



Whittington Lodge, 8 The Green, Whittington, WS14 9LS



Set within enviable walled grounds in the heart of Whittington is this exceptional Georgian country residence, showcasing a wealth of generous family accommodation, an extensive collection of outbuildings and stunning formal gardens including a heated swimming pool. Dating back to the mid 18th Century, Whittington Lodge is thought to have originally served as the Dower House to Whittington's Old Hall and remains an outstanding example of historic British architecture whilst offering accommodations to complement modern day living. Elegant features are retained throughout including original doors, impressive fireplaces and exposed beams, with upgrades having been made to include a bespoke handmade kitchen and conversion of outbuildings to create additional accommodation. Being a most valuable opportunity to acquire a residence of this standing, Whittington Lodge

highlights all the pleasures and privilege which a home of this calibre has to offer.

Whittington Lodge extends over three floors plus a lower ground floor cellar, with each level showcasing beautifully retained features and generous proportions. The ground floor reception hall leads off into three formal reception rooms, and in turn to a hallway with access down to the dry cellar and guests cloakroom. The bespoke farmhouse kitchen benefits from another reception room serving as a dining and living room, alongside the practical additions of a separate laundry room and traditional pantry. To the first floor, the master suite is a most remarkable space, extending to an exceptional size and having private use of an en suite bathroom and fabulous dressing room. Two additional double bedrooms to this floor are serviced by a family

bathroom, and a further three bedrooms are set to the second floor, one of which would be ideal for conversion into an additional bath or shower room.

A regal pillared entrance engraved with the property title welcomes you into the formal grounds, which extend to just over half an acre and are enclosed with elegant character walls. There is parking and garaging for numerous vehicles, and a former Coach House has been converted into a superb studio and office, ideal for a home-run business. Stables offer additional storage or space to house a pony, and there may be the opportunity to lease paddock land locally. A walled courtyard houses the an outdoor pool heated by an eco-friendly air source heat pump, and the established wrap around gardens enjoying privacy to all sides.

Residing within the the tranquil village of Whittington, Whittington Lodge enjoys picturesque rural surroundings and an idyllic approach along The Green, a lane servicing a small handful of character homes. This rural village offers convenient amenities including a Co-op, newsagents and traditional country pubs, with additional facilities available in the nearby Cathedral City of Lichfield where shops, restaurants, its historical Cathedral and Beacon Park can all be found. The property is also well placed for superb independent schools including Lichfield Cathedral, Repton and Twycross.

The local area is renowned for scenic walking, cycling and pony trekking routes, with equestrian centres including Curborough and Eland Lodge being within a short drive, and Cannock Chase can be reached in around 20 minutes.

The location of Whittington Lodge is ideally placed for commuter routes including the A38 M6 Toll and A50, rail stations in Lichfield provide direct links to Birmingham and London in 80 minutes, and the International Airports of Birmingham and Manchester are both within an easy drive.

- Elegant Georgian Farmhouse
- Wealth of Grade II Listed Character
- Stunning 0.56 Acre Walled Grounds
- Tranquil Village Setting overlooking The Green
- Three Generous Reception Rooms
- Farmhouse Dining Kitchen with Larder
- Laundry Room & Cloakroom
- Six Generous Bedrooms & Bathroom
- Impressive Master Suite with En Suite Bathroom & Dressing Room
- Gated Entrance to Extensive Parking
- Garaging, Workshop & Stables
- Coach House with Studio & Home Office
- Beautifully Manicured Walled Grounds
- Swimming Pool with Eco-Friendly Air Source Heat Pump
- Kitchen Garden with Greenhouse
- Well Placed for Schools, Local Amenities, Commuter Routes & Rail Travel



Reception Hall

An elegant welcome to this Georgian home, having window to the front aspect, original oak flooring, stairs rising to the first floor and an open fireplace with elegant limestone surround. Original panel doors open into:

Drawing Room 6.12 x 5.5m (approx. 20'1 x 18'1)

Extending to a superb size, this stunning reception room features impressive tall ceilings, windows to the side and double doors with regal stone steps leading down into the gardens. An elegant carved stone fireplace houses an open fire

Dining Room 4.65 x 4.42m (approx. 15'3 x 14'6)

Another generous formal entertaining space having window to the front aspect, door opening out to the side and a brickwork fireplace with beam lintel over

Family Room 4.42 x 4.01m (approx. 14'6 x 13'2)

A versatile reception room ideal as a snug, playroom or home office, having dual aspect windows, traditional parquet flooring and an inglenook fireplace housing wood burning stove

The **Inner Hall** has wooden flooring and doors leading to the **Cellar** 5.82 x 5.54m (approx. 19'1 x 18'2) and into:

Farmhouse Dining Kitchen

A beautifully presented character space formed by a bespoke handmade kitchen and generous dining area. The **Kitchen** 5.2 x 3.23m (approx. 17'0 x 10'7) comprises a range of bespoke solid wood painted wall and base units housing contrasting solid oak and granite work surfaces with an inset Shaws double Belfast sink. The gas fired Aga is included in the sale and there are spaces for appliances including fridge, freezer and dishwasher. Windows overlook the side aspect, a doorway opens to the **Laundry Room** and into a useful **Larder**, and a stable door opens out to the rear gardens. Solid wood flooring leads into the **Dining Area** 4.9 x 4.11m (approx. 16'0 x 13'6) where further windows overlook the gardens and a doors open out to a recessed porch at the side and to the **Inner Hall**

