



The Old Rectory, Rectory Gardens, Armitage, WS15 4AL

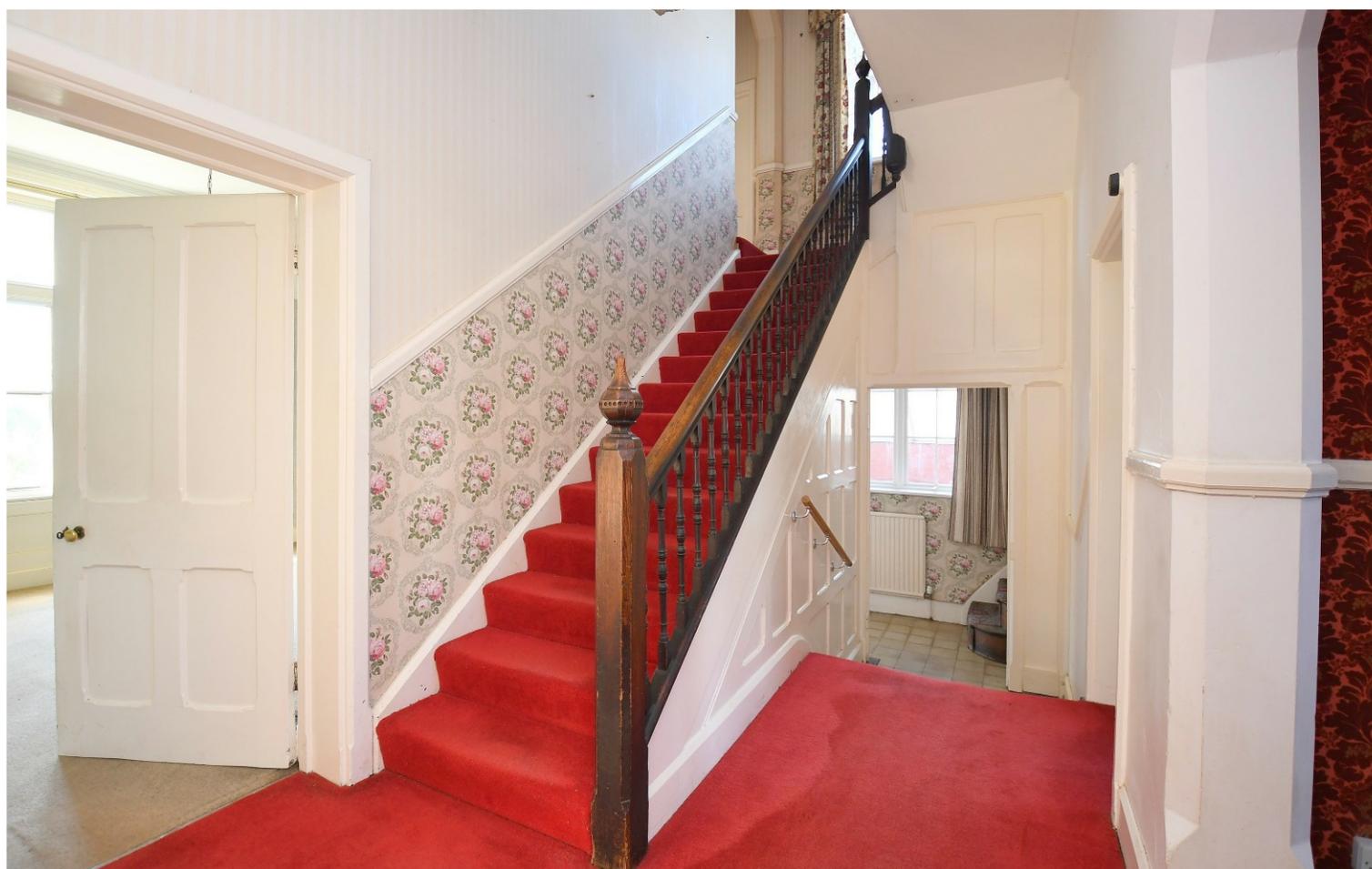


Placed within secluded wrap around gardens is The Old Rectory, an exquisite detached Victorian residence offered with no onward chain, presenting elegant and wonderfully spacious interiors, up to seven bedrooms and a regal setting overlooking idyllic views towards Cannock Chase. Originally dating back to 1864, this former Rectory retains elegant original features throughout to include intricate coving, marble and granite fireplaces, panel doors and deep skirtings, with traditional shutters to most of the ground floor windows. The main staircase leading up to the first and second floors also features the

original oak banister and finials, and the property showcases characteristically tall ceilings throughout, as well as full head height to the cellars. The extensive accommodation which is set over three floors (plus the cellar) presents plenty of room to create an independent home-working space or ancillary accommodation, as well as superb potential for refurbishment without the restrictions of a Grade II listed status. The Old Rectory has been a much loved family home for around 60 years and is truly a unique opportunity for the next owners to appreciate, enjoy and expand on this home's fascinating history.

