heated towel rail

Cloakroom

A step down from the Dining Hall leads to a vestibule with doors off into the ground floor **Bedroom Five** and into:





Stairs rise to the first floor part galleried **Landing**, where there is loft access, a fitted **Airing Cupboard** and doors off into:

Master Bedroom 5.2, 3.55 x 4.95m (approx. 16'11, 11'7 x 16'2)

A spacious double room having window to the rear with open views and private use of a **Dressing Room** 3.5 x 1.47m (approx. 11'5 x 4'11), with a range of mirror fronted fitted wardrobes, further hanging space and a window to the front. A door opens into:

En Suite 3.53 x 1.19m (approx. 11'7 x 3'10)

Comprising a white Heritage suite having pedestal wash basin, WC and walk in shower, with tiled splash backs, an obscured window and a heated towel rail

Bedroom Two 4.2 x 3.89m (approx. 13'8 x 12'8) – max

With a window to the rear and private use of:

En Suite 2.21 x 1.2m (approx. 7'3 x 3'10)

Comprising pedestal wash basin, WC and double shower, with tiled walls, tiled flooring and a heated towel rail

Bedroom Three 5.2 x 2.9m (approx. 13'8 x 12'8)

Another spacious double bedroom having window to the side, skylights and a range of fitted wardrobes

Family Bathroom 3.2 x 1.83m (approx. 10'5 x 6'0)

Comprising a white suite having pedestal wash basin, WC, corner shower and double bathtub, with tiled flooring, tiled walls, a chrome heated towel rail and a skylight

Study/Bedroom Five 4.6 x 2.81m (approx. 15'1 x 9'2)

Ideal as a home office or additional bedroom, having a window to the rear, fitted wardrobes and storage and a door out to the **Balcony** which overlooks the immaculate walled gardens and views beyond

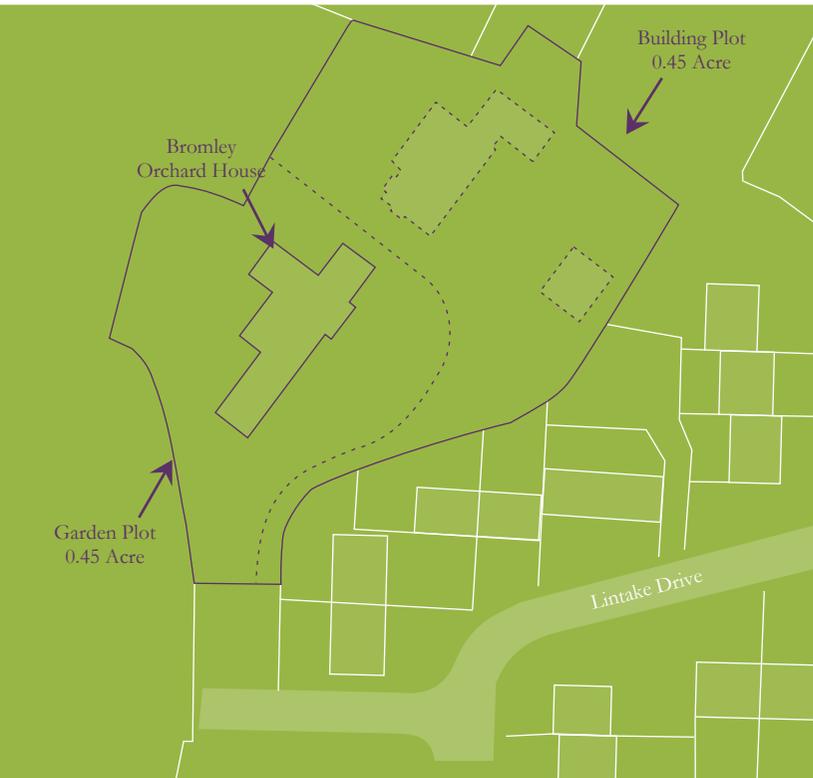
Bedroom Four 5.43 x 3.5m (approx. 17'9 x 11'5)

