



The Hollows, The Old Rectory, Admaston, WS15 3NL



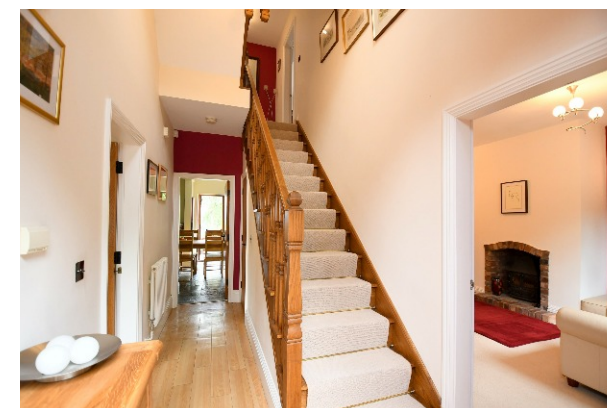
Enjoying a tranquil setting within this prestigious rural community is The Hollows, a beautifully presented townhouse offering spacious and versatile accommodation, five double bedrooms, four bathrooms and mature gardens overlooking far reaching countryside views. Having been designed in a traditional style to complement the surrounding character conversions, The Hollows offers deceptively spacious accommodation ideal to suit either a growing family or those needing independent space to work from home. The interiors comprise briefly reception hall with impressive galleried landings above, two reception rooms, open plan living and dining kitchen, utility room and cloakroom to the ground floor. To the first floor there are three double bedrooms

all having a private en suite and either fitted wardrobes or a walk in wardrobe, and two further double bedrooms, a family bathroom and a walk in loft space are set to the second floor. Outside, the property benefits from generous private gardens overlooking stunning countryside views, and there is a large double garage and allocated parking within the courtyard. The Hollows is serviced by hardwood double glazing and oil fired central heating with a Nest control system.

The Old Rectory is set within three acres of the Blithfield Hall Estate approached via a lengthy driveway through countryside overlooking Blithfield Reservoir below. Formed by an array of character conversion and traditionally

styled homes, this historic location is renowned for its peaceful setting as well as convenient proximity to local village amenities and leisure pursuits. Abbots Bromley is a few minutes drive from the property and is home to shops, pubs and a butchers, with more comprehensive shopping facilities easily reached in the Cathedral City of Lichfield. Blithfield Reservoir hosts fly fishing and a sailing club, and local golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within an easy drive. The property is well placed for access to the A50, M1, M6 and M42 and direct rail links from Lichfield give access to Birmingham and London (in 80 mins).

- Individual Town House
- Idyllic & Prestigious Setting with Views
- Spacious & Versatile Interiors
- Two Formal Reception Rooms
- Open Plan Living & Dining Kitchen
- Utility & Cloakroom
- Reception Hall & Galleried Landings
- Five Double Bedrooms
- Three En Suites
- Family Bathroom
- South Facing Gardens with Stunning Views
- Double Garage & Parking
- Further Visitors Parking
- Picturesque Parkland Setting
- Ideally Placed for Commuter Routes & Local Amenities



Reception Hall

Arched double doors open into this stunning hallway, having stairs rising to the first floor accommodation and an impressive gallery extending up into the second floor where there is a skylight. Doors open into:

Lounge 5.08 x 3.58m (approx. 16'8 x 11'9)

A spacious formal reception room having window to the front and a feature fireplace housing multifuel stove set to stone hearth with character brickwork surround

Dining Room 3.07 x 2.5m (approx. 10'1 x 8'2)

Ideal as a home office or formal dining space, having window to the front

Open Plan Living & Dining Kitchen 8.92 x 3.84m (approx. 29'3 x 12'7)

Extending across the rear of the property, this fabulous space is formed by a modern kitchen, dining area and sitting room with feature fireplace. The **Kitchen** comprises a range of shaker wall and base units with granite worksurfaces over, housing an inset sink with side drainer and a range of integral appliances including Bosch dishwasher, Neff fridge freezer, Zanussi microwave and coffee machine. A recess with extractor hood above houses a Rangemaster double oven which is included in the sale, and the kitchen has units housing a refuse cupboard and wine rack. A window faces the rear and slate effect tiled flooring extends into the **Dining Area** where double doors open out to the gardens. The **Family Room** has a full height window to the rear and a Villager multifuel stove set to raised brickwork fireplace

Utility

A door from the kitchen opens into the utility which is fitted with a range of wall and base units coordinating with those of the kitchen having granite worksurfaces, an inset sink and integral Bosch washing machine and tumble dryer. A stable door opens out to the side where a walkway gives private access to both the front and rear aspects

Cloakroom

Comprising fitted wash basin, WC and tiled splash backs





Stairs rise to the **First Floor Landing**, where a gallery overlooks the reception hall and stairs continue to the second floor. Doors open into:

Master Bedroom 4.47 x 3.28m (approx. 14'8 x 11'9)
A spacious principal bedroom having arched window with Juliette balcony to the rear, a fabulous walk in wardrobe with fitted hanging and storage space, and private use of:

En Suite Bathroom

Comprising a luxury suite having wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring, tile splash backs, a heated towel rail and an obscured window to the front

Bedroom Two 4.67 x 2.87m (approx. 15'4 x 9'5)
Another spacious double room having a walk in wardrobe and a window to the front. A door opens to:

En Suite Bathroom

Fitted with a modern suite having fitted wash basin, WC and bathtub with shower over, having tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

Bedroom Three 4.39 x 3.6m (approx. 14'5 x 11'10)
With a window to the rear enjoying stunning views, two double fitted wardrobes and private use of:

En Suite Bathroom

Comprising fitted wash basin, WC and bathtub with shower unit over, with tiled flooring and walls, a heated towel rail and an obscured window to the rear

Stairs rise to the second floor landing, having a skylight providing plenty of natural light and a door opening to a large **Airing Cupboard** housing two pressurised water cylinders. Double doors open into a large walk in storage cupboard, and further doors open into:

Bedroom Four 5.66 x 2.6m (approx. 18'7 x 8'6)
Another double too having a large fitted wardrobe and a skylight to the front telephone point and tv point.