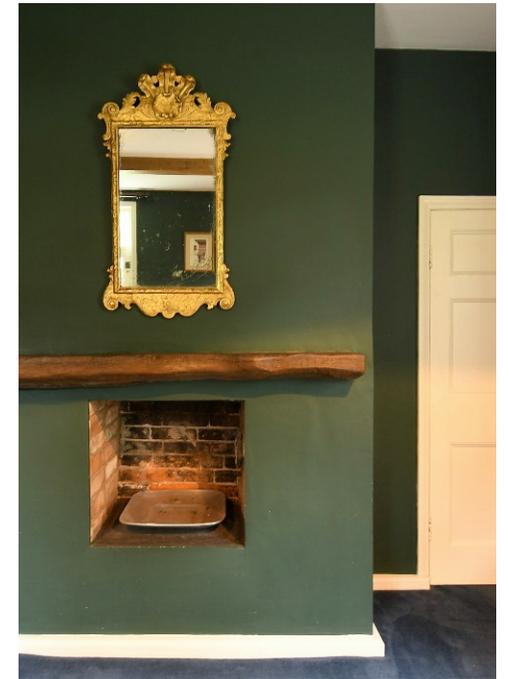
Laundry Room

Fitted with bespoke handmade units housing an inset Belfast sink and spaces for washing machine and tumble dryer, with windows to the side and quarry tiled flooring

Cloakroom

With pedestal wash basin, WC and a window to the side





Stairs rise to the **First Floor Landing** where doors open into:

Master Suite 7.4 x 6.15m (approx. 24'3 x 20'2)
A stunning principal bedroom suite having a private dressing room and en suite bathroom. The bedroom extends to a generous size and features impressive vaulted ceilings with beams, dual aspect windows and a traditional cast iron wood burner. A door opens into:

En Suite Bathroom 4.24 x 3.07m (approx. 13'11 x 10'1)
Fitted with a period suite having pedestal wash basin, WC, bathtub and walk in shower, with tiled splash backs, dual aspect windows with elegant, obscured glazing and a heated towel rail. Leading into:

Dressing Room 4.14 x 2.95m (approx. 13'7 x 9'8)
Providing ample storage and furniture space, this fabulous dressing room has a skylight providing natural light

Bedroom Two 4.42 x 4.39m (approx. 14'6 x 14'5)
A spacious double room having dual aspect windows with idyllic garden views and a pedestal wash basin

Bedroom Three 4.42 x 4.24m 14'6 x 13'11) – max
Another double bedroom having windows to two sides and a useful fitted storage cupboard

Family Bathroom 3.53 x 2.3m (approx. 11'7 x 7'7)
Comprising a traditional suite having pedestal wash basin, WC, walk in shower and double ended bathtub, with tiled splash backs, a heated towel rail and an obscured window to the front

The **Second Floor Landing** has a window to the side and doors opening into:

Bedroom Four 4.45 x 4.14m (approx. 14'7 x 13'7)
Another generous double room having dual aspect windows and a double fitted wardrobe

Bedroom Five 4.5 x 4.24m (approx. 14'9 x 13'11) – max
With a window to the front aspect and a useful fitted storage cupboard

Bedroom Six 3.6 x 2.44m (approx. 11'9 x 8'0)
An ideal single bedroom, study or for conversion into an additional bathroom, having window to the front





Outside

Whittington Lodge lies on the prestigious The Green in the heart of Whittington. A brick and stone pillared entrance detailing the property title leads to double gates into Whittington Lodge, where there is parking and turning space for multiple vehicles. To the side of the property there is access into An array of outbuildings including **Stables** and garaging, and a secluded walled **Kitchen Garden** lies to one side housing well stocked fruit and vegetable beds and a timber greenhouse

Garage 4.5 x 3.75m (approx 14'9 x 12'4)

Garage 5.26 x 4.11m (approx. 17'4 x 13'6)

Wood Store 4.5 x 2.26m (approx 14'9 x 7'5)

Workshop 4.5 x 4.5m (approx. 14'9 x 14'9)

From the gravel driveway, a door opens into a Fabulous Coach House which has been converted into a **Studio** 8.08 x 3.12m (approx. 26'6 x 10'3), having original brick flooring and stairs rising to the first floor **Office** 4.9 x 3.25m (approx. 16'1 x 10'8). This space is ideal for conversion into ancillary accommodation, or for use as an office suite form a home-based business

Walled Gardens

The beautifully manicured grounds are laid to established lawns, mature borders and historic trees. From the rear of the property, double doors open into an **Orangery** 5.26 x 3.51m (approx. 17'3 x 11'6) offering a covered outdoor entertaining space or potential for use as an additional reception room, and a gate opens into a walled courtyard housing the **Swimming Pool**. The heated pool is serviced by a state of the art air source heat pump and has roman steps for easy access









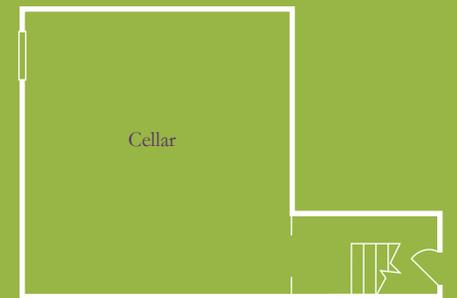
Ground Floor



First Floor



Second Floor



Lower Ground Floor





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.