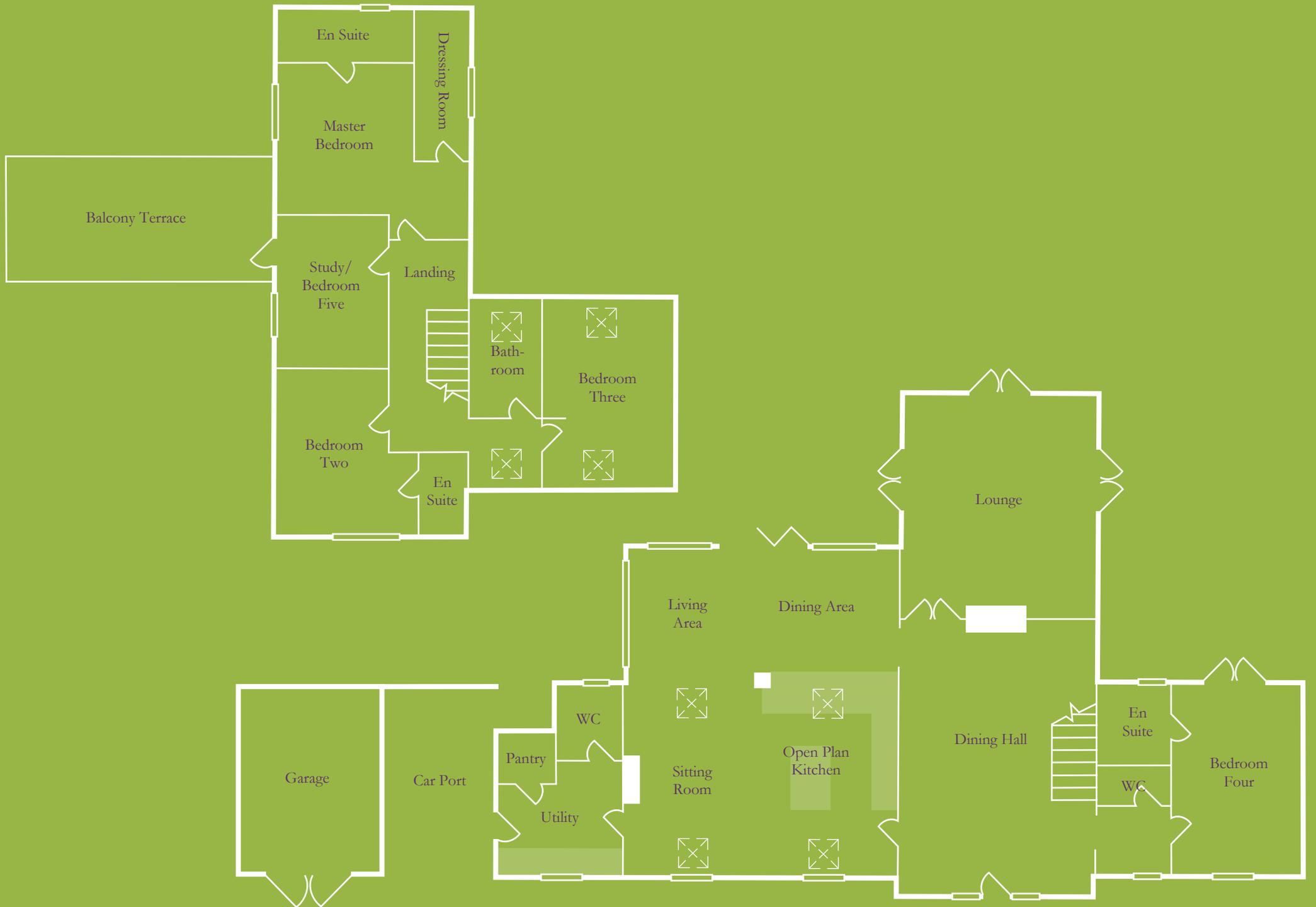
A versatile ground floor bedroom having dual aspect windows, double doors to the rear and a door into:

En Suite 1.9 x 1.82m (approx. 6'4 x 5'11)

Fitted with a modern suite having fitted wash basin WC and walk in shower, with tiled walls, a chrome heated towel rail and an obscured window to the rear









Outside

Accessed via the cul de sac of Lintake Drive, Bromley Orchard House is set back from the lane beyond a gated entrance. The sweeping gravel drive provides parking for a number of vehicles and gated access into the walled rear garden, and a pathway leads to the front door. Further lawned gardens extend to the front and side aspect

Car Port 5.36 x 3.27m (approx. 17'7 x 10'8)

Having power, electric and access into the utility

Garage 5.25 x 3.8m (approx. 17'2 x 12'5)

With double doors to the front, power and lighting

Walled Gardens

Extending to the rear and enjoying complete privacy, the rear garden is laid to a paved terrace, shaped lawns and borders, with mature fruit trees throughout. A character walled boundary enclosed the garden and there are pleasant rural views over farmland to the rear. Accessed from the first floor accommodation is a stunning **Balcony** with decking and a glazed boundary enjoying idyllic open views

0.45 Acre Building Plot

Included in the sale is a 0.45 acre building plot with full planning permission for a four bedroom detached property with detached garage to be built. The property can also be purchased independently of this building plot if desired



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.