

Hay Lane

Longdon Green, Rugeley, WS15 4QG



A truly delightful detached country cottage which enjoys a lovely location, set back from the lane beyond a shared gated entrance with a neighbouring property, within the highly desirable area of Longdon Green.

£785,000



John German

There is a particularly impressive and spacious reception hall which could easily be used as a dining room or additional sitting room. There are stone tread stairs rising to the first-floor landing. Off the hall is a guest cloakroom, tastefully appointed and having a pedestal wash hand basin with chrome taps, WC, half height tiling, tiled floor, towel radiator and access to a cloaks cupboard.

There is an elegant and well-proportioned sitting room with two front facing windows and a recessed brick open fireplace with traditional fitted shelving and cupboards either side. Glazed folding doors open to the separate formal dining room, which in turn has French style doors to the garden.

The breakfast kitchen has a comprehensive range of traditional style units with contrasting work surfaces and a 1.5 sink and drainer. There is an integrated gas hob with extractor canopy above, oven, grill and fridge. A rear facing window enjoys pleasant views of the garden. An opening leads to the porch, which has further cupboards, a stable style outer door, and access to the utility room which again has a further range of cupboards, work surfaces and stainless-steel sink and drainer. There is ample space for domestic appliances.

The first floor landing gives access to four bedrooms and a beautifully appointed bathroom which has a bath with chrome mixer tap and shower, plus a separate shower which has both conventional and waterfall heads, a wash basin with integrated cupboard beneath, WC and a towel radiator.

The property is approached via wrought iron gates where there is parking space for two cars, and a pedestrian gate which services Yew Tree Cottage and a neighbouring property. There are English country gardens to the property which extend to three sides, and include lawned areas, mature beds, garden pond, brick potting shed and a timber wood/bike store. There is also a car charging point.

The property is situated within a conservation area in the beautiful village of Longdon Green, which has a typical English green and a most welcoming country dining pub - The Red Lion. The village is positioned within 10 minutes' drive of the cathedral city centre of Lichfield, which has the benefit of both the city centre station serving Birmingham and other suburban holts, and the Trent Valley Station providing services to London Euston. The M6 toll gives access into the national motorway network.

Agents notes: The property is situated within a conservation area. The Land Registry document refers to rights, easements, restrictions and covenants, and a copy of which is available upon request. There is no mains drainage. The drive belongs to a neighbouring property, however, there is parking for two cars available for Yew Tree Cottage. The general area is in a previously mined area. We understand alterations took place in 1992 and our clients do not have any paperwork associated with this. **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:** Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Private system **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability). **Broadband type:** 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 F **Useful Websites:** www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/06112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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