The ground floor entrance hallway leads in turn into the stunning reception hall, where panel doors lead off into four reception rooms (three with either marble or granite mantelpieces and open fires), and a breakfast kitchen with pantry and additional store. The lower ground floor cellars offer excellent storage space or potential for conversion. From the first floor landing, four bedrooms and a master dressing room are serviced by a spacious family bathroom, and the second floor offers three further bedrooms and walk in storage rooms presenting plenty of scope for conversion into additional bedrooms, self

contained ancillary living or a home office space. Stunning views over surrounding countryside and towards Cannock Chase can be appreciated from the property, particularly from the second floor accommodation. Outside, wrap around gardens extend to a generous size enjoying an excellent degree of privacy to all aspects, there are an array of outbuildings alongside a walled courtyard and a private driveway providing parking for a number of vehicles as well as access into the detached double garage.



The Old Rectory is set within a secluded garden plot just a few minutes' walk from the village centre of Armitage, where there are a range of amenities including shops, pubs, a Butchers, village hall, a doctors' surgery and dispensary pharmacy. The property is within catchment for the local The Croft Primary School which feeds into The Hart Secondary School in Rugeley or The Friary in Lichfield, and there are a number of independent schools within easy reach including Lichfield Cathedral, Abbotsholme, Denstone and Repton.

The location is ideal for access to local countryside, canalside walks and public footpaths and Cannock Chase, an Area of Outstanding Natural Beauty, is a short drive away and offers activities including walking, cycling and pony trekking through picturesque woodland and protected parkland.

The market town of Rugeley and Cathedral City of Lichfield are each within a short drive, where supermarkets, shopping centres and leisure facilities including Beacon Park can be found, and the is well connected to commuter routes including A515, A51, A38 and M6. Rail stations in both Rugeley and Lichfield Provide direct links to Birmingham and London, and Birmingham International Airport is around a 30 minute drive away.



- Elegant Detached Victorian Rectory
- Superb Potential & No Upward Chain
- Wealth of Original Features including Window Shutters, Marble Fireplaces & Doors
- Secluded Wrap Around Gardens
- Four Spacious Reception Rooms
- Breakfast Kitchen & Pantry
- Scullery with Original Range & Copper
- Lower Ground Floor Cellars
- Galleried Reception Hall
- Four Bedrooms & Dressing Room
- Family Bathroom
- Second Floor with Three Further Bedrooms - Superb Potential for Home Office/Ancillary Accommodation
- Stunning Countryside Views
- Secluded Gardens & Range of Outbuildings
- Double Garage & Parking
- Mains Gas Central Heating
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Stone steps and an arched entrance doors open into the **Entrance Hallway** 3.66 x 2.11m (approx. 12'0 x 6'11), which showcases impressive tall ceilings and leads into:

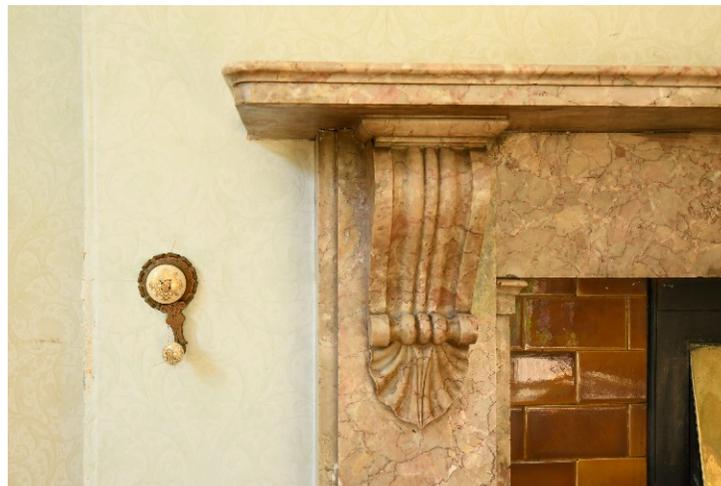
**Reception Hall** 4.76 x 2.42m (approx. 15'7 x 7'11)  
A stunning space centred around the original oak staircase with carved banister, which rises to the first floor accommodation. Character panel doors open into:

