



Peony Cottage, 8 High Street, Abbots Bromley, WS15 3BL

Set in the heart of Abbots Bromley is Peony Cottage, a beautifully presented and recently refurbished period cottage, showcasing immaculate and deceptively spacious interiors, three double bedrooms including an impressive master suite, private parking and a south facing garden. Having received a thorough renovation by the current vendors, Peony Cottage benefits from remodelled and extended interiors complemented by a wealth of beautifully restored character features. The Grade II Listed cottage has received a new boiler, refitted double glazed windows with Heritage glazing, new cast iron radiators, internal insulation, a full rewire and re-roofing, as well as having a Tado wireless heating control system and Cat 6 network cabling.

The interiors comprise briefly entrance hall, sitting room with feature fireplace, study/snug and an open plan dining kitchen which leads into two further reception rooms and a cloakroom. The first floor is laid to three double bedrooms and a refitted shower room, with the master suite having private use of an en suite and a fabulous fully fitted out dressing room. Outside, there is parking to the rear aspect and the south facing garden has been immaculately landscaped with reclaimed cobbles and porcelain tiles, providing an idyllic space for outdoor entertaining.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural

lifestyle centered around an attractive main street lined with character properties. The village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. Abbots Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).

- Grade II Listed Character Cottage
- Beautifully Restored & Refurbished
- Stunning Open Plan Interiors
- Sitting Room & Study
- Open Plan Dining Kitchen
- Family Room & Garden Room
- Entrance Hall & Cloakroom
- Three Double Bedrooms
- Master Suite with Dressing Room
- En Suite Bathroom & Shower Room
- Beautifully Landscaped Garden
- Private Parking to Rear
- Refurbished to include Roof, Windows, Boiler, Wiring & Interior Insulation
- Wireless Heating Controls & Zoned Under Floor Heating
- Central Village Location
- Ideal for Commuter Routes & Rail Travel



A character entrance door opens into the **Hallway**, having tiled flooring and doors opening into:

**Sitting Room** 6.01 x 2.84m (approx. 19'8 x 9'3)

An attractive reception room having dual aspect windows with shutters, a traditional gas fired stove with beam lintel above and a door into the **Dining Kitchen**

**Study/Snug** 4.7 x 3.02, 2.1m (approx. 15'5 x 9'11, 7'0)

Ideal as a home office or playroom, having a window with shutters to the front, solid oak flooring and an original cast range with working bread oven which is covered under the Grade II Listed status. A door opens into:

**Open Plan Dining Kitchen** 5.24 x 5.05m (approx. 17'2 x 16'6)

Having been remodelled and refitted, the kitchen comprises a range of wall and base units with quality granite worksurfaces over, housing an inset double Belfast sink, an integral dishwasher and spaces for appliances including a range cooker, American fridge freezer, wine fridge, washing machine and tumble dryer. There are windows with bespoke shutters to the side aspect and bifold doors lead out to a cobbled terrace to the other side. Porcelanosa tiled flooring with Myson zoned under floor heating extends throughout and the kitchen opens into:

**Family Room** 3.64 x 3.64m (approx. 11'11 x 11'11)

An attractive and versatile space having picture windows to the side with fitted shutters, Porcelanosa tiled flooring with Myson zoned under floor heating and a door into the **Cloakroom**. Leading open plan style through to:

**Garden Room** 3.7 x 3.7m (approx. 12'1 x 12'1)

Another stunning living space having impressive vaulted ceilings, a window to the rear, Porcelanosa tiled flooring with Myson zoned under floor heating and a contemporary remote controlled Gazco stove. Bifold doors open to the side giving level access out to the gardens

**Cloakroom** 2.32 x 1.3m (approx. 7'7 x 4'3)

Fitted with full height and base units housing an inset sink and WC, with Porcelanosa tiled flooring, Myson under floor heating and a heated towel rail





A private staircase rises to the first floor where a door with feature stained glasswork opens into:

**Master Suite** 4.38 x 4.22m (approx. 14'4 x 13'10)

A stunning principal bedroom having dual aspect windows, impressive vaulted ceilings and a hidden mirror fronted door opening into:

**Dressing Room** 2.8 x 2.45m (approx. 9'1 x 8'0)

Being bespoke fitted with a range of hanging space, shelving and storage, this fabulous walk in wardrobe has a window to the side with shutters and a pocket door opening into:

**En Suite Bathroom** 2.82 x 2.2m (approx. 9'2 x 7'2)

Comprising wash basin set to vanity unit, Gerberit WC, Matki walk in shower with Aqualisa remote control shower and double ended bathtub with Hansgrohe mixer tap, with tiled splash backs, a heated towel rail, an obscured window and electric under floor heating

A door from the **En Suite Bathroom** leads to the **Landing**, where there is a loft access point, a wealth of exposed beams and the main staircase leading down to the **Study/Snug**. Further doors open into:

**Bedroom Two** 4.6 x 3.0m (approx. 15'0 x 9'9) – max

A spacious double room having dual aspect windows and a range of fitted wardrobes

**Bedroom Three** 3.56 x 2.8m (approx. 11'8 x 9'2)

A third double room having window to the side and a period fireplace

**Shower Room** 2.05 x 1.3m (approx. 6'8 x 4'3)

Fitted with a modern suite having wash basin set to vanity unit, Gerberit WC and double shower with Aqualisa remote control shower, with tiled splashbacks, an obscured window, chrome heated towel rail and electric under floor heating









## Outside

Peony Cottage sits on a corner plot close to the heart of the desirable village. Accessed via Hall Hill Lane is a private drive with comfortable parking for two vehicles, and gated access to the side aspect opens into a cobbled courtyard leading into the garden

## Landscaped South Facing Garden

The garden extends to the rear and side of the cottage and has been landscaped using a contrast of reclaimed and traditionally styled materials to create a charming and safely enclosed entertaining space. A south facing Porcelanosa tiled terrace is edged with neatly stocked borders and paving extends to the side of the property where there is a secure storage

space and bifold doors open into the kitchen. There is exterior lighting and a water point, and a willow screen woven by a local craftsman provides privacy to one side

**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.