

Seven Stars & Seven Stars Barn

Watling Street Wall Staffordshire



 Parker
Hall

Independent Estate Agents

Seven Stars & Seven Stars Barn

Watling Street Wall WS14 0AN

Offered with the benefit of no upward chain is Seven Stars and Seven Stars Barn, a characterful three bedroom cottage plus one bedroom annexe residing within the historic Staffordshire village of Wall. Showcasing a wealth of original and reclaimed character throughout, Seven Stars boasts a rich history within the area, having formerly served as the village coaching inn until 1929 prior to its refurbishment in the 1990s.

In part, the property dates back to the 1700s and is finished with quarry tiled and exposed wood floors, traditional fittings and thoughtful styling reflecting the traditional period, being set beyond an electric gated entrance with ample parking and garaging to the rear aspect. Both the cottage and barn have been remodelled extensively by the existing vendors to create an exquisite and well proportioned rural home in addition to the annexe which offers extended accommodation to the main cottage, an annexe for a dependent relative, or the potential as for use as a home office suite or Air BnB style rental. There is also potential to convert the integrated garage/workshop into additional living accommodation, subject to relevant permissions.

The pretty village of Wall lies within picturesque Staffordshire countryside in an area of historical importance known for its Roman settlement and staging post. Within the village is a historic church and The Trooper, a popular pub and restaurant with an excellent reputation being within a few minutes' walk of Seven Stars. Comprehensive facilities can be found in nearby Lichfield (five miles away) where a shopping centre, supermarkets, the renowned Cathedral, the Garrick Theatre and Beacon Park can all be found.

A bus service provides links to Lichfield, Stonnall and Shenstone and there are regular intercity rail links from Lichfield's Trent Valley and City train stations to Birmingham and London (in 80 minutes). The location is well placed for commuter links including the A5, M6 Toll and the A38, and the international airports of Birmingham and Manchester are both within an easy drive.



what3words:

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Approaching from the rear aspect, a private drive servicing just three properties leads to double electric gates opening into an expansive gravel driveway, leading into both the cottage and barn. There are delightfully secluded courtyard gardens to the rear of the cottage, and both an integral garage/workshop and a further green oak framed garage offer exterior storage or further car parking.

Facing onto Watling Street, Seven Stars features a deceptively charming cottage frontage with the original entrance door opening into the sitting room, a characterful reception room having an original inglenook with inset wood burner set to a Staffordshire blue brick and tiled hearth. A snug is also set to the front having a feature bar area as a tribute to the former Inn, and a farmhouse style dining and living kitchen with Aga is set to the rear, having access into a hallway and cloakroom with utility space. From the wrap around landing there are three excellent double bedrooms, each featuring impressive vaulted ceilings and having use of a guest en suite, family bathroom and further dressing room/en suite with a quirky mezzanine bedroom area above.

Seven Stars Barn extends over a single level, being an ideal Air BnB/rental, annexe for a dependent relative or as the base for a home run business. The impressive reception hall with glazed apex leads into an open plan living and dining kitchen, double bedroom and shower room, with a paved terrace providing independent outside space also.



Village Centre & Amenities: 0 miles



Lichfield Rail Station: 5 miles

Rugeley Rail Station: 11 miles



Birmingham City Centre: 18 miles

Sutton Coldfield Centre: 7 miles

Stafford Town Centre: 19 miles



Cannock Chase: 0 miles



Birmingham Airport: 19 miles

Manchester Airport: 74 miles

Seven Stars

From the rear aspect, a cottage style courtyard garden leads to the **Entrance Hall**, having quarry tiled flooring and doors opening into the **Cloakroom** and:

Dining & Living Kitchen 6.0 x 3.78m (approx. 19'8 x 12'4)

A beautifully appointed space having been remodelled into a former outbuilding to create a living area alongside a traditionally styled dining kitchen. The **Kitchen** is finished with antique pine wall and base units housing inset sink, an American fridge freezer and dishwasher (both included in the sale), and an original brickwork inglenook houses a gas fired Aga which is also included in the sale. There is a window to the side and quarry tiled flooring extends into the **Living Area** where there are French doors opening out to the gardens and a window to the rear

From the kitchen, a glazed door opens to a brickwork archway leading into:

Sitting Room 4.3 x 4.24m (approx. 14'1 x 13'10)

