

Malt House Farm

Colton



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Bellamour Lane Colton WS15 3LN

Holding a prominent position in the heart of Colton is Malt House Farm, a handsome Grade II Listed village residence showcasing a wealth of accommodation extending over three floors plus a cellar, five double bedrooms and a fabulous second floor studio offer an ideal work-from-home space. Believed to date back to the 17th Century, this exceptional period home has been extended and remodelled over time to create generously proportioned family interiors, whilst sympathetically retaining the original charm and features including character doors, inglenook fireplaces and exposed beams.

There are three generously proportioned reception rooms beginning with a dining room with stunning inglenook fireplace, a versatile playroom/snug and a sitting room also having an open fireplace and a wealth of exposed timbers and beams. Extending across the rear of the property is a magnificent open plan kitchen which opens through to the oak framed living and dining room enjoying views over the corner plot gardens. Functional spaces include a boot room and a utility which opens into a walk in pantry and separate laundry room. To the lower ground floor a cellar offers a versatile storage space.

Four double bedrooms are set to the first floor serviced by two family bathrooms, with the master bedroom also having private use of a fabulous dressing room and modern en suite. The second floor is laid to a fifth en suite bedroom, with a versatile studio and office presenting potential for use as additional bedroom space, a games room or a home office suite.

The well tended garden extends to the front, side and rear of the property offering a sunny space to enjoy the tranquil surroundings, as well as having gated access to a driveway with parking for three to four vehicles. The farmhouse is serviced by mains gas central heating and resides in the heart of this charming Staffordshire village, combining the ideals of peaceful countryside living with convenient access to local amenities, commercial centres and rail links.



Set amidst beautiful Staffordshire countryside, the rural village of Colton offers amenities to include traditional country pubs the Greyhound Inn and Ye Olde Dun Cow, a historic Church and the St Mary's Church of England Primary School. Further village amenities can be reached in a short drive, with the historic centre of Abbots Bromley at five miles distance offering an assortment of pubs, cafes and shops.

A location renowned for leisure pursuits, the village borders Cannock Chase, a designated Area of Outstanding Natural Beauty where many outdoor activities can be enjoyed including hiking, cycling and pony trekking. Blithfield Reservoir is also within easy reach, offering peaceful rural walks and a Sailing Club.

There are also a range of independent schools including Lichfield Cathedral, Denstone Prep and Denstone College within easy reach, and the village is also home to a highly regarded St Marys C of E Primary School, which feeds into the Rugeley John Taylor Secondary School.

Further facilities including supermarkets and boutique shops are nearby in the centres of Lichfield and Rugeley, which also offer excellent rail connections to larger commercial centres. Rugeley Trent Valley and two stations in Lichfield provide swift links to Birmingham, Stafford and London (in 80 mins). Birmingham International Airport is around 30 miles away, and the village is ideally located for commuter travel on the M6, A38 and A50.



Village Centre & Amenities: 0 miles



Lichfield Rail Station: 11 miles

Rugeley Rail Station: 1.5 miles



Stafford City Centre: 12 miles

Stoke on Trent City Centre: 22 miles

Wolverhampton City Centre: 18 miles



Blithfield Reservoir: 3 miles

Cannock Chase: 1 mile



Birmingham Airport: 30 miles

East Midlands Airport: 60 miles

Malt House Farm can be approached both through a charming wrought iron gate to the front and via a hallway to the rear aspect. A pathway leads to the traditional panelled front door, which leads into firstly the formal **Dining Room**. with quarry tiled flooring and an inglenook fireplace, this reception room has steps up to and double doors into the living space of the kitchen, as well as having a door into the **Playroom/Snug**. To the opposite side of the property there is a generous **Sitting Room** with an open fireplace set to an impressive inglenook, also leading into the **Kitchen**. All three reception rooms extend to a superb size and feature a wealth of character as well as fitted shutters.

The **Open Plan Living & Dining Kitchen** extends over the width of the property, having a modern kitchen with quartz worksurfaces and integrated appliances including dishwasher, fridge, wine fridge, induction hob with countertop extractor and an oven, combination microwave oven and warming drawer. A Belfast sink is set below a window facing the side, and openings lead into the **Oak Framed Living & Dining Room**, where the quartz worktops provide a breakfast bar. Tiled flooring extends throughout, and the living area features vaulted ceilings, magnificent exposed beams and full height oak framed windows. Double doors also open out to the gardens.

From the living area there is a superb **Boot Room** offering a superb storage area, with a **Utility Room** accessed from the **Kitchen**. the utility has access out to the side of the property, as well as internal doors opening into a **Pantry** and a separate **Laundry Room** with spaces for washing machine and tumble dryer. From the **Rear Hall**, there is access into the guests **Cloakroom**, which in turn gives access into a useful full height cupboard.







Stairs rise to the **First Floor Landing**, which features a wealth of character beams and the original floorboards. A further staircase rises to the second floor, and doors open into four well proportioned double bedrooms.

