



Blithfield Cottage, Yeatsall Lane, Abbots Bromley, WS15 3DY

Residing within a delightful courtyard on the rural outskirts of Abbots Bromley is Blithfield Cottage, a contemporary barn conversion showcasing impressive and generously proportioned interiors, four double bedrooms each with private a bathroom and a tranquil setting overlooking idyllic countryside and reservoir views. Having been maintained to a superb standard and showcasing a wealth of character throughout, this individual conversion offers versatile living accommodation ideal to suit s growing family, alongside a dedicated work-from-home space. The interiors comprise briefly magnificent reception hall with gallery above, two spacious reception room plus study/playroom, family

dining kitchen utility and cloakroom, with four double bedrooms set to the ground and first floors. The en suite principal bedroom and second bedroom with en suite and dressing room are set to the ground floor, with two further double bedrooms set to the first floor each having reservoir views and a private bathroom. Outside, a sweeping driveway approaches the property where there is parking to the fore of the double garage, as well as to a gravel driveway to the front of the barn. Beautifully manicured gardens also extend to the front, and the rear garden enjoys a sunny westerly aspect as well as idyllic countryside views. Blithfield Cottage is serviced by mains gas central heating and hardwood double

glazed windows and doors, the majority of which have been replaced in recent years.

Set on the rural borders of Abbots Bromley, Blithfield Cottage enjoys a prime setting within a picturesque Conservation area combining the ideals of rural living with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the handsome village of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly

regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleynes High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Contemporary Barn Conversion
- Exclusive Courtyard Setting
- Countryside & Blithfield Reservoir Views
- Characterful & Generously Proportioned Family Interiors
- Impressive Reception Hall
- Two Reception Rooms & Study
- Spacious Dining Kitchen
- Utility & Cloakroom
- Four Superb Double Bedrooms
- Two En Suites, Two Bathrooms
- West Facing Rear Garden with Rural & Reservoir Views
- Double Garage & Ample Parking
- Mains Gas Central Heating & Double Glazed
- Secluded Rural Setting on Outskirts of Popular Village
- Well Placed for Commuter Routes & Local Amenities

words from the homeowner:

‘We have lived happily for 20 years in this barn conversion which is in a quiet and safe development consisting of 5 barns - and is close to connecting motorways to the north and south. Our children completed schooling in the area with convenient school bus routes to high schools. In addition, we are not part of a chain’



Reception Hall 8.0 x 5.47m (approx. 26'3 x 17'11)

A most impressive welcome to this individual barn, having oak flooring which extends throughout much of the ground floor, vaulted ceilings with a gallery opening to the landing above, and a wealth of exposed A frame beams. Stairs rise to the first floor accommodation, and doors open into:

Lounge 5.87 x 4.73m (approx. 19'0 x 15'6)

A beautifully presented sitting room having vaulted ceilings with exposed beams, a window and a skylight providing plenty of natural light, and arched double doors opening out to the fore gardens. The focal point of this room is a contemporary Scandinavian style wood burning stove set to hones slate hearth

Dining Room 5.4 x 3.54, 3.2m (approx. 17'9 x 11'6, 10'3)

Another well presented reception room having arched double doors opening out to the rear gardens, part vaulted ceilings and exposed beams

Study 3.2 x 3.9m (approx. 10'6 x 9'3)

An ideal home office or playroom, having full height windows and double doors opening out to the front

Family Dining Kitchen 5.9 x 4.74m (approx. 19'3 x 15'6)

A generous farmhouse style dining kitchen having double doors opening out to the fore gardens. The Kitchen is fitted with a range of wall and base units housing an inset sink with side drainer and a dual fuel range cooker which is included in the sale. A window faces the front aspect and a door opens into:

Utility 3.45 x 2.74m (approx. 11'3 x 8'9)

A functional space having fitted wall and base units housing spaces for a washing machine, tumble dryer, fridge and freezer, having an arched door leading to the rear garden. A cupboard houses the hot water cylinder and the British Gas condensing wall mounted boiler is also housed here

Cloakroom

Fitted with pedestal wash basin, WC and tiled splash backs





Doors from the **Reception Hall** leading into:

Master Bedroom 5.88 x 3.4m (approx. 19'0 x 11'3)
A spacious principal bedroom having a window to the rear, arched double doors opening out to a west facing terrace and private use of:

En Suite 2.5 x 1.55m (approx. 8'2 x 5'0)
Comprising a white suite having pedestal wash basin, WC and double shower, with tiled splash backs, tiled flooring a vaulted ceilings with exposed beams and a skylight

Bedroom Two 5.36 x 3.2m (approx. 17'6 x 10'6)
A door opens from the hallway into a fabulous dressing room, having a door into the en suite and in turn leading into the bedroom, which features an arched window to the rear, door opening out to the gardens and vaulted ceilings

En Suite 2.3 x 0.75m (approx. 7'6 x 2'5)
Fitted with wash basin, WC and shower, with tiled splash backs and tiled flooring

Stairs rise to the first floor **Part Galleried Landing**, having windows to two sides overlooking idyllic views over surrounding countryside and towards the nearby Blithfield Reservoir. Doors lead into two further double bedrooms, each having a private bathroom also located off the landing

Bedroom Three 5.88 x 2.75m (approx. 19'0 x 8'9)
A generous double room having dual aspect windows enjoying rural views

Bathroom 2.9 x 1.6m (approx. 9'6 x 5'2)
Fitted with pedestal wash basin, WC, shower cubicle and separate bathtub with shower attachment, having tiled floor and splash backs and an obscured window to the rear

Bedroom Four 3.77 x 2.75m (approx. 12'3 x 8'9)
A fourth double room having dual aspect windows to the front and rear

Bathroom 1.92 x 1.7m (approx. 6'3 x 5'6)
Comprising white suite having pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring, tiled splash backs and an obscured window to the rear







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

Blithfield Cottage lies around one mile from the heart of Abbots Bromley in a secluded courtyard home to similar individual conversions. A sweeping tarmac driveway leads to the fore of the garage where there are two parking spaces, with further parking to a second gravel driveway. Beautifully tended lawns gardens extend to the front of the barn, having a useful storage area for wheelie bins and mature foliage providing privacy to the front. A paved pathway leads to a canopy porch into the **Reception Hall**

Double Garage 5.85 x 5.6m (approx. 19'2 x 18'4)
 Having manual entrance doors to the front, power, lighting and a courtesy door into the garden

West Facing Gardens

A charming courtyard style garden extends to the rear of the property, offering a secluded space for outdoor entertaining whilst enjoying the idyllic outlook towards Blithfield Reservoir. An area to one side offers ideal potential for use as a kitchen garden, and there is exterior lighting, power and a water point to the rear of the property



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.