**Dining Room** 5.5 x 4.57m (approx. 18'0 x 14'11)  
A spacious reception room featuring windows with shutters to two sides and an open fireplace with carved marble mantle

**Drawing Room** 6.11 x 5.3m (approx. 20'0 x 17'4)  
Another elegant reception room, having windows to the rear, a bay with doors opening out to the gardens and a marble fireplace housing an open fire. An original bell pull handle remains to one side of the side of the fireplace

**Study** 4.11 x 3.95m (approx. 13'5 x 12'11)  
Formerly the Vicar's study, having a granite fireplace with open chimney and a window overlooking the gardens

**Breakfast Room** 3.65 x 2.7m (approx. 11'11 x 8'10)  
An ideal snug or morning room, having window to the front, a useful fitted cupboard and a gas fireplace





Steps lead down from the **Reception Hall** into a rear hallway where another staircase (the 'servants' stairs) gives a secondary access onto the main first floor landing. Doors open to both the **Cellar** and into:

**Breakfast Kitchen** 4.6 x 4.11m (approx. 15'1 x 13'5)  
 Another generously proportioned living space having a range of wall and base units housing inset sink with side drainer and spaces for appliances. The size of the kitchen offers plenty of scope to remodel the layout to suit, and there is a window to the rear, a stained glass door opening out to the side and steps rising to:

**Pantry** 4.2 x 1.57m (approx. 13'8 x 5'1)  
 With fitted shelving and a window overlooking the walled courtyard. There is a further **Store** 3.62 x 2.6m (approx. 11'10 x 8'6) off the pantry having a window with original security bars to the side and fitted shelving

A door from the kitchen leads to beautiful stone steps which lead down a door opening out into a walled Courtyard to the side. this vestibule also leads into a fabulous **Scullery** 3.8 x 2.77m (approx. 12'6 x 9'1), having blue brick floor and a window to the rear. Retaining the services for the original build, this room features the original cast iron range, a carved wash basin next to the soft water pump, and the original 'copper' with fire grate and shovel below which would have heated the hot water for the property

#### **Lower Ground Floor Cellar**

A door leads down into the cellar which comprises a number of rooms with full height ceilings, being ideal for storage. A corridor leads between each room which feature brick thralls and shelving, and most rooms have a high level window providing natural light as well as mains lighting

**Room One** 4.62 x 2.94m (approx. 15'1 x 9'7)

**Wine Store** 4.15 x 2.23m (approx. 13'7 x 7'3)

**Room Two** 4.16 x 1.53m (approx. 13'7 x 5'0)

**Room Three** 4.6 x 2.95m (approx. 15'1 x 9'8)



Stairs rise to the first floor **Landing** 6.04 x 2.45m (approx. 19'9 x 8'0) where there is a leaded window to the side aspect. The stairs continue to the second floor and doors open into a useful storage cupboard and into:

**Master Bedroom** 5.5 x 4.6m (approx. 18'0 x 15'0)  
A spacious double room having dual aspect windows and a door opening into:

**Dressing Room** 3.65 x 2.1m (approx. 11'11 x 6'10)  
Ideal as addressing room or for conversion into an en suite, having window to the front

**Bedroom Two** 6.13 x 4.6m (approx. 20'1 x 15'1)  
Another generous double room having window to the side

**Bedroom Three** 4.11 x 3.96m (approx. 13'5 x 12'11)  
With a period fireplace and a window to the side

**Bedroom Four** 3.68 x 2.7m (approx. 12'0 x 8'10)  
Having a window to the front aspect

**Family Bathroom** 4.6 x 2.94m (approx. 15'1 x 9'7)  
A generous bathroom fitted with pedestal wash basin, WC, bathtub and separate shower, with half tiling to walls, cupboards housing the hot water cylinder and a window to the rear overlooking stunning views

