

# Lordswood

Teddesley Park, Penkridge, ST19 5RJ

John German





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£2,200,000

A beautifully presented detached cottage with delightful gardens and entertaining space standing back behind a quiet country lane offering excellent equestrian facilities (classified as a separate business). Set in a wonderful location with extensive views towards Cannock Chase set on a total plot of approx. 17.5 acres.

Accommodation - Step inside the reception hall with stairs rising to the first floor landing having a spindle infilled balustrade. There are panelled walls and exposed feature brickwork to one wall. Doors lead to the principal rooms and to the guest's cloakroom having a WC, oval wash basin with integrated drawer beneath plus half tiling.

A dual aspect dining room has a feature panelled walls and a comms room off. Adjacent is a separate and very spacious study with delightful views of the front garden and steps down to a cellar/workplace that has air conditioning.

To the rear there is a sitting room has a brick inglenook fireplace with log burner and French style doors opening to the garden.

The stunning open plan living and dining kitchen has a most attractive and extensive range of units with contrasting granite work surfaces incorporating Belfast style twin sinks plus a matching island unit that extends into a dining bar. A recess with mirror above provides space and provision for a range style oven (not included in the sale) and there is also a recess for an American style fridge freezer. Decorative tiled floor with under floor heating runs into the dining and sitting area which has a lantern style roof and bi-folding doors opening out to the side garden, perfect for indoor outdoor entertaining. Off the kitchen is a separate utility/boot room.

The first floor gallery landing has a wrought iron spindle filled balustrade and a superb vaulted ceiling. The principal bedroom has a modern range of built in wardrobes, vertical radiator and bi-fold doors out to a splendid balcony that enjoys wonderful views across the fields towards Cannock Chase. It also has the luxury of its own dressing room with built in hanging rails and an en suite comprising shower with waterfall head, WC, wash basin set into an integrated unit and granite surround with a cupboard beneath plus attractive contrasting floor and wall tiling.

The second bedroom also has its own en suite having a shower with waterfall head, wash basin with integrated cupboard beneath, WC and vertical towel radiator.

Bedrooms three and four share the luxurious family bathroom having a freestanding oval bath with traditional external chrome mixer tap and shower, low flush WC, wash basin with integrated drawers beneath, separate shower with waterfall head, contrasting floor and wall tiling.

The house is situated beyond an in/out drive that provides extensive parking for numerous vehicles, an attractive lawn, abundantly stocked borders and access to the double garage with adjacent laundry. A garden to the side provides a splendid outdoor living area and features two decked areas, one of which has a covered canopy in addition to a superb enclosed bar. (The garden furniture and appliances etc are not included in the sale).

There is a gym building with air conditioning and an office annex which also has air conditioning and consist of a living area, shower room and kitchen however it does not have planning permission for a habitable dwelling.

One of the gates also gives access to the drive leading to the equestrian facilities that include 20 stables, a common room with air conditioning, washbox hay barns, tack room, feed room, ménage and paddocks. In total the site extends to approx. 18.4 acres.

The property is situated in a truly delightful location which is quiet and tranquil set off the beaten track and yet so handy for Stafford and its surrounding commercial areas. There are some wonderful views towards Cannock Chase. Stafford has an intercity railway station offering services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct links into the national motorway network and M6 toll.

**Notes:**

There is an alarm and CCTV recording.

There are 36 solar panels, owned outright.

There is an electric car charging point.

The planning permission for the stables is outstanding and awaiting decision.

The external building with a kitchen and shower room is classified as an office and not living accommodation.

The property has 3 separate Titles with land registry - The titles do refer to charges, covenants and rights, copies of the documents are available upon request.

The equestrian facility is classified as a business.

There are wayleaves and easements in favour of Western Power for the electric poles and BT for underground cables.

We understand where the lane forks to the right on the approach to Ivy Cottage, the lane becomes shared private and our clients have a right of access to use it.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains (3 phase)

**Water supply:** Mains

**Sewerage:** Private drainage system (not mains)

**Heating:** LPG (no mains gas)

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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:** South Staffordshire Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22052024

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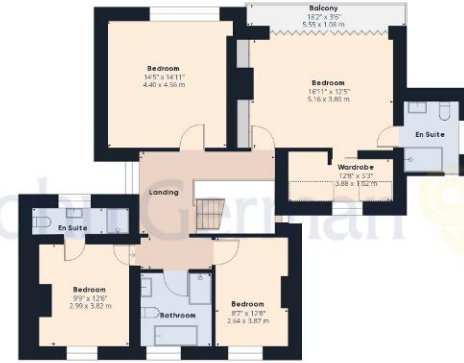




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5



Ground Floor Building 6

**Approximate total area<sup>(1)</sup>**

5105.99 ft<sup>2</sup>

474.36 m<sup>2</sup>

**Reduced headroom**

37.31 ft<sup>2</sup>

3.47 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### 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.

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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