

Lea Hall Farm

Admaston, Rugeley, WS15 3NN

John German



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£1,385,000

A handsome Grade II listed three storey farmhouse occupying an enviable and slightly elevated position enjoying some wonderful and far reaching views. Occupying a truly delightful plot with lovely gardens, impressive drive outbuildings and stables.

The property enjoys a truly enviable location being exceptionally convenient for modern day life within easy access of the Cathedral city of Lichfield having two railway stations and a wide array of amenities. Lichfield junction toll road provides direct access into the national motorway network. The location is surrounded by some beautiful countryside and only around a 15 minute car journey to Cannock Chase, an area designated as a place of outstanding natural beauty.

Accommodation - A charming reception hall has part Minton tiled floor and off which leads a delightful lounge with front facing bay enjoying views of the garden and a focal brick open fireplace. A separate and attractive sitting room has a brick fireplace with cast log burner and again has those lovely views to the front.

The third reception room is an elegant and particularly well proportioned formal dining room with an oak floor and recess display shelves plus a side window. Leading off is an inner lobby which has access to a cloakroom with WC and wash basin, a separate spacious larder, a door with steps down to the cellar plus a side porch that in turn leads to an office.

The farmhouse dining kitchen has a tiled recess housing an Aga, tiled floor and a door leading to a second, well appointed kitchen having an extensive range of units with stainless steel sink and drainer, tiled floor, tiled splash backs, hob and oven.

The first floor landing has a delightful sitting and reading area plus stairs up to the second floor. There are five very spacious first floor bedrooms, those facing the front enjoy some particularly fabulous and extensive views. Two of the bedrooms have their own en suites with wash basins, showers and WC's. Completing this floor is the family bathroom having a bath, WC, pedestal wash basin plus contrasting wall and floor tiling, along with a separate WC.

The second floor landing gives access to four attic bedrooms and a bathroom having a bath with shower and screen above, pedestal wash basin and WC.

Outside - The property is approached by an initial shared drive leading to its own long sweeping drive with paddock area to the right hand side continuing to an in and out drive with circular feature. There are extensive formal lawns with various abundantly and beautifully stocked beds and an ornamental pond. Immediately to the side is a double carport plus a range of brick and tile outbuildings with two stables along with a small courtyard style garden.

In addition to the immediate garden and drive, there may be a smaller area of additional land available by separate negotiation.

Notes:

The water features and all other freestanding garden ornaments, pots and planters are not included in the sale.

The land registry refers to rights, easements and covenants, a copy is available upon request.

Some of the additional land referred to may be on a different Title and part of a larger area of Title, not all of the land is included in the sale.

The property is Grade II listed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Drainage is to a private treatment system

Heating: Part heating, some electric heaters and some radiators powered by a gas boiler. Oil fired Aga (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band H