The luxurious **Master Suite** is laid to a spacious bedroom with triple aspect windows and a modern **En Suite** shower room having a walk in shower, a WC and wash basin set to vanity unit. Also servicing the master bedroom is a separate Dressing Room.

Three Further Double Bedrooms are set to the first floor, each being a generous double and sharing use of **Two Spacious Family Bathrooms**, both having traditional Thomas Crapper three piece suites including a bathtub. The second bathroom also features a separate shower cubicle. The second bedroom is also serviced by a a **Dressing Room**, which provides excellent potential for conversion into an en suite if desired.

To the expansive **Second Floor** there is a **Fifth Double Bedroom** with **En Suite Shower Room** and study area, which opens in turn to the versatile **Family Room** and **Home Office**. This part of the property offers a myriad of potential uses including as a games room, home office or as additional bedroom space, or could easily be remodelled to create a self-contained apartment/annexe. Separating the family room and office are impressive A-frame original beams and the second floor windows enjoy pleasant views over the village rooftops.



Floor Area: 4,107 ft² / 381.5 m²

Ground Floor

Open Plan Kitchen with Oak Framed Living & Dining Room 10.16 x 4.83m (approx.

Dining Room 5.92 x 4.8m (approx. 19'5 x 15'8)

Playroom/Snug 4.47 x 3.5m (approx. 14'7 x 11'5)

Sitting Room 5.99 x 5.9m (approx. 19'7 x 19'4)

Utility Room 3.5 x 2.16m (approx. 11'6 x 7'1)

Laundry 2.0 x 2.0m (approx. 6'6 x 6'6)

Pantry 2.0 x 1.5m (approx. 6'6 x 4'11)

Rear Hall & Cloakroom

Lower Ground Floor Cellar

First Floor

Master Bedroom 5.72 x 4.37m (approx. 18'9 x 14'4)

Dressing Room 2.7 x 2.5m (approx. 8'10 x 8'2)

En Suite Shower Room

Bedroom Two 4.57 x 3.86m (approx. 14'11 x 12'7)

Dressing Room Two 3.07 x 2.11m (approx. 10'0 x 6'11)

Bedroom Three 4.85 x 3.53m (approx. 15'10 x 11'6)

Bedroom Four 4.6 x 3.73m (approx. 15'11 x 12'2)

Family Bathroom 3.17 x 2.87m (approx. 10'4 x 9'4)

Second Family Bathroom 3.58 x 2.34m (approx. 11'8 x 7'8)

Second Floor

Bedroom Five 4.98 x 3.99m – max (approx. 16'4 x 13'1)

En Suite Shower Room

Family Room 4.11 x 3.86m (approx. 13'5 x 12'7)

Home Office 4.88 x 4.2m (approx. 16'0 x 13'9)



Malt House Farm is set at an elevated position back from the lane, having a wrought iron gate and fence enclosing the manicured fore gardens. Stone steps rise to the front aspect where a pathway leads to the front door, with shaped lawns being edged with neatly stocked flowerbeds. To one side of the garden there is a paved and decked terrace with a pergola, offering a pleasant space for outdoor seating whilst enjoying the peaceful village surroundings.

A gravel driveway shared with a handful of additional properties leads to the rear aspect, where a central courtyard provides ample turning space as well as access into the **Private Driveway** belonging to the farmhouse. There is **Parking Four Vehicles** to the drive alongside a **Fifth Parking Space** outside the **Rear Hall**, and gated access opens into the walled rear garden.

The **Rear Garden** extends to the side and rear of the property, being laid to lawns bordered with mature foliage and trees. There is exterior lighting, power and a water point, and gated access opens into the front gardens.

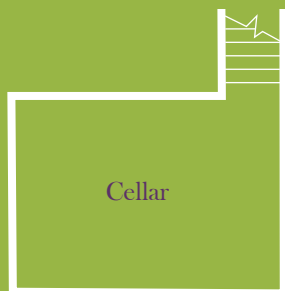




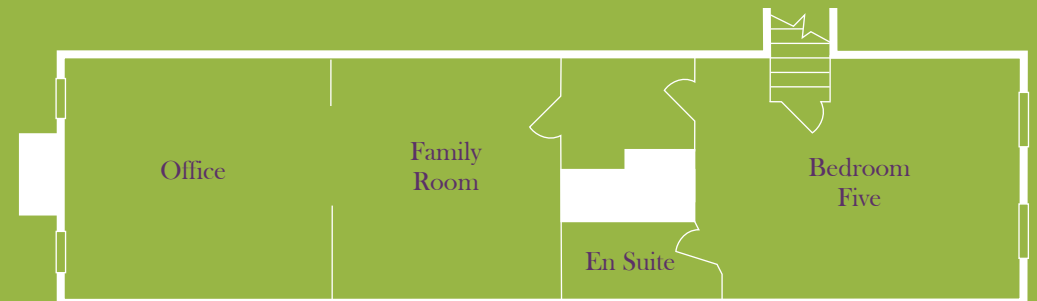
Ground Floor



First Floor



Lower Ground Floor



Second Floor

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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.

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