A charming reception room featuring a wealth of beams and an original inglenook housing a Jotul wood burning stove with lined chimney. There is a bay window to the front with shutters, the original front door opens onto Watling Street, and quarry tiled flooring extends into:

Snug 3.7 x 2.5m (approx. 12'1 x 8'2)

An ideal playroom or study, having windows to two sides with shutters and a fabulous bar feature with mirrored shelving, pelmet lighting and base units housing space for a wine fridge and an ornate copper sink with mixer tap

Cloakroom

Having fitted wash basin and WC, quarry tiled flooring and fitted storage providing a **Utility Space** housing a washing machine and tumble dryer







Stairs rise to the dual sided **Landing** 3.0 x 2.6m (approx. 9'10 x 8'5), having exposed floorboards, windows to the rear and a door into the shelved **Airing Cupboard**. Character doors open into:

Master Bedroom 4.27 x 3.9m (approx. 14'0 x 12'9)

A beautifully presented bedroom having tall ceilings with a wealth of exposed beams, a window with shutters to the front and a range of traditional fitted wardrobes, upper level storage and shelving

Bedroom Two 4.3 x 4.0m (approx. 14'1 x 13'1)

Another spacious bedroom having vaulted ceilings with beams, an upper level window to the side enjoying views towards countryside and mirror fronted fitted wardrobes. Doors open to a shelved cupboard and into:

En Suite/Dressing Room 3.7 x 2.4m (approx. 12'1 x 7'11)

A versatile space ideal as a dressing room, for conversion into a full en suite, or as an occasional bedroom, having exposed floorboards, a window to the shutters to the rear, a range of fitted wardrobes and steps rising to a mezzanine bedroom area above. A bathroom suite fitted within the last year comprises wash basin set to vanity unit and shower cubicle

Bedroom Three 3.28 x 2.7m (approx. 10'8 x 8'10)

A third double bedroom having impressive vaulted ceilings with beams and a window to the rear overlooking pleasant garden views

En Suite 2.88 x 1.25m (approx. 9'5 x 4'1)

A white suite comprises wash basin set to vanity storage, WC and double shower, with panelled walls, exposed floorboards, a window to the front with shutters and a heated towel rail

Bathroom 2.55 x 2.55m (approx. 8'4 x 8'4)

Fitted with wash basin set to vanity units, WC and bathtub with shower attachment, having exposed floorboards, traditional tongue and groove panelling, an obscured window to the rear and a heated towel rail



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Seven Stars Barn

Having been converted around 12 years ago, this formerly derelict barn has been rebuilt and refurbished to provide a characterful and versatile living space or ideal home office suite. Seven Stars Barn is serviced by double glazed windows and an independent mains gas central heating system

Reception Hall 2.8 x 2.68m (approx. 9'2 x 8'9)

A most impressive welcome to this single storey annexe, having flagstone flooring, an oak framed glazed apex and oak doors opening into:

Open Plan Living & Dining Kitchen 5.87 x 3.65m (approx. 19'3 x 11'11)

A stunning open plan space having twin bifold doors opening out to the front aspect and impressive vaulted ceilings. The **Kitchen** is fitted with a range of wall and base units having an inset one and a half sink with side drainer, integral fridge and integral oven with electric hob over, as well as space for a dishwasher. Flagstone flooring extends into the **Living & Dining Area**

Bedroom 3.4 x 2.96m (approx. 11'2 x 9'8)