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





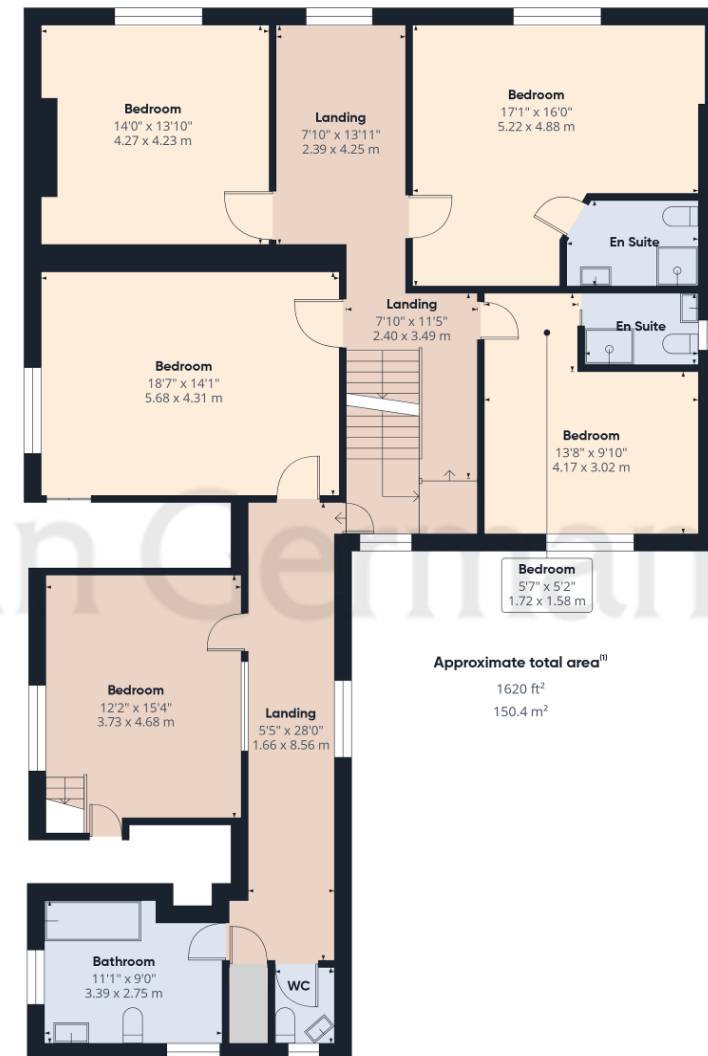




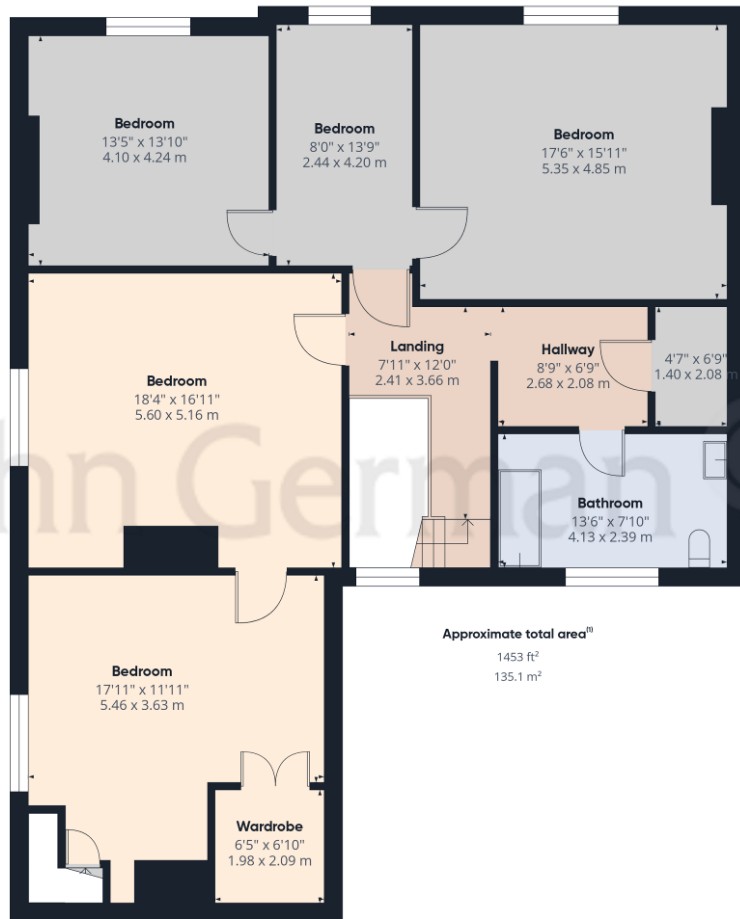




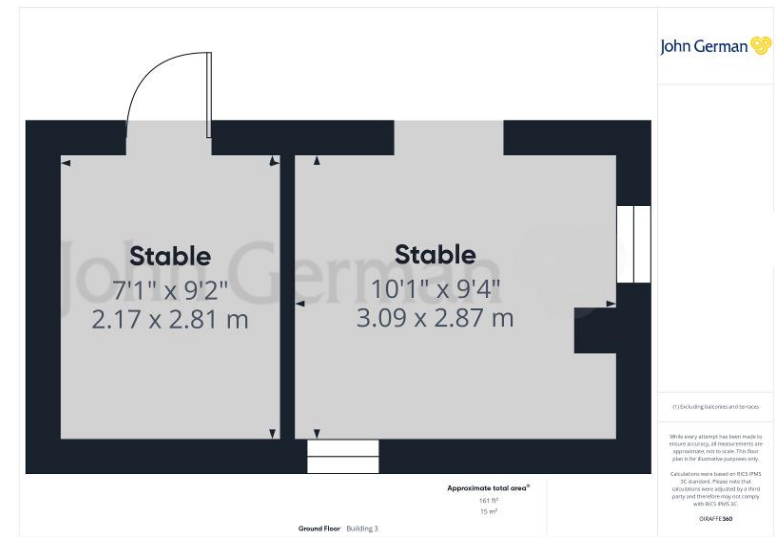
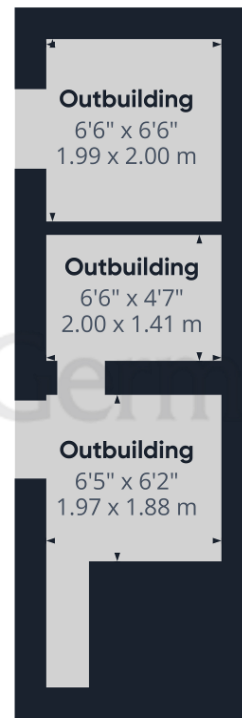
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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