Stairs continue to the **Second Floor Landing** 5.32 x 2.44m (approx. 17'5 x 8'0) which offers plenty of scope to remodel into additional bedroom space, a home office or self contained annexe. Doors open into:

**Bedroom Five** 6.2 x 3.54m (approx. 20'3 x 11'7)  
Having a window to the rear with stunning views towards Cannock Chase

**Bedroom Six** 5.55 x 3.16m (approx. 18'2 x 10'4)  
With a window to the rear and useful eaves storage

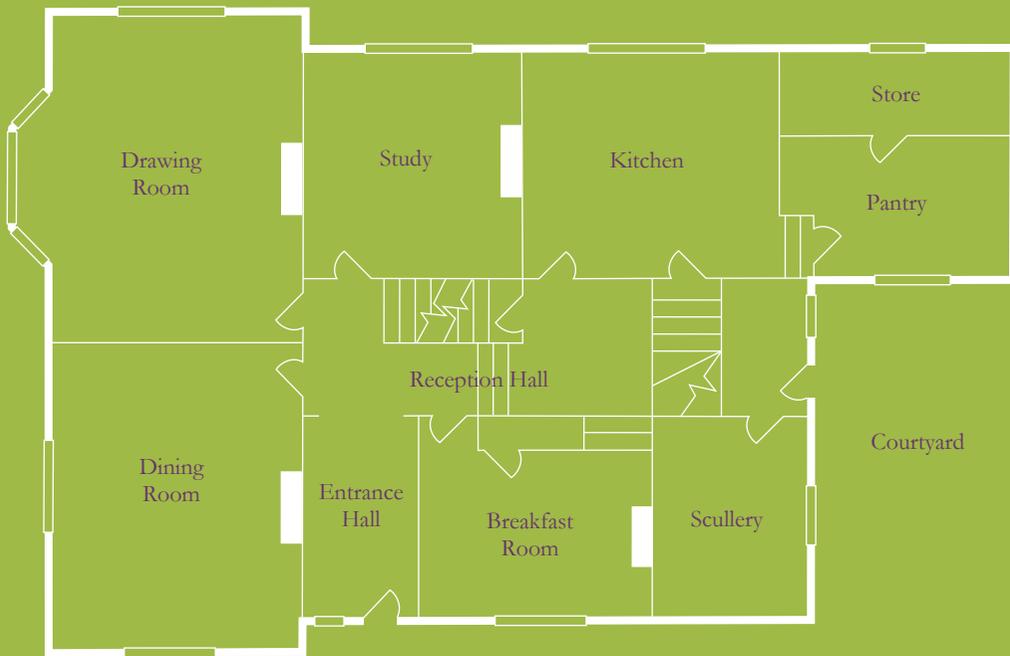
**Bedroom Seven** 3.95 x 3.25m (approx. 12'11 x 10'8)  
Having window to the rear overlooking rural views. A door opens into a **Store** 4.66 x 3.74m (approx. 15'3 x 12'3) having a skylight

**Store Two** 3.83 x 3.06m (approx. 12'6 x 10'0)  
Another versatile space ideal for conversion into further bedroom space, a study or a bathroom, having a skylight

**Store Three** 3.31 x 2.11m (approx. 10'10 x 6'10)  
A ladder rises to a hatch leading onto a flat roof with exceptional views towards Cannock Chase, and as far as the Derbyshire Dales







Ground Floor



From Courtyard



First Floor



Lower Ground Floor



Second Floor



**Outside**

To the front, a sweeping driveway leads up to The Old Rectory where there is parking to the front aspect. Well tended lawned gardens are borders with mature foliage, and manual entrance doors open into the **Detached Double Garage** which has a courtesy door opening into the rear garden. Gated access leads into the rear garden, and stone steps rise to the front door

Stone steps lead down from the kitchen to a doorway out to the **Walled Courtyard**, is laid to blue bricks and has gated access opening to steps leading down onto Rectory Gardens. Further doors open to a useful **Garden Store**, **Gardeners WC** and to a covered walkway leading into the rear garden. accessed from the garden is a second **WC**

**Wrap Around Gardens**

Enjoying privacy to all sides and as sunny south-westerly aspect, the rear garden is laid to lawns and flower beds stocked with a variety of flowers, shrubs and mature trees. A **Summer House** which overlooks the ornamental garden pond included in the sale as well as the greenhouse, and pathways and steps lead around the edge of garden between the trees and foliage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 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.