



Manor Lodge, Manoryard, Blithbury Road, Hamstall Ridware, WS15 3RS

Offered with the benefit of no upward chain is this individual character barn conversion, enjoying beautifully presented accommodation, two excellent double bedrooms and a wealth of impressive features. Set within the desirable courtyard of Manoryard, this Grade II Listed countryside home offers unique interiors which briefly comprise generous open plan living space bringing together a sitting room with character open fireplace, dining room and breakfast kitchen to the ground floor, and two double bedrooms with a family bathroom to the first floor. There is a low maintenance courtyard garden to the front aspect and the property benefits from allocated parking and a single garage within the shared courtyard.

The rural village of Hamstall Ridware is nestled within picturesque Staffordshire countryside with the village home to amenities including the Shoulder of Mutton pub, a private fishery and historic village church. The Cathedral City of Lichfield is easily accessible, being home to an excellent array of shopping and leisure facilities and nearby commuter routes include the A515, A38 and M6 Toll provide convenient access to towns and cities including Burton on Trent, Lichfield, Birmingham and Derby. Rail connections can be found in Lichfield providing direct access to Birmingham and London and the International airports of Birmingham and East Midlands are also within an easy drive.

- Elegant Convert Barn in Idyllic Setting
- Offered with No Upward Chain
- Grade II Listed & Wealth of Character
- Desirable Courtyard Community
- Open Plan Character Interiors
- Bespoke Kitchen with Dining Room
- Sitting Room with Feature Inglenook
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking & Courtyard Garden
- Tranquil Location with Rural Views
- Double Glazed & Mains Gas C H
- Well Placed for Commuter Routes, Rail Travel & International Airports

Half glazed double doors with a feature arched window above open into the **Entrance Hall** to Manor Lodge, having oak flooring and stairs rising to the first floor accommodation. Leading open plan style into:

Stunning Open Plan Living & Dining Kitchen

7.97 x 6.65m (about 26'1 x 21'9)

This exceptional open plan space has a striking burnt oak floor to the living and dining area and Indian slate floor tiles within the kitchen area. There are stunning exposed ceiling beams and the focal point of the **Sitting Room** is an impressive exposed brick inglenook fireplace with recessed

lighting, canopy hood and beam lintel over. Two period cast iron pillars add further character to the room

The bespoke **Kitchen** is well appointed with a comprehensive range of cream wall and base units with soft-close drawers, with limestone tile surrounds and butcher block style walnut work surfaces over. A complementary island unit also has walnut work surface with butler sink inset, basket style drawers and an integral wine chiller. There is an integral washing machine, space for both a range style oven and dishwasher and a recess houses an American style fridge/freezer. A door opens into a useful under stairs cupboard and there are windows to front and rear and a radiator



Landing/Study Area

Stairs rise to the galleried landing, ideal for use as a study, having a window overlooking the courtyard within the stairwell, a further skylight window, brickwork, fitted storage and a wealth of exposed beams. Stairs rise to **Bedroom Two** and the **Bathroom**. Door off to:

Master Bedroom 4.2 x 3.37m (about 13'9 x 11'0)

A spacious principal bedroom having exposed beams and a skylight

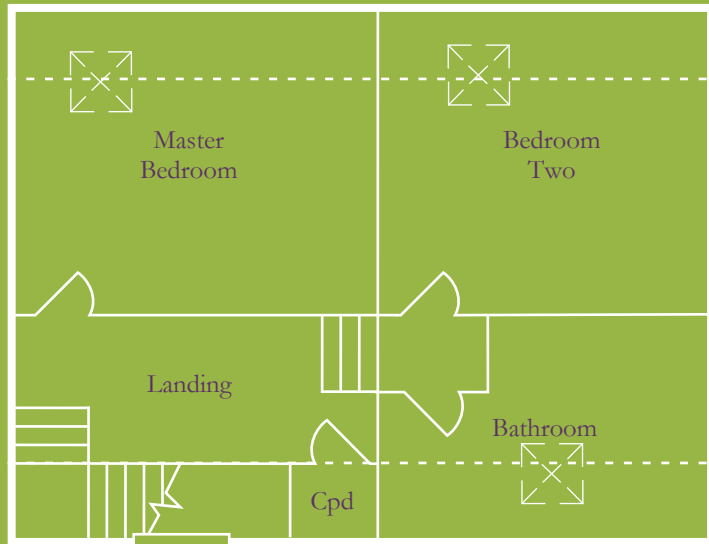
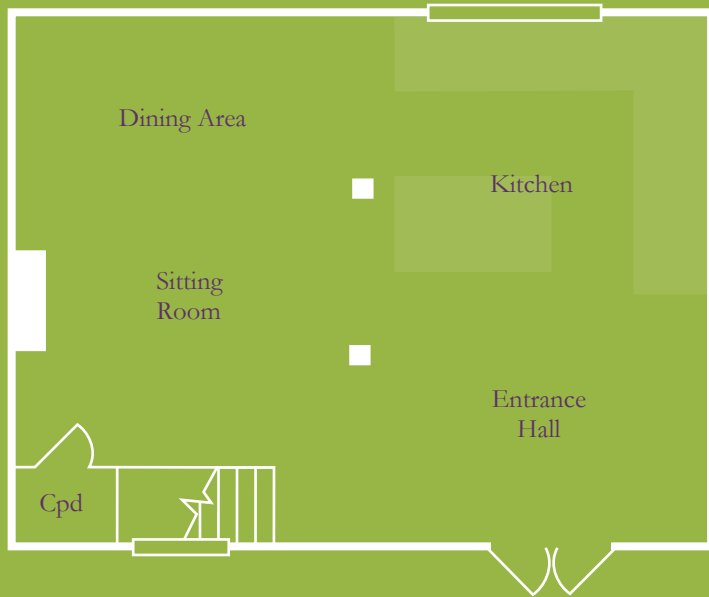
Bedroom Two 4.3 x 3.06m (about 14'1 x 10'0)

With exposed ceiling beams, two skylight windows and loft access point

Luxury Bathroom 3.17 x 2.92m (about 10'4 x 9'6)

Fitted with a modern suite comprising pedestal wash basin, low level WC and double ended bathtub with shower over, having tiled floor, tiling to splash backs, a chrome heated towel rail, exposed beams and a velux skylight

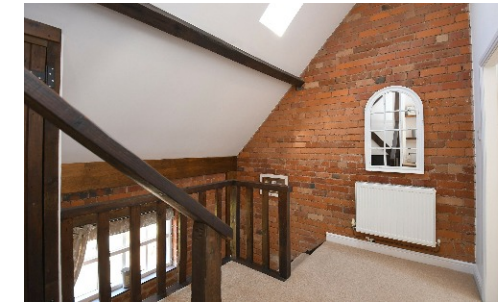




Outside

Manor Lodge lies to a secluded corner of Manoryard, where mature foliage provides privacy to the front aspect. A Staffordshire blue brick path leads to the entrance door where there is a small courtyard garden with space for a table and chairs and a well stocked flower bed

Within the spacious and private courtyard is a **Single Garage** with timber doors and mezzanine level above offering ideal storage space, as well as **Two Allocated Parking Spaces** belonging to Manor Lodge



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.