

Newlands Lane

Blithbury, Rugeley, WS15 3JD

John 
German





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£575,000



A beautiful character packed grade II listed barn conversion of substantial size, located amidst picturesque countryside but conveniently close to Abbots Bromley and Colton villages.

The Threshing Barn is one of just two large old brick converted barns that were originally part of Lower Newlands Farm. It is an attached property positioned at a right angle to its neighbour and offers a wealth of original beams, revealed brickwork and part stone floors throughout that combine with a very spacious and comfortably appointed range of accommodation that benefits from double glazing and oil-fired central heating. Whilst enjoying a delightful semi-rural location, the property is within just a few miles of village amenities and nearby Abbots Bromley and Colton and an easy driving distance to Uttoxeter, Rugeley and Lichfield. Local countryside highlights include Blithfield Reservoir and the thousands of acres of nearby Cannock Chase.

Briefly the accommodation comprises of an impressive entrance with full height windows and two double glazed doors leading into the open plan reception area with mixture of rustic natural slate flooring and carpet and with stairs leading up to the first floor and hallway leading to the kitchen at the far end of the premises. Honouring its name and separating the wheat from the chaff this is a property that stands out on the market.

The entrance to the property is quite something with the open plan wrought iron curved balcony above, exposed beam and brick which honours the history of the barn in its past life. A good-sized sitting room is entered off the hall with exposed brick and beams and French doors leading out to the rear garden. Just off the hallway there is the second reception room which could also quite easily be used as a fourth bedroom with a storage cupboard and double-glazed rear facing window. Guest cloakroom with wc and wash basin. The Kitchen is the full width of the property and a great space to cook and entertain with a range of country style wooden fitted base and wall units and black granite work top with inset sink and drainer. Appliances include a dishwasher and large range oven. The floor is a continuation of the natural slate and there is a double-glazed window to the side and rear. A door leads through to the Utility area with work top and cupboard and appliance space. Stainless steel sink. Also houses the water tank and boiler. Rear access out to the back garden and patio terrace area.

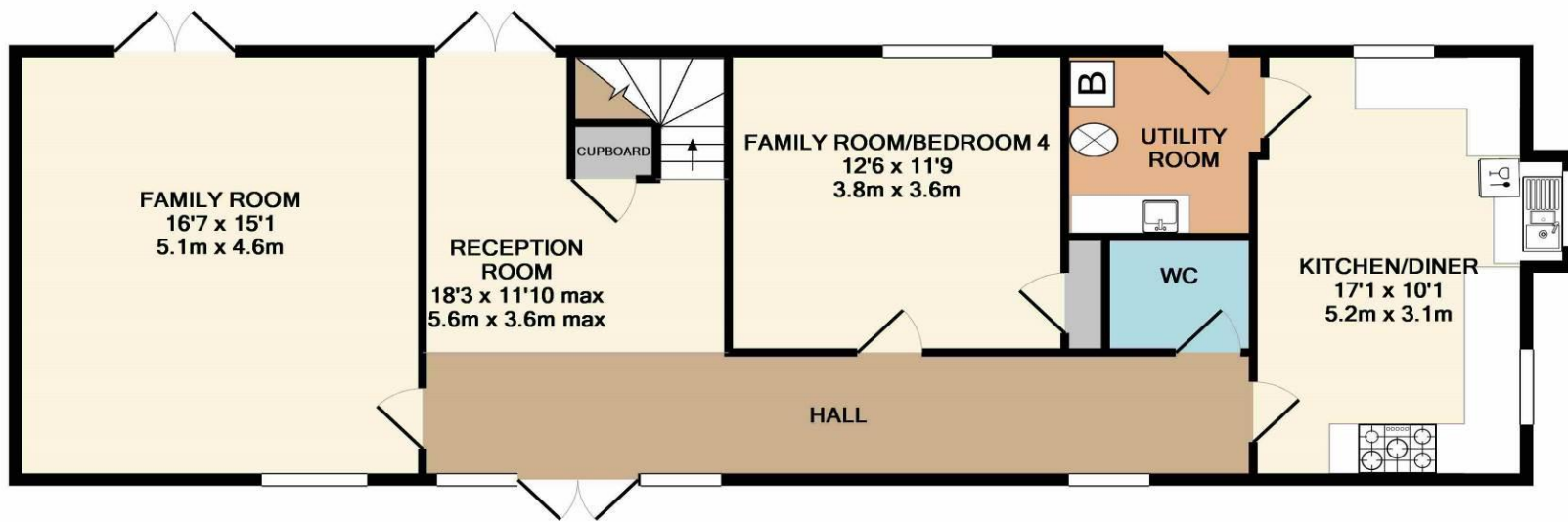
The first-floor landing is a lovely open space with inner landing area set up ready for an office/study space and with the wrought iron minstrel gallery looking down into the entrance hall and with sky light and storage cupboard. Doors leading off to the far end into the Master bedroom which is a large double bedroom with gable end double glazed window and door leading through to the ensuite shower room with modern white suite to match including a walk-in shower with glass screen and plumbed shower, fitted vanity unit with wash basin and mirror and wc. Vinyl floor. Bedroom two is at the opposite end of the barn and has a large double bedroom with skylight and rear facing double glazed window and an ensuite shower room with fitted wash area including sink and wc with cupboards below and a single shower stall. Bedroom three is also a good-sized double bedroom with a low-level double-glazed window overlooking the garden. The family bathroom has a bath, wc and wash basin with mirror and cupboard, skylight and vinyl floor.