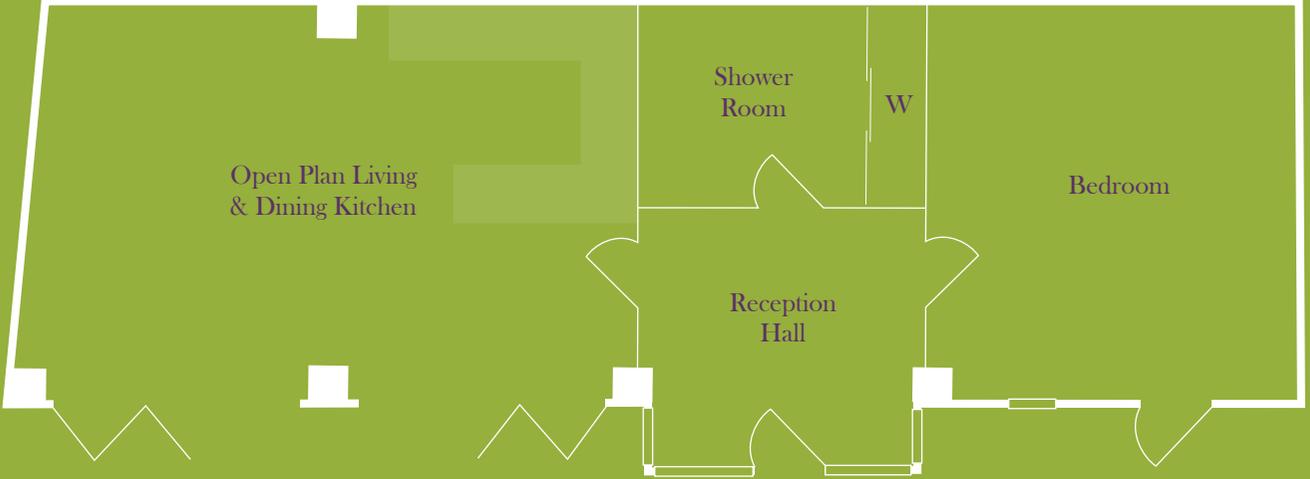
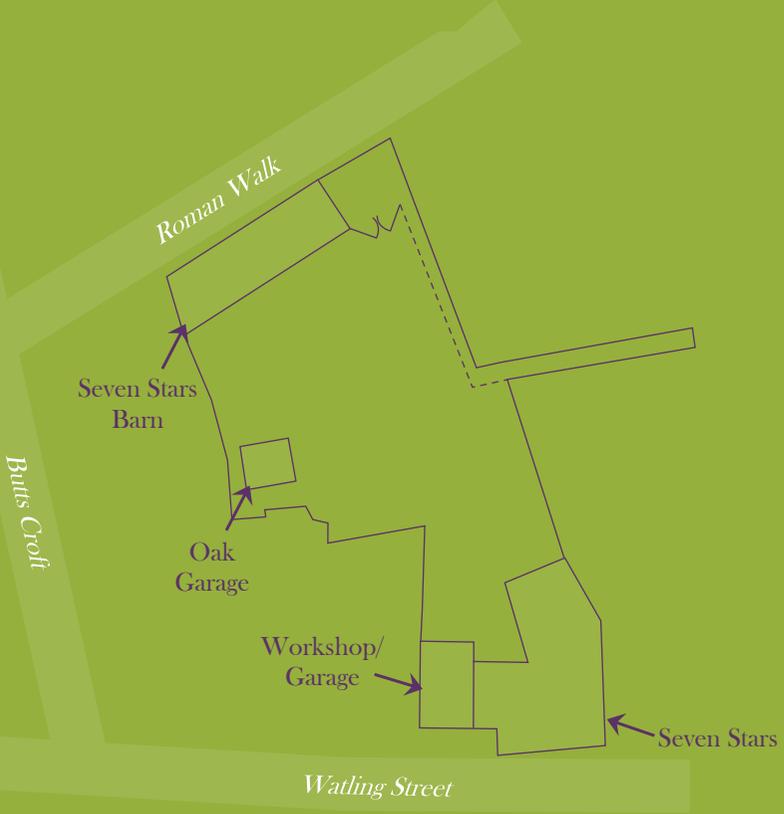
A good sized double room having a window and door to the front aspect

Shower Room 2.2 x 2.1m (approx. 7'2 x 6'10)

A modern suite comprises fitted wash basin, WC and double shower, with flagstone flooring, tiled splash backs, a heated towel rail and a range of fitted storage also housing the boiler



Seven Stars Barn



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92+	A		
81-91	B		89 B
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55-68	D		
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1-20	G		



Outside & Gardens

Seven Stars Cottage and Barn are set within a secluded, gated plot access via The Butts and onto Roman Walk, a lane which Seven Stars and two additional homes have private use of. Double electric gates open into the generous gravel driveway where there is parking and turning space for a number of vehicles, as well as access into the garage and annexe. A pillared walkway leads to the rear of the main house, where a paved and gravelled terrace is edged with mature foliage and shrubs. A secluded **Courtyard** edged with a character brick wall to one side with feature lighting below the original Inn's feeding troughs, offering a sunny and private space for outdoor entertaining. There is low level lighting to the edge of the terrace, and a covered seating area is flanked by two outbuildings having power and a water point to one

