



Ivy Cottage, Moor Lane  
Footherley, Lichfield WS14 0HW



Sutton Coldfield  
Fine Residential



# Ivy Cottage, Moor Lane

Footherley, Lichfield, WS14 0HW



A VERY ATTRACTIVE DOUBLE FRONTED COTTAGE SET IN WALLED GARDENS WITH AN ADJACENT FENCED Paddock (IN TOTAL APPROXIMATELY 2 ACRES) AND OCCUPYING DELIGHTFUL RURAL SETTING WITH FAR REACHING VIEWS OVER OPEN FARMLAND.

Ivy Cottage occupies a delightful rural location on the edge of this popular and sought after hamlet close to Shenstone village and Four Oaks. All amenities are only a short drive away including comprehensive shopping and leisure facilities at Mere Green, along with good village shops, schools and restaurant pubs in Shenstone.

Most attractive in appearance with double fronted elevation, the property enjoys a secluded private setting with an electrically gated driveway.

The well planned charming accommodation with central heating briefly comprises:

Canopy Porch.

Reception Hall 11'7" x 10'5" glazed entrance door with window either side, exposed timber and tiled floor.

Understairs Cupboard

Guest Cloakroom with wc and hand wash basin.  
Tiled floor.









Lounge. A through room with beamed inglenook and exposed brick fireplace with log burning stove, raised hearth and concealed lighting. Exposed wall and ceiling timbers, square bay window overlooking the gardens, window overlooking courtyard and patio doors to the patio at side.

Dining Room 15'8" x 11'8" into bay open brick fireplace with oak frame beamed ceiling, square bay window overlooking the gardens and door to:

Breakfast Kitchen 15'4" x 12'8" max range of bespoke hand painted cabinets with polished granite work surfaces. Inset enamel sink, floor cupboards and drawers, wall units, island units with breakfast bar, inset Leisure Rangemaster 110 cooker, beamed inglenook with log burner and wine rack, ceramic wall and floor tiling, exposed timbers, plumbing for washing machine and dishwasher and two windows with views over farmland.

Built in Cupboard.

Rear Porch with access to courtyard.

Boiler House.









## On the First Floor

Approached by a return staircase to a Gallery Landing 16' x 12'8" max with a vaulted beamed ceiling and a Study Area with dormer window overlooking the gardens and farmland beyond.

Main Bedroom 18'3" x 12'8" with vaulted timbered ceiling, exposed brickwork and folding glazed doors overlooking the gardens.

En-Suite Shower Room with shower enclosure, vanity basin with cupboards and drawer below, bidet and WC. Window overlooking adjacent paddock and farmland beyond.

Bedroom Two 11' x 9' into bed recess with cupboards over and wardrobes either side. Built in wardrobe and windows front and side with far reaching rural views.

Bedroom Three 12'7" x 7'6" with built in wardrobe and dormer window overlooking farmland.

Main Bathroom Spa bath with shower over, vanity unit with inset wash basin and cupboards below and wc. Ceramic wall and floor tiling.

Council Tax Band: G

## Outside

Detached Double Garage twin electric up and over doors, light and power. Loft above with access ladder. Wine store. Adjacent Log Store.

Oil Storage Tank.

Private Walled Gardens With electrically gated entrance and cobbled driveway. Gravelled sitting area, borders, shrubs and bushes, lawn with Summer House and paved side patio.

Adjacent fenced paddock with large gravelled parking area. In total extending to approximately 2 acres.











GROUND FLOOR

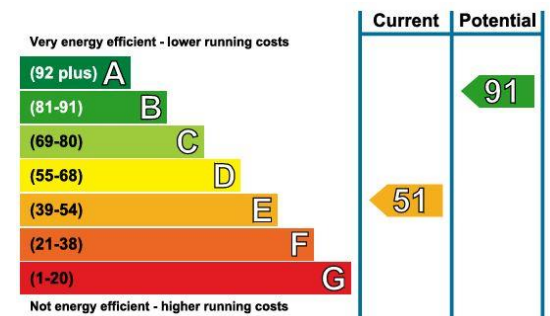


1ST FLOOR

FYV COTTAGE, BUCK LANE, POOTERLEY W14 5HP

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guide only and should not be used as a basis for any professional contract. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the EPC for further details.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: [enquiries@quantrills.co.uk](mailto:enquiries@quantrills.co.uk)

[www.quantrills.co.uk](http://www.quantrills.co.uk)



**Sutton Coldfield**  
Fine Residential