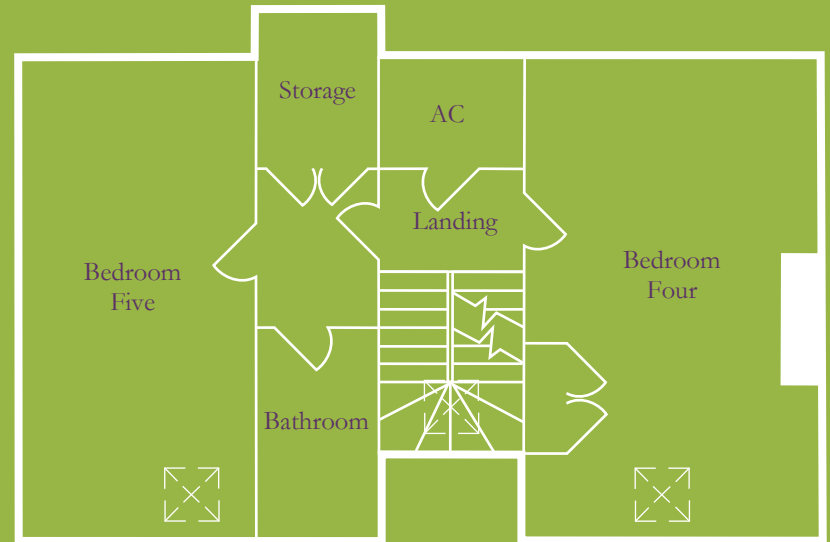
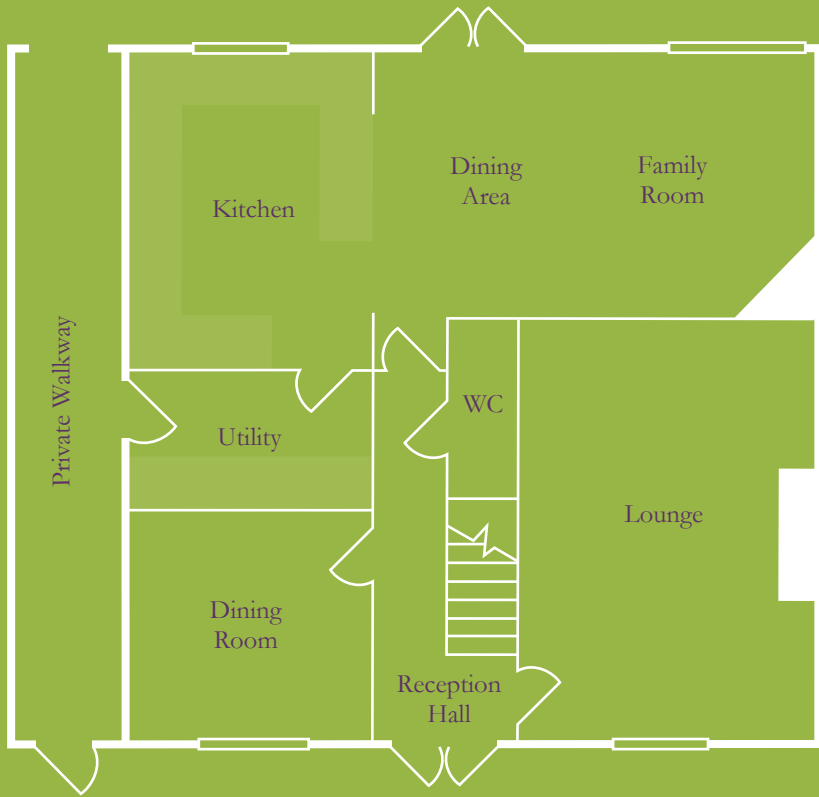
Family Bathroom

Fitted with wash basin, WC and bathtub with shower unit over, with tiled walls, tiled flooring and a heated towel rail.

Bedroom Five 5.49 x 3.0m (approx. 18'0 x 9'10)
A fifth double bedroom having skylight to the front









Outside

The Hollows benefits from a pleasant approach through mature woodland where there is designated visitors parking. Within a courtyard overlooking maintained gardens there is a private drive with parking for around four vehicles to the fore of the **Double Garage** 4.8 x 3.84m (approx. 15'9" x 12'7") which has up and over entrance doors, power, lighting and a generous loft space above. A gate opens to the front of The Hollows which has a water supply and block pathway leading to front door, and a gated walkway to the side offers storage space and access into the rear garden

South Facing Gardens

Extending to a generous size, the beautifully tended rear gardens enjoy idyllic views over open farmland to the rear and are laid to a secluded paved and gravelled terrace, shaped lawns and well stocked borders. A wall to the end of the garden has gated access out onto open countryside, the garden shed is included in the sale, and there are exterior power points and lighting



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.