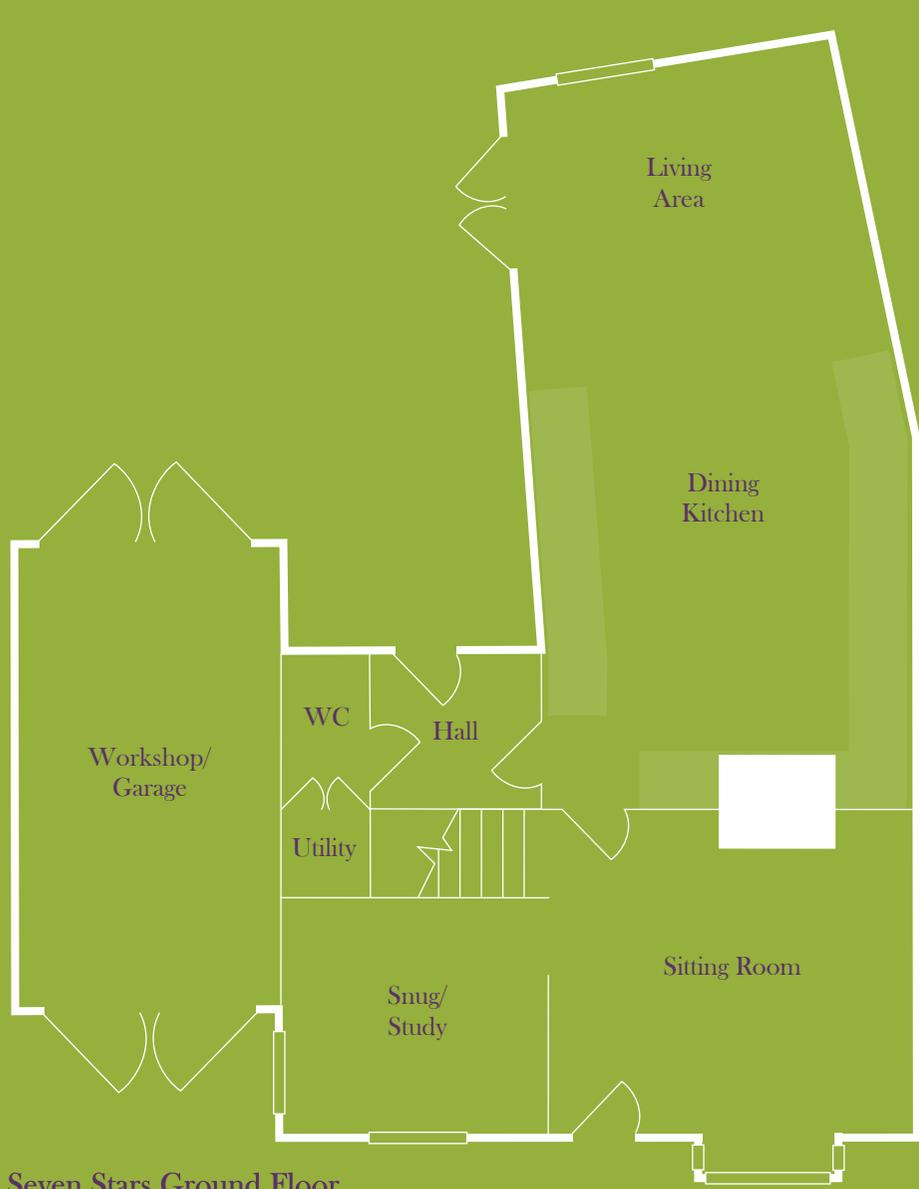
Integral Garage/Workshop 4.77 x 2.68m (approx. 15'7 x 8'9)

Historically being the access for the Inn's coaches, having manual entrance doors to both the front and rear, power and lighting