Outside a shared entrance from the roadside leads to a gravel frontage and parking area in front of the barn and there is a further gravelled large area of driveway to the right-hand side. Although no lapsed, planning permission was granted in 2017 for a detached double garage with attic room above to be built. The private rear garden offers a full width patio area with lawn adjoining, fenced and part walled boundaries and a variety of established shrubs.

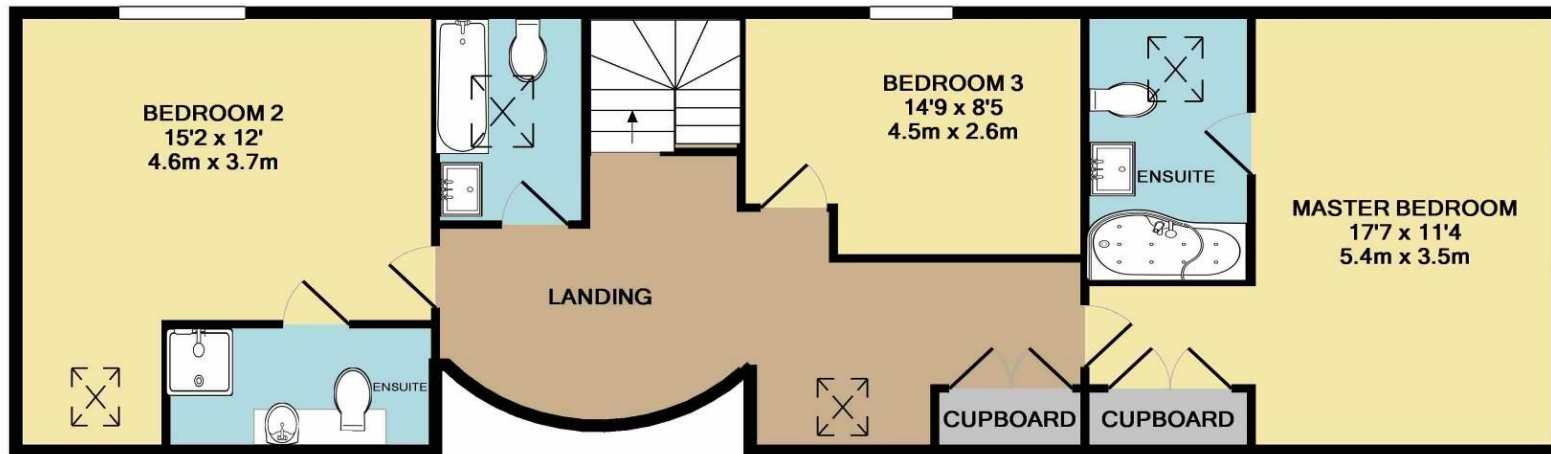
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water and electricity. Oil fired central heating. Septic tank fitted and shared with Skirlock Barn.
Useful Websites: www.lichfielddc.gov.uk
Our Ref: JGA/22092022
Local Authority/Tax Band: Lichfield District Council / Tax Band E







GROUND FLOOR
APPROX. FLOOR
AREA 961 SQ.FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 934 SQ.FT.
(86.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1895 SQ.FT. (176.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents' Notes

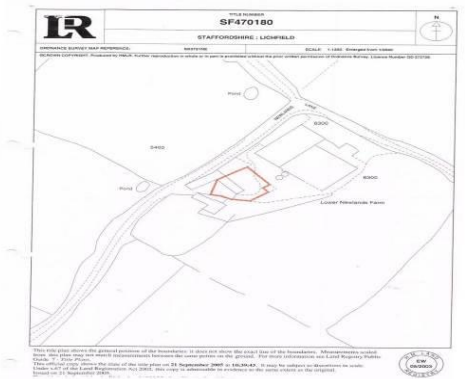
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