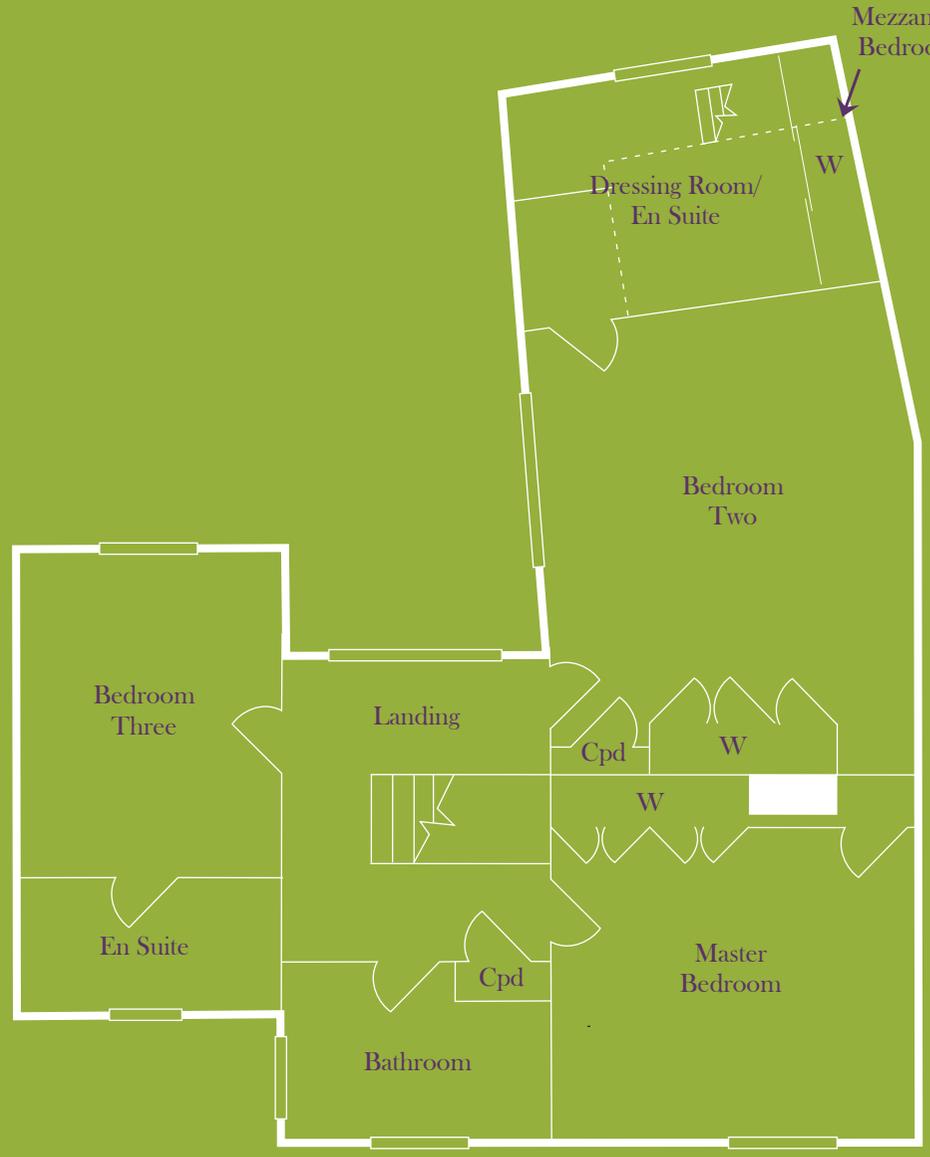
Detached Green Oak Garage 5.18 x 3.1m (approx. 16'11 x 10'1)

Having manual entrance doors, power, lighting and a covered oak framed storage area to one side





Seven Stars Ground Floor



Seven Stars First Floor



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General note: Whilst we express our knowledge, sales details accurate and reliable, at 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 you are intending to travel to the distance to view the property.

Measurements: Please note that the room sizes are now quoted in metres and rounded to the nearest centimetre. 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 measurement.

Consumer Protection Regulations: As a professional business, you should always protect yourselves by investigating thoroughly as to the correctness of any statements or information in these particulars, we have not tested the appliances, equipment, fixtures and fittings or services, and we cannot verify that they are in working order for the purpose of sale, you are advised to obtain confirmation from a qualified Surveyor.

Due to a change in legislation from 1st March 2014, you are required to check the identification of vendors before proceeding to market any property and purchasers, in acceptance of an offer and before we can instruct solicitors to proceed. This is also a requirement for agents on all estate agents.